

Bryan County Board of Commissioners – June 8, 2022

The regular meeting of the Bryan County Board of Commissioners was held on Wednesday, June 8, 2022, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Andrew Johnson, Commissioner Dallas Daniel, 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 5:31 p.m.

Chairman Infinger gave the invocation, everyone joined in the Pledge of Allegiance and visitors were recognized.

A motion was made by Gene Wallace to approve the agenda, with the deferment of County Administrator Item #10, LVAP Funding, until the July meeting. The motion was seconded by Wade Price. Motion carried unanimously. Vote 4:0

A motion was made by Andrew Johnson and seconded by Wade Price to approve the minutes of the May 2022 meetings as presented. Motion carried unanimously. Vote 4:0

A motion was made by Gene Wallace and seconded by Dallas Davis to approve the Consent Agenda. Motion carried unanimously. Vote 4:0

A motion was made by Andrew Johnson and seconded by Wade Price to close the public meeting and open the public hearing.

**Amanda Clement** and **Sara Farr-Newman** met with the Commissioners on Non-Public Hearing Items.

\*Turtle Landing Investments – PUD Amendment Magnolia Hill/Wexford Planned Unit Development; Jennifer Van Buren and Michael Bell spoke in opposition.

\*CUP#176-21 RMDC, Inc., Conditional Use for Multi-Family Dwellings Parcel 054-047; Eric spoke in opposition; Ashley Graves and Christy Coups are neutral to the project but would like the road widened before approving; Doug Adams spoke in opposition; Larry Galbreath spoke in favor.

\*Z#264-22 Edward Meyer, Second Reading of an Ordinance to Amend the Zoning Map for 4.8 acres – Parcel 0361-027

\*Z#236-20 RP Seaport LLC, Second Reading of an Ordinance to Amend Zoning Conditions – parcel 028-029

A motion was made by Andrew Johnson and seconded by Gene Wallace to close the Public Hearing and return to the Open Meeting. Motion carried unanimously. Vote 4:0

**\* Turtle Landing Investment – PUD Amendment Magnolia Hill/Wexford Planned Unit Development** - On October 25, 2016, the Bryan County Board of Commissioners approved the Magnolia Hill Planned Unit Development (“PUD”) district and master plan. The approval allowed for 296 residential lots, subject to the following conditions: LED street lighting be used, houses to be built on

elevated slabs, hardy board siding to be used, construct 2 swimming pools and install a connector trail. Turtle Landings Investments, LLC has commenced with development of the western portion of the PUD under the subdivision name of Magnolia Hill and Buckhead Lake Developers, LLC has commenced with development of the eastern portion of the PUD under the subdivision name of Wexford. The amendment that is being requested will modify the approved master plan by allowing Turtle Landing Investment, LLC to relocate one home to a previously identified "Outparcel" on the west side and will delete the requirement of both Turtle Landings Investments, LLC and Buckhead Developers, LLC to install a connector trail between the two subdivisions. This item was originally considered at the April 12, 2022 Board of Commissioners meeting, but was deferred to their June meeting. A motion was made by Andrew Johnson to defer the item for sixty (60) days, per the applicant's request and seconded by Gene Wallace. Motion carried unanimously. Vote 4:0

**\* CUP#176-21 RMDC, Inc. - Conditional Use for Multi-Family Dwellings Parcel 054-047 - RMDC, Inc.** requesting a Conditional Use Permit for a multi-family dwelling (apartment) development to be located on Harris Trail Road, PIN# 054-047. At their meeting on March 16, 2022, the Planning and Zoning Commission ("Commission") was presented with the Staff's report and recommendations which included conditions 1 and 2 below. Upon receiving public comment, the Commission recommended approval of the request subject to conditions 1 and 2 and with an added condition to address the height of buildings, which is documented as condition 3 below. Following the Planning and Zoning Commission meeting, an additional fourth condition was added by staff to respond to concerns regarding the widening of Harris Trail Road. This item was originally presented to the Board of Commissioners at their meeting on April 12, 2022, at which time the item was deferred to their June meeting. A motion was made by Dallas Daniel and seconded by Andrew Johnson to defer the item for sixty (60) days. Motion carried unanimously. Vote 4:0

**\* Z#264-22 Edward Meyer, Second Reading of an Ordinance to Amend the Zoning Map for 4.8 acres – Parcel 0361-027-** Edward Meyer, requesting the rezoning of an approximately 4.8-acre tract of land located at 6288 Highway 204, PIN# 0361-027. The applicant is requesting the property be rezoned to the "RR-1", Rural Residential District, from its current "B-1", Neighborhood Commercial District zoning. The applicant is seeking the rezoning to "RR-1" Rural Residential in order to construct a home on the property. A motion was made by Wade Price and seconded by Andrew Johnson to approve Z#264-22 to rezone Parcel #0361-027 from B-1 to RR-1. Motion carried unanimously. Vote 4:0

**\* Z#236-20 RP Seaport LLC, Second Reading of an Ordinance to Amend Zoning Conditions – Parcel 028-029 -** The Board of Commissioners adopted Ordinance No. 2021-4 on January 12, 2021, which rezoned parcel 028-029 ("Warnell Farms Tract") to the "I-2" General Industrial Zoning District subject to certain conditions. RP Seaport, LLC, has since acquired the property and intends on developing the property as an industrial development. In order to facilitate the timely development of the site, the property owner is requesting to amend the zoning conditions adopted as a part of Ordinance No. 2021-4 under Rezoning Case Z#236-20, by revising the timing for compliance for those conditions listed under "Traffic/Transportation" and "Water and Sewer". A motion was made by Andrew Johnson and seconded by Gene Wallace to approve an Ordinance to amend Ordinance No. 2021-4 by revising the timing for compliance for those conditions listed under "Traffic/Transportation" and "Water and Sewer." Motion carried unanimously. Vote 4:0

**Amanda Clement** and **Sara Farr-Newman** presented the following Non-Public Hearing items to the Commissioners:

**\*Kern & Co, LLC – First Reading of an Ordinance to Amend Zoning Conditions (Z#237-20) - Parcel 028031** - The Board of Commissioners adopted Ordinance No. 2021-5 on January 12, 2021, which rezoned parcel 028-031 (“Conley Tract”) to the “I-2” General Industrial Zoning District subject to certain conditions. The property owner is now requesting to amend the zoning conditions adopted as a part of Ordinance No. 2021-5, by deleting Condition Number Two under “General Conditions Related to Transportation” in order to allow access to Eldora Road. 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 June 22nd, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on July 12, 2022.

**\* Kern & Co, LLC – First Reading of an Ordinance to Amend to Zoning Conditions (Z#238-20) – Parcels 03302401** - The Board of Commissioners adopted Ordinance No. 2021-6 on January 12, 2021, which rezoned parcel 033-024-01 (“Davis Tract”) to the “I-2” General Industrial Zoning District subject to certain conditions. The property owner is now requesting to amend the zoning conditions adopted as a part of Ordinance No. 2021-6, by deleting Condition Number Two under “General Conditions Related to Transportation” in order to allow access to Eldora Road. 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 June 22nd, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on July 12, 2022.

**\* Z#267-22 Bryan County, First Reading of an Ordinance to Amend the Zoning Map for 786.7 acres – Parcels 036-005 and 035-005** - Case #267-22, the Bryan County Board of Commissioners has initiated the rezoning of two tracts of land, parcels 035-005 and 036-005, comprising approximately 787 acres. The properties are currently zoned “A-5”, Agricultural District, and if the Board of Commissioners approve, the properties would be rezoned to the “I-2”, General Industrial District. 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 June 22, 2022, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on July 12, 2022.

**Ben Taylor**, County Administrator, met with the board on the following issues:

**\* Brisbon Road Engineering Task Order** - The Commission has expressed serious interest in a joint project with the City of Richmond Hill which involves the rehabilitation, resurfacing, and placement of pedestrian facilities on Brisbon Road. The project would consist of improvements to the Brisbon Road corridor in Bryan County, Georgia. The work includes roadway reconstruction and installation of a 5-foot sidewalk from Harris Trail Road to SR 144. The improvements are being completed to improve pedestrian safety and mobility along the corridor and rehabilitate the existing roadway. A three-way stop analysis is being completed for the Brisbon/Town Centre Boulevard intersection. The project is being funded with local dollars and is subject to the 2021 Service Delivery Strategy Agreement which references a fifty percent split with the City of Richmond Hill. The work will include intersection evaluation, database development, construction plan development, right-of-way plats/staking, permitting, bid assistance, and periodic observation during construction. The attached task order with Thomas and Hutton Engineering in the amount of \$284,100 is the cost for the above-mentioned design and construction management work in regard to the listed project scope. Staff recommends that the commission approve this task order so that engineering work may begin on this project while the City of Richmond Hill and Bryan County are in the development process of an intergovernmental agreement for the cost sharing of this much needed project. A motion was made by Gene Wallace and seconded by

Wade Price to approve approve Task Order #68 for the design work of the Brisbon Road Rehabilitation, Resurfacing, and Pedestrian Facilities Project, as presented. Motion carried unanimously. Vote 4:0

\* **Harris Trail Pedestrian Bridge Design - Authority** - The Commission has expressed serious interest in a joint project with the City of Richmond Hill which involves the rehabilitation, resurfacing, and placement of pedestrian facilities on Brisbon Road. This increased pedestrian access on Brisbon Road also necessitates additional pedestrian facilities along Harris Trail Road to Timber Trail Road. This project would provide a pedestrian connection (approx. 1000') along Harris Trail road from Timber Trail Road to Brisbon Road. A prefabricated pedestrian bridge will be included over Sterling Creek. The attached task order with Thomas and Hutton Engineering in the amount of \$144,500 is the cost for the above-mentioned design and construction management work in regard to the listed project scope. Staff recommends that the commission approve this task order so that engineering work may begin on this project while the City of Richmond Hill and Bryan County are in the development process of an intergovernmental agreement for the cost sharing of this much needed project. A motion was made by Andrew Johnson and seconded by Wade Price to approve Task Order #40 for the design work of the Brisbon Road Rehabilitation, Resurfacing, and Pedestrian Facilities Project, as presented. Motion carried unanimously. Vote 4:0

\* **US 17 Corridor Analysis Authorization** - In order to address traffic concerns related to the continued growth along the US 17 corridor in the area south of the I-95 Interchange to the Liberty County border Thomas & Hutton was previously authorized to begin data collection for an analysis of the corridor. Having completed this assignment the next step will be to analyze the data along with evaluating the existing intersections, establishing access control along the corridor, and providing recommendations for proposed improvements based on the access plan. Thomas & Hutton has prepared the attached Task Order #71 in conjunction with the above-referenced work which will be summarized in a report. A motion was made by Andrew Johnson and seconded by Dallas Daniel to approve the Thomas & Hutton Scope of Services and authorize the Chairman to execute corresponding Task Order #71 in the amount of \$77,500 for the US 17 Corridor Analysis, as presented. Motion carried unanimously. Vote 4:0

\* **GEFA Loan Resolution and Documents** - Staff recommends approval of the Water & Sewer GEFA Loan (GF2022003) Resolution and loan documents for \$37,125,278 @ 0% for 40 years. This new loan will replace the GEFA Loan (GF2021008) for \$20,429,500 at 1.58% for 20 years. At 0% interest, this \$37 million loan over the next 40 years will save the County almost \$14 million dollars in interest over the life of the loan (using 1.58% as the benchmark). These funds will be used for Water & Sewer Improvements on the northern portion of the County. A motion was made by Gene Wallace and seconded by Dallas Daniel authorizing the Chairman, County Attorney, and/or County Administrator to execute & process any paperwork needed to execute the GEFA Loan (GF2022003) resolution and loan documents. Motion carried unanimously. Vote 4:0

\* **GEFA LOAN (GF2021008) Closeout** - Staff requests approval to pay off and close Water & Sewer GEFA Loan (GF2021008). The new Water & Sewer Loan (GF2022003) will replace this loan. A motion was made by Gene Wallace and seconded by Wade Price to authorizing the Chairman, County Attorney, and/or County Administrator to execute & process any paperwork needed to pay off and close GEFA Loan (GF2021008). Motion carried unanimously. Vote 4:0

\* **Work Detail Contract** - These agreements authorize three offender work details (with a maximum of 10 offenders) each under the supervision of one full-time correctional officer to work with

the Bryan County's Recreation Department & Public Works. The work details will be composed of one woman's detail out of Claxton and two men's work detail out of Long County. Each of the (3) annual work detail agreement are not to exceed \$49,318.00 for the period from 7/1/2022 to 6/30/2023, with the cost of each work detail at \$237.10 per day used. A motion was made by Andrew Johnson and seconded by Wade Price authorizing the County Administrator to Execute the Work Detail Agreements with the Georgia Dept. of Corrections for Bryan County Recreation and Public Works. Motion carried unanimously. Vote 4:0

**\* Vegetative Debris Removal Contract Design** - Staff did an RFP for Vegetative Debris Removal which encompasses up to 55,000 cubic yards of debris which is being stored at Hendrix Park. Staff received multiple bids that ranged from \$20.85/cy to \$5.50/cy as shown on the Final Bid Tabulation worksheet. MW Collins, Inc. was the low bidder at \$5.50/cy. Therefore, staff is recommending award of the contract to MW Collins based out of Cobbtown, Georgia for an amount NTE \$300,000. Wade Price made a motion to authorizing the County Administrator to execute a contract with MW Collins, Inc. for Vegetative Debris Removal with a NTE amount of \$300,000. Motion was seconded by Andrew Johnson. Motion carried unanimously. Vote 4:0

**\* Library Access Agreement** - As part of the library renovation, we looked at safety issues related to the current entrance. Library personnel said the current entrance is unsafe and several accidents have occurred. It was determined that the best solution would create two access drives to the library. One entrance would offer access to Fish Street. The second entrance would offer access to the rear of The Shoppes parking area. Martin Harris, Bouhan Attorneys, and I worked with the attorneys that represent The Shoppes owners to establish permanent and construction easements. Over six months of trading drafts, The Shoppes' owners and attorneys agreed to the attached easement language. The attached easement offers a limited perpetual easement to Bryan County and significant limitations to potential uses should Bryan County choose to sell the property. The limitations, while numerous, were inserted by The Shoppes owners to protect current and potential leases of The Shoppes from undue competition. The current construction and renovation budget includes costs related to the construction of these two new access drives and the closing of the current entrance. Bids are due to the county on June 16. A motion was made by Andrew Johnson and seconded by Dallas Daniel to approve the Access Easement Agreement for the Richmond Hill Library Renovation, as presented. Motion carried unanimously. Vote 4:0

**\* Mega-Site Regional Water and Sewer Infrastructure Design Contract** - In conjunction with the State of Georgia and the -Interstate 16 Corridor Joint Development Authority (JDA), Bryan County is committed to the design, permitting and construction of regional water and sewer improvements to serve the I-16 Mega-Site. The regional infrastructure includes a new groundwater supply system within Bulloch County, large diameter water transmission mains, and a new MBR Water Reclamation Facility. In addition, the infrastructure improvements include a new Floridan aquifer well, a 2-million-gallon elevated water storage tank, 30- inch water main, wastewater pump station, and sewer collection system within the Mega-Site. Thomas & Hutton has provided engineering including master planning, survey, design, permitting and other professional services for this project for over 3 years. Pursuant to County Task Order No. 73, Thomas & Hutton has commenced environmental permitting, watershed assessment, anti- degradation review, and 30% design services on the MBR Water Reclamation Facility, completed survey of the MBR site, completed partial survey of the Old Cuyler Road alignment for the transmission water main, and set survey control along the Bulloch County (Highway 80/Eldora Road) water transmission main routes. In addition, Thomas & Hutton on behalf of the JDA, has conducted numerous boundary, wetland, and site surveys of the Mega-Site. Thomas & Hutton has exclusive

expertise and institutional knowledge linked directly to the Mega-Site property and of Bryan County's regional infrastructure planning for all North Bryan County. Their prior work on the project, assistance in grant writing/funding for the project, expansive database of survey, previous design, and planning efforts makes Thomas & Hutton uniquely capable of providing the required engineering design, permitting, and construction administration within the required timelines. Given the critical nature of the project, and in order for the County to meet its commitments regarding the delivery of water and sewer utilities to the Mega-Site as specified in our May 10, 2022 Water and Sewer Service Availability Letter, it is imperative that Thomas & Hutton continue to provide the necessary engineering services for the project without interruption. We estimate at least 3 months to solicit and procure the services of another engineering consultant, and approximately one year from award for any other engineering consultant to collect the background information, survey, wetlands data, and geotechnical evaluations necessary to achieve the institutional knowledge, and progress to the level of design that Thomas & Hutton has currently accomplished. Due to the phasing and complexity of the various construction projects associated with Mega-Site infrastructure, the engineering will be separated into several scopes the first of which is for the 30% design of the proposed Water Reclamation Facility MBR design. A motion was made by Wade Price and seconded by Gene Wallace to approve the Thomas & Hutton Scope of Services and authorize the Chairman to execute corresponding Task Order #80 in the amount of \$1,687,200 for the 30% MBR design, as presented. Motion carried unanimously. Vote 4:0

**\* Emergency Vehicle Procurement Authorization** - Due to the automotive chip shortage and condensed ordering windows for the 2023 fleet purchases from the US auto manufacturers, staff and the Sheriff would like to order up to 13 vehicles in the next 60 days for the 2023 budget year from Enterprise Fleet. These vehicles would be on a 5-year lease agreement per the terms of our Enterprise Lease contract and would be fully outfitted. The annual lease expense and equipment for these 13 vehicles will be budgeted in the FY 2023 annual budget and is estimated not to exceed \$250,000. The County would not take delivery of these vehicles until 2023. A motion was made by Wade Price and seconded by Andrew Johnson authorizing the County Administrator and Sheriff to order up to 13 new vehicles from Enterprise Fleet in 2022 to be delivered and placed into service in 2023. Motion carried unanimously. Vote 4:0.

**\* Water and Sewer Capital Recovery Fee Update** - Due to the additional costs associated with expanding the water and sewer system in North Bryan County it is necessary to adjust the capital recovery fees charged for new construction located in these newly expanded service areas. The existing base capital recovery fees have been \$3,000/ERU for water and \$5,000/ERU for sewer equaling a total of \$8,000/ERU. The north IDR portion of North Bryan County is currently being assessed an additional \$8,500/ERU equaling a total CRF of \$16,500 for projects located in this area. To charge the appropriate capital recovery, the proposed revised fees have been set based on specific service areas. All areas will be assessed the base fees then each service area will have a separate add-on fee. A motion was made by Wade Price and seconded by Andrew Johnson to approve a Resolution amending the Water & Sewer Capital Recovery Fees for Bryan County and presented. Motion carried unanimously. Vote 4:0.

There were no public comments.

A motion was made by Andrew Johnson and seconded by Wade Price to adjourn. Motion carried unanimously.

The meeting was adjourned at 6:35 p.m.