

Bryan County Board of Commissioners – October 11, 2022

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 11, 2022, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Andrew Johnson, Commissioner Dallas Daniel, Commissioner Gene Wallace, Commissioner Noah Covington and Commissioner Wade Price. Also present was 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.

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

Chairman Infinger recognized **Dave Smith**; recently hired Director for Bryan County Parks & Recreation.

A motion was made by Andrew Johnson to approve the Agenda, which was seconded by Wade Price. Motion carried unanimously. Vote 4:0

A motion was made by Gene Wallace and seconded by Dallas Daniel to approve the minutes of the September 2022 meetings, as presented. Motion carried unanimously. Vote 4:0

A motion was made by Andrew Johnson and seconded by Wade Price to approve the Consent Agenda. Motion carried unanimously. Vote 4:0

Chairman Infinger read a Proclamation recognizing **Retired Educator's Day**.

A motion was made by Andrew Johnson and seconded by Wade Price to close the regular meeting and open the public hearing. Motion carried unanimously. Vote 4:0

Commissioner Covington joined the meeting at 5:36 p.m.

Audra Miller and **Sara Farr-Newman** met with the Commissioners on the Public Hearing Items.

*Michael Dukes, representing Luther Dukes, Conditional Use Permit for Vehicle Sales

*Matt Anderson, representing Valerie Dober Conner, Second Reading for a Rezoning to RR-1.5

*Matt Anderson, representing Valerie Dober Conner, Sketch Plat

*Joseph Stuckey of T.R Long Engineering, representing Watergrass LLC, Sketch Plat for Watergrass Phase 3

*Second Reading of an Ordinance to Amend Section 114-521 (Exhibit 521) and Section 114-807 of the Unified Development Ordinance ("UDO")

A motion was made by Andrew Johnson and seconded by Wade Price to close the public hearing and return to the regular meeting. Motion carried unanimously. Vote 5:0

* **Michael Dukes, representing Luther Dukes, Conditional Use Permit for Vehicle Sales** - Michael Dukes is requesting a Conditional Use Permit for a one-acre B-2 zoned portion of parcel number 025-045 located on Highway 280. This parcel was previously developed as a Used Car Dealership, L&L

Used Cars, and the applicant now requires a CUP to re-open under that use. The dealership is proposed to have a maximum of eight (8) cars for sale at a time with no other service uses on the property. A motion was made by Noah Covington and seconded by Wade Price to approve CUP#182-22 for parcel 0311-098, subject to the following conditions: 1. No more than eight (8) vehicles may be stored or displayed for sale at any given time. 2. The parking/storage of vehicles being offered for sale shall be limited to the approved vehicle display area, which shall be generally located in the side yard to the left of the office and encompassing an area no larger than 1,500 square feet. No vehicle that is parked for display shall be located any closer than 40' to the northeast property line or 45' to the front property line. 3. The sale of vehicles is limited to automobiles and light trucks. The sale of recreational vehicles, commercial trucks, and other large vehicles is prohibited. 4. No repair or refinishing of vehicles shall be done on-site. 5. All vehicles stored or displayed for sale must be operational. The storage or sale of inoperable vehicles is prohibited. For purposes of this condition, an inoperable vehicle shall be the same as is defined under the International Property Maintenance Code. 7. The area marked on the concept plan for extra parking and labeled as "#4"6 shall not be used for overflow parking or for the storage of vehicles. 7. Prior to a business license being issued the following shall be completed: a. Applicant shall obtain appropriate permits and final approvals from GDOT to include installation of required directional signage; b. A buffer plan shall be submitted to address the supplemental planting requirements for the side and rear buffers. The buffer plan must be approved and required plantings must be installed prior to the issuance of the business license; c. A final paving plan for the outdoor display area shall be submitted for approval; d. The business hours and days of operation shall be updated on the existing sign. Note any new signage will require a sign permit and must comply with the UDO standards; e. The existing paved parking shall be striped and marked as two individual parking spaces. Motion carried unanimously. Vote 5:0

*** Matt Anderson, representing Valerie Dober Conner, Second Reading for a Rezoning to RR-1.5** - Matt Anderson is requesting approval for a rezoning for a 1.75-acre portion of 201 DeLoach Rd, parcel number 002-046. The remainder of the lot will remain zoned A-5. The lot is proposed to be subdivided into two lots. This application is associated with a sketch plat application for the subdivision. A motion was made by Gene Wallace and seconded by Andrew Johnson to approve the request to rezone a portion of parcel #002-046 to RR-1.5. Motion carried unanimously. Vote 5:0

*** Matt Anderson, representing Valerie Dober Conner, Sketch Plat** - Matt Anderson is requesting sketch plat approval for the subdivision of 201 DeLoach Rd, parcel number 002-046. The lot is proposed to be subdivided into two lots and is part of the Sand Ridge Subdivision. This application is associated with a rezoning application for a portion of the property to RR-1.5, which is required to subdivide the 6.85-acre lot. A motion was made by Andrew Johnson and seconded by Gene Wallace to approve the sketch plat with the following conditions: 1. The property owner must file an application with the County's Public Health Department for final review and approval of the use of individual septic systems. Public Health approval will need to be obtained prior to the recording of the final plat. 2. A final plat, following the County's Plat Requirement checklist, will need to be submitted for final execution and recording. Motion carried unanimously. Vote 5:0

*** Joseph Stuckey of T.R Long Engineering, representing Watergrass LLC, Sketch Plat for Watergrass Phase 3** - The applicant is requesting sketch plat approval for Phase 3 of the Watergrass PD. This is the final phase of the development and is proposed to have 41 lots. Phase 3 also includes a detention pond and recreation area. After some discussion between the applicant, Tim Casey, and the Board, the applicant decided to pull this request from the agenda to explore other options and come before the Board at a later date with another option for the property.

*** Second Reading of an Ordinance to Amend Section 114-521 (Exhibit 521) and Section 114-807 of the Unified Development Ordinance (“UDO”)** - This ordinance revises Section 114-521, Exhibit 521, of the UDO, which will increase the maximum height of structures in the General Industrial (I-2) Zoning District to 100 feet. It will also revise Section 114-807, subsection (c); paragraph (1) to remove metal panels below 10 ft. as a prohibited building material. A motion was made by Gene Wallace and seconded by Andrew Johnson to approve the Second Reading of an Ordinance to Amend Section 114-521 (Exhibit 521) and Section 114-807 of the Unified Development Ordinance (“UDO”) as presented. Motion carried unanimously. Vote 5:0

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

*** Water & Sewer Service Agreement – RP Seaport, LLC** - RP Seaport, LLC intends to develop certain property located on the north and south side of US 280 in unincorporated Bryan County, Georgia consisting of approximately 793 acres of land which is commonly known as the Warnell Farms Tract (parcel number 028-029). As such, RP Seaport desires certain commitments from Bryan County regarding the construction of water distribution and sanitary sewer collection/disposal systems to serve the proposed development of the property. To do so a Water and Sewer Service Agreement must be entered into with the County to provide water and sewer service in order to accommodate anticipated demands of the proposed development along with additional anticipated demands of future facilities by residential, commercial, and industrial development in North Bryan County. The County has prepared and adopted a Master Water and Sewer Plan, dated June 8, 2021, (“Master Plan”) which identifies the anticipated regional water and sewer infrastructure improvements required to meet this anticipated demand for water and sewer. The RP Seaport, LLC Water and Sewer Service Agreement identifies and memorializes the scope, terms, and conditions for the construction of those water and sewer improvements as identified therein. A motion was made by Andrew Johnson and seconded by Wade Price to authorize the Chairman to execute the Water & Sewer Service Agreement between the Board of Commissioners of Bryan County and RP Seaport, LLC. Motion carried unanimously. Vote 5:0

*** Transportation Improvement Contribution Agreement – RP Seaport, LLC** - RP Seaport, LLC intends to develop certain property located on the north and south side of US 280 in unincorporated Bryan County, Georgia consisting of approximately 793 acres of land which is commonly known as the Warnell Farms Tract (parcel number 028-029). As such, RP Seaport and Bryan County agree that certain transportation improvements will be necessary along the US 280 and US 80 corridors as well as at the intersection of US 80 and US 280 to meet the anticipated traffic demands. In order to accommodate the anticipated demands from the RP Seaport development along with additional anticipated demands 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 RP Seaport, LLC Transportation Contribution Agreement memorializes the scope, terms, and conditions for the construction of those improvements as identified therein. A motion was made by Dallas Daniel and seconded by Andrew Johnson to authorize the Chairman to execute the Transportation Improvement Contribution Agreement between the Board of Commissioners of Bryan County and RP Seaport, LLC. Motion carried unanimously. Vote 5:0

*** Approval of Task Order Four to the Professional Services Agreement with Goodwyn Mills Cawood, LLC System** - The Department of Community Affairs (“DCA”) requires cities and counties to

update their Comprehensive Plans every five years. Bryan County's update is due in October 2023. Goodwyn Mills Cawood, LLC ("GMC") was selected as the consulting firm to assist the County in the completion of the Comprehensive Plan Update. On January 18, 2022 the Board of Commissioners approved Task Order ("Task Order 3") to GMC's existing Professional Services Agreement to address the scope of professional services for the first phase of the update to occur in 2022. It was further anticipated that a second phase of the project would occur in 2023 to complete the update. The cost to complete each phase was estimated at \$75,000; however, with the predominant public involvement activities – including the Online Community Survey, Public Open Houses, Technical Advisory Committee and Steering Committee meetings – occurring during 2022, consulting hours have been redistributed from Phase 2 into Phase 1. To accommodate the redistribution of hours, GMC has requested that \$15,000 of the 2023 allocation be reallocated into 2022. If this request is approved, the remaining budgeted amount for 2023 will be reduced to \$60,000 and the total project cost of \$150,000 will remain unchanged. A motion was made by Gene Wallace and seconded by Wade Price to approve Task Order Four to the Professional Services Agreement with Goodwyn Mills Cawood, LLC. Motion carried unanimously. Vote 5:0

*** Local Option Sales Tax (LOST) Certificate Submittal** - The state requires counties and cities to periodically renegotiate the distribution of revenues received from the LOST. After meeting with the cities of Richmond Hill and Pembroke and considering the discussions and respective positions, the following amounts for the distribution of revenues from the LOST will be submitted on the Certificate of Distribution to the Department of Revenue: Bryan County 55.5%; City of Richmond Hill 36.5%; City of Pembroke 8.0%. A motion was made by Andrew Johnson and seconded by Wade Price to approve a resolution authorizing the Chairman to sign the Local Option Sales Tax (LOST) Certificate and submit to the Georgia Department of Revenue. Motion carried unanimously. Vote 5:0

*** Approve 9 of the 19 Belfor Tornado Rebuilding Contracts** - On April 5, 2022 Bryan County was hit by a devastating F4 Tornado. Since then, the County has been working with Belfor Property Restoration and ACCG Insurance to rebuild the County's facilities back. During these first 5 months the County has worked daily with Belfor and ACCG Insurance to mitigate the initial damage, then to restore operations, and now to begin the rebuilding of the County Facilities. These are the first 9 of the 19 contracts that have been negotiated and agreed upon by the County, Belfor, and ACCG Insurance. The legal language and the scope of services has been reviewed and ACCG has agreed to pay for everything in these 9 contracts. A motion was made by Gene Wallace and seconded by Dallas Daniel authorizing staff to execute 9 contracts in the amount of \$318,821.93 and allow Belfor to begin the rebuilding of Bryan County's Facilities. Motion carried unanimously. Vote 5:0

*** Award contract to Custom Truck & Body Works, Inc. for (2) Type 1 Ambulances** - Due to life cycle replacements, Bryan County Emergency Services needs two ambulances. Staff sent out an RFP for (2) Type 1 ambulances in August. We had 6 firms respond to the RFP. Custom Truck & Body Works, Inc. had the highest score with a 85.5 out of 100 points based on 1) design, performance, equipment, & appearance (35 pts) 2) delivery date (35 pts) and 3) fees for services (30 pts). Due to the urgent need, shortage of availability, and the long production times, staff is recommending award of the contract to Custom Truck & Body Works, Inc. for (2) Type 1 Ambulances at \$221,436. A motion was made by Noah Covington and seconded by Wade Price approving staff to award a contract to Custom Truck & Body Works, Inc. for two (2) Type 1 Ambulances in the amount of \$221,436. Motion carried unanimously. Vote 5:0.

* **Charles Abbott and Associates Contract** - Bryan County has selected Charles Abbott to assist the County in plan administration, building inspections, and building plan reviews for the new Hyundai Plant. Charles Abbott was selected because of their experience working with Hyundai and large projects. The County anticipates this contract to generate a minimum of \$1.2 million in fees over the next 2 years. These fees will pay for the costs generated from the Charles Abbott contract. A motion was made by Andrew Johnson and seconded by Gene Wallace authorizing the County Administrator to sign the Charles Abbott professional services contract for the new Hyundai Plant. Motion carried unanimously. Vote 5:0

* **Adoption of Revised 2022 Building Permit Fees** - As development continues in North Bryan, the County is dedicating more time and resources to the building permit process, including but not limited to inspections and plan reviews. In evaluating current building permit fees and revenues received from these fees, Bryan County has determined the maximum permit fee for industrial/commercial projects needs to be increased from \$100,000 to \$200,00 and the maximum plan review fee needs to be increased from \$500 to \$1,500. The fee increase will help offset costs incurred by Bryan County for additional staff and consultants to review plans and perform inspections. A motion was made by Gene Wallace and seconded by Noah Covington to adopt the revised 2022 Building Permit Fees. Motion carried unanimously. Vote 5:0

* **U.S. Highway 80 Regional Sewer Improvements Change Order No. 1** – To accommodate additional future wastewater flow from Bulloch County, the pump station site needed to be reconfiguring to allow future upgrades, additional related site work is required. The new piping and structure layout will accommodate the future expansion of the pump station to receive wastewater flows from Bulloch County. These efforts taken by the Contractor has resulted in additional costs to the previously approved project and are reflected in Change Order No. 1. A motion was made by Noah Covington and seconded by Andrew Johnson approving the Change Order allowing the reconfiguration of the proposed pump station layout, for an increased contract price in the amount of \$133,576.71. Motion carried unanimously. Vote 5:0

Judge Billy Reynolds presented retiree **Elizabeth Bulwinkle** with a plaque for her years of service not only to Bryan County, but to Judge Reynolds throughout his career.

There were no public comments.

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

The meeting was adjourned at 6:26 p.m.

Bryan County Board of Commissioners – Special Called Meeting – October 26, 2022

A special called meeting of the Bryan County Board of Commissioners was held on Wednesday, October 26, 2022 at 5:30 p.m. in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Gene Wallace, Commissioner Noah Covington, Commissioner Wade Price and Commissioner Andrew Johnson. Also present: County Administrator Ben Taylor and County Attorney Lea Holliday. The following staff were present: John Rauback, Laura Vickers, Kirk Croasmun and Matthew Kent.

Chairman Carter Infinger called the meeting to Order at 5:30 p.m.

Doug Gebhardt and Steven Swenson with Davenport presented the following items:

*** Consideration to adopt the 2022 TSPLOST Bond Resolution** - A motion was made by Noah Covington authorizing the Chairman, County Administrator and County Attorney to execute all necessary paperwork to Adopt the Bond Resolution and form as presented with South State Bank and a second was made by Andrew Johnson. Motion Carried unanimously. Vote 4:0

A motion was made by Andrew Johnson and seconded by Gene Wallace to adjourn. Motion carried unanimously.

The meeting was adjourned at 5:47 p.m.