

Bryan County Board of Commissioners – Pre-Agenda Meeting – May 2, 2023

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, May 2, 2023 at 3:30 p.m. in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Dallas Daniel, Commissioner Wade Price, Commissioner Noah Covington, Commissioner Gene Wallace and Commissioner Dallas Daniel were present in person. Also present: County Administrator Ben Taylor, Assistant County Administrator Kathryn Downs, County Attorney Aaron Kappler and County Clerk Lori Tyson. The following staff were present: Audra Miller, Kirk Croasmun, Amanda Clement, Eric G. Van Otteren, Brett Kohler, Sara Farr-Newman, Laura Vickers, Matthew Kent, Matthew Montanye, Eric Van Otteren, and Riley Johnson. Brad Day, Jonathan Shaw with NFP, and staff from Thomas & Hutton were also present.

Chairman Carter Infinger called the meeting to Order at 3:30 p.m.

The following Non-Agenda Items were presented to the Commissioners:

1. MPO Update – **Audra Miller**
2. Comprehensive Plan Update – **Sara Farr-Newman**
3. Belfast Keller Road Roundabout Update – **Cory Cook, Thomas & Hutton**
4. Health Insurance – **Ben Taylor and Riley Johnson**

The following Consent Agenda Items were discussed:

1. Quit Claim Deed – RP Seaport LLC conveyance of real property to Bryan County
2. Quit Claim Deed – Board of Commissioners conveyance of real property to RP Seaport LLC

**Amanda Clement, Sara Farr-Newman and Brett Kohler** presented the following Community Development Public Hearing items to the Commissioners:

1. First City Associates, LLLP - Second Reading of an Ordinance to Amend the Zoning Map for ±4.02 acres – Parcels 034-014-02 and 034-014-03
2. Blitchton Bryan Oaks, LLC – Comprehensive Plan Amendment – North Bryan Future Land Use Map for Parcel 034-014
3. Blitchton Bryan Oaks, LLC - Second Reading of an Ordinance to Amend the Zoning Map for 104.59 acres – Parcel 034-014
4. Watergrass, LLC - Second Reading of an Ordinance to Amend the Planned Development for the Watergrass Subdivision 32.60 acres - Portion of Parcel 057-107
5. Watergrass, LLC - Second Reading of an Ordinance to Amend the Zoning Map for 32.60 acres – Portion of Parcel 057-107
6. Kathleen Myers - Second Reading of an Ordinance to Amend the Zoning Map for 3.921 acres - Parcel 028-020
7. Kern & Co, LLC – Conditional Use Permit for a Surface Mine for 104 acres Parcels 033-001 and 033-003
8. Wilton Thompson – Minor Subdivision (Amendment to a Major Subdivision plat) for ±3.65 acres – Parcel 0271-032
9. Alcohol Beverage License – Allan Maurice Bland, Groveland Outfitters, LLC

**Brett Kohler** and **Sara Farr-Newman** presented the following Community Development, Non-Public Hearing items to the Commissioners:

1. Rick Wilson – First Reading of an Ordinance to Amend the Zoning Map for ±4.65 acres – Parcel 029-015-09
2. Patrisha Wilson and Deidre Williams – First Reading of an Ordinance to Amend the Zoning Map for ±8.11 acres – Parcels 028-032 and 028-032-01

**Ben Taylor** met with the Commissioners on the following Agenda Items:

1. Komar Private Development Agreement
2. First Reading of an Ordinance to Amend Chapter 111 “Bryan County Soil Erosion and Sedimentation Control Ordinance”
3. 2023 Road Resurfacing Project (LMIG) Contract Award
4. CBDG Grant Submittal Resolution
5. Forehand Timber Company – Option Agreement and Easement
6. Cindy S. Miles and Teresa Rawlinson – Option Agreement and Easement
7. Billy L. Lewis – Option Agreement and Easement
8. Raydient – Private Development Agreement
9. Raydient – Easement Agreement for Water, Sewer and Access
10. MOBIS – Private Development Agreement
11. MOBIS – Economic Development Agreement
12. Long County Work Detail Contract
13. T&H Task Order – North End Transportation Master Plan
14. T&H Task Order – North End Water & Sewer Master Plan
15. Award of Phase I Regional Bryan-Bulloch Water Transmission Main Construction Contract
16. IGA with City of Richmond Hill- Elections Services (Tentative)
17. Conley/Davis Memorandum of Understanding/Private Development Agreement (Audra and Aaron Tentative)
18. Belfor Contract

Matt Montanye gave Commissioner Price an update on the Mill Creek Church Road paving project.

A motion was made by Dallas Daniel and seconded by Gene Wallace to go into Executive Session for litigation and real estate. Motion carried. Commissioners went into Executive Session at 5:18 p.m.

The Commissioners returned to the open meeting at 6:20 p.m.

A motion was made by Wade Price and seconded by Gene Wallace to adjourn. Motion carried unanimously and the meeting was adjourned at 6:21 p.m.

Bryan County Board of Commissioners – May 9, 2023

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, May 9, 2023, in Pembroke, at the J. Dixie Harn Center. The following members were present: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Dallas Daniel, Commissioner Noah Covington, Commissioner Wade Price and Commissioner Gene Wallace. Also present: County Administrator Ben Taylor, Assistant County Administrator Kathryn Downs, County Attorney Aaron Kappler and County Clerk Lori Tyson.

Chairman Infinger called the meeting to order at 5:30 p.m. Commissioner Covington gave the invocation, and everyone joined in the Pledge of Allegiance.

A motion was made by Patrick Kisgen to approve the proposed agenda, with the amendment of deferring Community Development Public Hearing Items 1-3 to the July meeting, per a request by the applicant. Commissioner Covington seconded this motion. Motion carried unanimously. Vote 5:0

A motion was made by Patrick Kisgen and seconded by Noah Covington to approve the minutes of the April 2023 meetings as presented. Motion carried unanimously. Vote 5:0

A motion was made by Noah Covington and seconded by Dallas Daniel to approve the Consent Agenda, as presented. Motion carried unanimously. Vote 5:0

A motion was made by Gene Wallace and seconded by Dallas Daniel to close the regular meeting and open the Public Hearing. Motion carried unanimously. Vote 5:0

**Eric G. Van Otteren, Amanda Clement, Sara Farr-Newman and Brett Kohler** met with the Commissioners on the following **Public Hearing** Items.

- \* Urban Redevelopment Plan Adoption

- \* Watergrass, LLC - Second Reading of an Ordinance to Amend the Planned Development for the Watergrass Subdivision 32.60 acres - Portion of Parcel 057-107

- \* Watergrass, LLC - Second Reading of an Ordinance to Amend the Zoning Map for 32.60 acres – Portion of Parcel 057-107

- \* Kathleen Myers - Second Reading of an Ordinance to Amend the Zoning Map for 3.921 acres - Parcel 028-020

- \* Kern & Co, LLC – Conditional Use Permit for a Surface Mine for 104 acres Parcels 033-001 and 033-003 – Chairman Infinger read questions from Mr. Madison Mock, who was unable to attend the meeting. The applicant addressed those questions on the record.

- \* Wilton Thompson – Minor Subdivision (Amendment to a Major Subdivision plat) for ±3.65 acres – Parcel 0271-032

- \* Alcohol Beverage License – Allan Maurice Bland, Groveland Outfitters, LLC

A motion was made by Noah Covington and seconded by Dallas Daniel to close the public hearing and return to the regular meeting.

**\* Urban Redevelopment Plan Adoption** – Mr. Van Otteren gave a quick brief on the Urban Redevelopment Plan, as approved by the Urban Redevelopment Agency at their meeting on May 2, 2023. There were no members of the public present to speak in favor of or opposition to the adoption. A motion was made by Dallas Daniel and seconded by Patrick Kisgen to adopt the Urban Redevelopment Plan as presented and approved by the Urban Redevelopment Agency of Bryan County. Motion carried unanimously. Vote 5:0

**\* Watergrass, LLC - Second Reading of an Ordinance to Amend the Planned Development for the Watergrass Subdivision 32.60 acres - Portion of Parcel 057-107** - Joseph Stuckey of T.R. Long Engineering, representing property owner Watergrass, LLC, is requesting to amend the Watergrass Planned Development. The amendment is proposed to remove Phase 3 from the planned development. The property is located off Brennan Dr within the Watergrass Development, Parcel# 057-107. The owner plans to rezone Phase 3 under an associated application and combine this property with adjacent "A-5" zoned property to create large residential lots. A Motion was made by Patrick Kisgen and seconded by Wade Price to approve the PD Amendment, with the following conditions: 1. Construction plans are submitted and approved showing the changes to Colby Lane, sidewalks, curbing, and drainage prior to completion of the road bond for Phase 2; 2. The rezoning to "A-5", Agricultural District, is approved. Motion carried unanimously. Vote 5:0

**\* Watergrass, LLC - Second Reading of an Ordinance to Amend the Zoning Map for 32.60 acres – Portion of Parcel 057-107-** Joseph Stuckey of T.R. Long Engineering, representing property owner Watergrass, LLC, is requesting to rezone Phase 3 of the Watergrass PD, from the "PD", Planned Development Zoning District, to "A-5", Agricultural Zoning District. The property is located off Brennan Dr within the Watergrass Development, Parcel# 057-107. The owner plans to combine this property with adjacent "A-5" zoned property to create large residential lots. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the rezoning of 32.60 acres of Parcel # 057-107, from "PD" Planned Development to "A-5" Agriculture Zoning District. Motion carried unanimously. Vote 5:0

**\* Kathleen Myers - Second Reading of an Ordinance to Amend the Zoning Map for 3.921 acres - Parcel 028-020-** Kathleen Myers, requesting to rezone a 3.921 acre property from the "RR-2.5" Rural Residential Zoning District to the "RR-1" Rural Residential 1 Acre Zoning District. The property is located at 250 Roberts Road, PIN# 028 020. The applicant plans to subdivide the rezoned property from the remaining acreage to place an additional home for a family member. A motion was made by Noah Covington and seconded by Dallas Daniel to approve the rezoning of Parcel # 028-020 from "RR 2.5" Rural Residential to "RR-1" Rural Residential 1 Acre Zoning District. Motion carried unanimously. Vote 5:0

**\* Kern & Co, LLC – Conditional Use Permit for a Surface Mine for 104 acres Parcels 033-001 and 033-003** - Chad Zittrouer of Kern & Co., LLC, requesting a Conditional Use Permit for an "Excavation and Mining" (borrow pit) operation to be located on the east side of Eldora Road north of its intersection with Bell Road, PIN# 033-001 and 033- 003, in unincorporated Bryan County, Georgia. A motion was made by Gene Wallace and seconded by Wade Price to approve the Conditional Use Permit with the following conditions:

1. A final Site Development and Buffer Plan conforming to the specific supplemental use regulations governing Excavation and Mining operations as set forth in Section 114-731 of the Unified Development Ordinance shall be submitted for review and approval prior to the commencement of any land disturbing/excavation activities on site.

2. The size of the borrow pit shall not exceed the 76 acres as shown on the concept plan entitled "Plans of Davis/Utley Parcels for Landyard Development", prepared by Kern & Co., LLC and dated March 21, 2023. Any proposed expansion of the pit shall require an amendment to the conditional use approval.

3. The applicant shall obtain a state mining permit from the Department of Natural Resources, Environmental Protection Division. A copy of the approved state mining permit must be submitted to the Community Development Department prior to work commencing.

4. The property owner shall maintain the existing tree buffer along the southern portion of the property boundary between the pit location and Bell Road.

5. A road maintenance bond shall be required, meeting the following requirements:

a) For ½ mile in both directions from proposed site access the applicant shall: i. Provide pavement evaluation with cores as deemed necessary by the County to determine if current pavement section is adequate for the present traffic loading plus the proposed truck loading from the site. If substandard then remediate.

ii. Provide detailed video and photo documentation of the current road and shoulder conditions prior to issuance of operations, and each year thereafter for the duration of operations. Immediately remediate any detrimental impacts to the road, shoulders, drainage swales/structures, striping, etc. as identified by the County on a yearly basis.

iii. Post 15% maintenance bond for the life of operations to be cancelled only once operations have ceased and proper closure of the facility has been verified by the County and/or State.

iv. Bond calculated on 15% of the total cost of full depth pavement repair for 15% of the road surface + 2" overlay and striping of the entire 1-mile length of road.

b) For ½ mile to the south and 200' north of the site access the County shall provide a pavement evaluation within 3 months to determine if the current pavement section is adequate for the present traffic loading plus the proposed truck loading from the site.

Should it be found to be substandard the applicant shall remediate to County standards. Motion carried unanimously. Vote 5:0

**\* Wilton Thompson – Minor Subdivision (Amendment to a Major Subdivision Plat) for ±3.65 acres – Parcel 0271-032** - Wilton Thomson, representing Sarah Zipperer, requesting subdivision plat approval for property located within the Heritage Acres subdivision. The plat is for two residential lots to be created from one 3.63-acre parcel. The property is located at 219 Emiline Lane, PIN# 0271-032. A motion was made by Wade Price and seconded by Noah Covington to approve the subdivision plat amendment of Heritage Acres Phase D, with the following condition: 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. Motion carried unanimously. Vote 5:0

**\* Alcohol Beverage License – Allan Maurice Bland, Groveland Outfitters, LLC** - Allan Maurice Bland, owner and manager of Groveland Outfitters, LLC, dba Groveland Outfitters, has made application

for an Alcohol Beverage License to permit the sale of beer and wine by the package for off premise consumption. The property is located at 7360 US HWY 280 W, in the northern end of Unincorporated Bryan County. PIN# 0021-013. A motion was made by Gene Wallace and seconded by Dallas Daniel to approve the alcoholic beverage license for Groveland Outfitters. Motion carried unanimously. Vote 5:0

**Brett Kohler and Sara Farr-Newman** met with the Commissioners on the following **Non-Public Hearing** issues.

\* **Rick Wilson – First Reading of an Ordinance to Amend the Zoning Map for ±4.65 acres – Parcel 029-015-09** - Rick Wilson, requesting to rezone a 4.65-acre property from the "A-5" Agricultural Zoning District to the "C-I" Interchange Commercial Zoning District. The property is located at 445 Deer Run Road, PIN# 029 015 09. The applicant plans to sell the property for unspecified commercial use. 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 May 16, 2023, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on June 13, 2023. No action was required.

\* **Patrisha Wilson and Deidre Williams – First Reading of an Ordinance to Amend the Zoning Map for ±8.11 acres – Parcels 028-032 and 028-032-01** - Deidre Williams and Patrisha Wilson are requesting to rezone 1347 Eldora Road, Parcel Number 028-032-01, and 1369 Eldora Road, Parcel Number 028-032, from the existing “RR-1.5”, Rural Residential Zoning District, to the “I-2”, General Industrial Zoning 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 May 16, 2023, and a Public Hearing and 2nd Reading of the Ordinance with the Board of Commissioners on June 13, 2023. No action was required.

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

\* **Komar Private Development Agreement** - This item is to approve a Private Development Agreement for KF Savannah, LLC (Komar) that provides for road improvements. Specifically, the private Development Agreement requires Komar to extend Oracal Parkway by approximately 3,935 linear feet. It further requires Komar to contribute funds to improvements on Old Cuyler Road. A motion was made by Noah Covington and seconded by Patrick Kisgen approve the Komar Private Development Agreement, as presented. Vote 5:0, motion carried unanimously.

\* **First Reading of an Ordinance to Amend Chapter 111 “Bryan County Soil Erosion and Sedimentation Control Ordinance”** - With more development occurring in Bryan County, the Engineering Department is responding to more stormwater related construction issues. Under the current code, the Engineering Department does not have the authority to issue civil fines. The County has to either issue a criminal citation or file a civil action with the Magistrate, which is inefficient. The proposed amendments to Chapter 111 would allow the Engineering Department to issue civil fines. This is a first reading and no action was required.

\***2023 Road Resurfacing Project (LMIG) Contract Award** - On March 24, 2023, staff advertised a Request for Proposals (RFP) for the 2023 Road Resurfacing Project (LMIG) which includes making repairs and resurfacing portions of Toni Branch Rd, Beulah Church Road, Oracal Parkway, Clearance Smith Road, Cypress Loop Road, Port Royal, Strathy Hall Drive, and Mill Hill Road in unincorporated Bryan County. On Thursday March 23, 2023 a pre-bid meeting was held with potential bidders and on April 11, 2023 four bids were received with the lowest bid coming from Sikes Brothers Inc. form Cobbtown, Georgia in the

amount of \$681,541.85. A motion was made by Wade Price and seconded by Noah Covington authorizing staff to award a contract to Sikes Brothers, Inc. in the amount of \$681,541.85 for the 2023 Road Resurfacing Project. Vote 5:0, motion carried unanimously.

\* **CDBG Grant Submittal** - The authorization resolution is “A RESOLUTION by the Chair and Commissioners of Bryan County, Georgia, to authorize submission of a FY 2023 Community Development Block Grant (CDBG) application to the Georgia Department of Community Affairs (DCA) for funding under Title I of the Housing and Community Development Act of 1974, as amended and affirms commitment of the necessary matching funds. The grant application is due June 2, 2023. The grant is being prepared by county staff with the assistance of Southern Prosperity Consulting. The grant consultant and architect were procured through an acceptable manner in preparation of the FY 2022 grant submission last year and is applicable to the FY2023 submission this year. A motion that was made by Noah Covington and seconded by Gene Wallace to approve a Resolution authorizing the submission of the FY 2023 Community Development Block Grant Application to the Georgia Department of Community Affairs, as well as the Bryan County Urban Redevelopment Plan, the Revitalization Are Strategy, and such supporting and collateral material as shall be necessary. Vote 5:0, motion carried unanimously.

\* **Forehand Timber Company – Option Agreement and Easement** - This item is to approve an Option Agreement and Easement from Forehand Timber Company, Inc. for use in the I-16 Regional Sewer Improvements Project. This easement was approved for condemnation in March 2023. Following that approval, the County and representatives of Forehand Timber Company, Inc. continued good faith negotiations and reached terms that are reasonable and fair. A motion was made by Gene Wallace and seconded by Dallas Daniel to approve the Option Agreement and Easement from Forehand Timber Company, Inc., and to approve staff to cause the negotiated consideration to be paid to Forehand Timber Company, Inc. Vote 5:0, motion carried unanimously.

\* **Cindy S. Miles and Teresa Rawlinson – Option Agreement and Easement** – Per direction from the county attorney, this item was not presented to the Commissioners due to pending negotiations.

\* **Billy L. Lewis – Option Agreement and Easement**- This item is to approve an Option Agreement and Easement from Billy L. Lewis for use in the I-16 Regional Sewer Improvements Project. This easement was on the agenda for consideration for condemnation in April 2023, but was tabled to May 2023. Mr. Lewis accepted the County’s offer of appraised value, and the County and representatives of Mr. Lewis negotiated the form of the easement. A motion was made by Patrick Kisgen and seconded by Noah Covington to approve the Option Agreement and Easement from Billy L. Lewis, and to approve staff to cause the consideration to be paid to Billy L. Lewis. Vote 5:0; motion carried unanimously.

\* **Raydient – Private Development Agreement** - This item is to approve a Private Development Agreement between the County and Raydient Richmond Hill, LLC (“Raydient”) concerning improvements on Belfast Keller Road. This agreement was heavily negotiated, in good faith, by representatives of the County and Raydient. The result of those negotiations is a clear development agreement that provides a path forward for commencing the engineering and design of improvements necessary for Belfast Keller Road, millions of dollars in total contributions from Raydient and other developers, the dedication of right-of-way, and other valuable benefits. A motion was made by Gene Wallace and seconded by Dallas Daniel to approve the Private Development Agreement between Raydient Richmond Hill, LLC, and Bryan County, as presented. Vote 5:0; motion carried unanimously.

\* **Raydient – Easement Agreement for Water, Sewer and Access** This item is to approve an Easement Agreement for Water, Sewer, and Access between the County and Raydient Richmond Hill, LLC (“Raydient”). Raydient is donating easements to the County to allow the County to continue construction of water and sewer facilities that are necessary for the County’s public water and sewer service delivery. A motion was made by Dallas Daniel and seconded by Patrick Kisgen to approve the Easement Agreement for Water, Sewer, and Access, with Raydient Richmond Hill, LLC. Vote 5:0; motion carried unanimously.

\* **MOBIS – Private Development Agreement** - This item is to approve a Private Development Agreement for MOBIS North America Electrified Powertrain, LLC (MOBIS) to contribute funds towards improvements on Belfast Keller, relating to the increased traffic that the MOBIS project will generate on the county road. A motion was made by Wade Price and seconded by Patrick Kisgen to approve the Mobis Private Development Agreement. Vote 5:0; motion carried unanimously.

\* **MOBIS – Economic Development Agreement** - This item is to approve an Economic Development Agreement for MOBIS North America Electrified Powertrain, LLC (MOBIS). The Economic Development Agreement is between MOBIS and the Development Authority of Bryan County, and memorializes various economic incentives offered by the Development Authority to MOBIS. MOBIS plans to develop approximately 199 acres in the City of Richmond Hill for a facility that will provide employment and other opportunities. One of the incentives offered to MOBIS in the Economic Development Agreement is tax abatement for a period of time. A motion was made by Dallas Daniel and seconded by Wade Price to approve the Mobis Economic Development Agreement. Vote 5:0; motion carried unanimously.

\* **Long County Work Detail Contract** - This agreement authorizes two offender work details, each with a maximum of 10 offenders under the supervision of one full-time correctional officer to work four days per week with the Bryan County Public Works department. The work details will be composed of two men’s work details out of Long County. The total cost of the contract is not to exceed \$98,636.00 for the period of 7/1/2023 to 6/30/2024. Services will be billed monthly for actual work days with the daily cost of \$237.10 per work detail per day used. A motion was made by Noah Covington and seconded by Gene Wallace authorizing the County Administrator to Execute the Work Detail Agreement with the Georgia Dept. of Corrections. Vote 5:0; motion carried unanimously.

\* **T&H Task Order – North End Transportation Master Plan** - The north Bryan area is set to see unprecedented growth due to the Hyundai site and the associated development that will follow the opening of the plant. In an effort to determine future improvements that are outside those associated with the site or projects already agreed upon by GDOT, this study evaluates the potential need for improvements along two corridors north of I-16 as well as several intersections and corridors south of I-16. A motion was made by Patrick Kisgen and seconded by Noah Covington to approve the Thomas & Hutton Scope of Services and authorize the Chairman to execute corresponding Task Order #94 in the amount of \$117,500.00 for the North Bryan Traffic Planning 2023 Engineering Services Contract. Vote 5:0; motion carried unanimously.

\* **T&H Task Order – North End Water & Sewer Master Plan** – The north Bryan area is set to see unprecedented growth due to the Hyundai site and the associated development that will follow the opening of the plant. To determine the future water and sewer improvements that are required to serve potential development, an updated water and sewer masterplan is required. The study area will for this masterplan update is generally described as the area bounded by Black Creek to the south and west, the

Bryan-Bulloch County Line to the north, and the Ogeechee River to the east. A motion was made by Noah Covington and seconded by Dallas Daniel to approve the Thomas & Hutton Scope of Services and authorize the Chairman to execute corresponding Task Order #91 in the amount of \$44,750.00 for the North Bryan County Water & Sewer Masterplan 2023 Engineering Services Contract. Vote 5:0; motion carried unanimously.

**\* Award of Phase I Regional Bryan-Bulloch Water Transmission Main Construction Contract** – In conjunction with the State of Georgia, Bryan County is committed to the design, permitting, and construction of off-site water improvements to serve North Bryan County. Bryan County engaged Thomas & Hutton (T&H) Engineering to design and permit the Phase 1 Regional Bryan-Bulloch Water Transmission Main (Seaport 16 Regional Water Main). T&H prepared contract bid documents and associated plans for the construction of the Seaport 16 Regional Water Main and upon approval of the documents the project was subsequently advertised for construction bids. Bids were received for the project on May 2, 2023, and are currently being evaluated by T&H. Two (2) bids were received: Legacy Water Group, LLC and Ruby-Collins, Inc. T&H has prepared the attached letter of recommendation. A motion was made by Gene Wallace and seconded by Patrick Kisgen to award the Phase 1 Bryan-Bulloch Water Transmission Main (Seaport 16 Regional Water Main) to Legacy Water Group, LLC, in the amount of \$9,913,725.00 and authorize staff to execute the necessary contract documents in order to initiate the project. Vote 5:0; motion carried unanimously.

**\* IGA with City of Richmond Hill – Elections Services** – The City of Richmond Hill is seeking to contract with the Bryan County Election Board to conduct municipal elections. This agreement spells out the duties of the Elections Board and the City. The Election Board shall, at the cost to the City, be responsible for providing all election materials, supplies, personnel, and assistance to insure the proper and orderly conduct of municipal elections. A motion was made by Dallas Daniel and seconded by Noah Covington to approve the Intergovernmental Agreement with the City of Richmond Hill to conduct municipal elections. Vote 5:0; motion carried unanimously.

**\* Belfor Contract** – On April 5, 2022, a devastating F4 Tornado hit Bryan County. Since that time, the County has been working with Belfor Property Restoration and ACCG Insurance to rebuild the County's facilities. During the re-build process it has become apparent that additional upgrades are necessary to the courthouse regarding the current electrical code. The courthouse was originally constructed several decades ago and at that time, many of the current code requirements did not exist. In order to keep the momentum going on the restoration project, staff requests the ability to authorize Belfor to proceed with the upgrades to the Courthouse's electrical network. A motion was made by Noah Covington and seconded by Wallace authorizing staff to sign the contract with Belfor Property Restoration, in the amount of \$171,054, for electrical upgrades to the courthouse due to electrical code requirements. Vote 5:0; motion carried unanimously.

The following **Public Comments** were made:

**Wayne Swindell of 138 Planters Drive**, spoke about issues with a neighbor and their dogs. He would like further help from Animal Control and the Commission.

**Thomas Seaman** spoke about voter fraud in recent elections and would like for the Commissioners to contact the Secretary of State to be a voice for our citizens.

**Allen Bland** addressed the high speeds by drivers in the area of Ga Hwy 280 and Groveland Nevils Road.

**Juanita Baker** proposed the question to Community Development of whether or not another entry point in the plans for the Groover Hill community, since the recent changes. She also thanked the Commission for the signs recent posted of “No Truck Traffic” at the entrance of their community.

**Kevin Purdum** expressed concern about the drainage on his property coming from the Watergrass development, and the new phase they are proposing.

A motion was made by Noah Covington and seconded by Dallas Daniel to go into **Executive Session** for purposes of litigation at 6:35 p.m. Motion carried unanimously.

At 6:59 the Commissioners returned to the open meeting.

A motion was made by Noah Covington and seconded by Wade Price to adjourn. Vote 5:0, motion carried unanimously.

The meeting was adjourned at 7:00 p.m.