

Bryan County Board of Commissioners – October 10, 2023

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, October 10, 2023, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Dallas Daniel, Commissioner Noah Covington, Commissioner Gene Wallace and Commissioner Wade Price. Also present was County Administrator Ben Taylor, County Clerk Lori Tyson, and County Attorney Aaron Kappler.

Chairman Carter Infinger called the meeting to order at 5:31 p.m.

Noah Covington gave the invocation, and everyone joined in the Pledge of Allegiance.

A motion was made by Dallas Daniel and seconded by Gene Wallace to approve the proposed agenda, with the removal of County Administrator Item 6, and to move the presentation to after consent agenda approval. Motion carried unanimously. Vote 5:0

A motion was made by Gene Wallace and seconded by Patrick Kisgen to approve the minutes of the September 2023 meetings, as presented. Motion carried unanimously. Vote 5:0

A motion was made by Wade Price and seconded by Noah Covington to approve the Consent Agenda. Motion carried unanimously. Vote 5:0

The Chairman presented **Leonard Crosby** with a plaque of appreciation from Bryan County for donating his time and talent by constructing a replica of the Bryan Fisherman's Co-Op, and donating it to Bryan County to be displayed at the new Fisherman's Co-Op project.

The Chairman moved the Public Comments portion up in the meeting, to respect the time of those waiting to speak.

The following **Public Comments** were made:

\***Jimmy Hendrix**, spoke on drainage issues along Hwy 17.

\* **Gene Brogdon**, spoke on drainage issues along Hwy 17.

\***Pamela Van Alstein**, spoke on election integrity.

\***Donald Smallwood**, spoke on election integrity and the authority of the commissioners to make changes to the voting procedures.

\***Thomas Seaman**, spoke election integrity.

A motion was made by Noah Covington and seconded by Gene Wallace to close the regular meeting and open the public hearing. Motion carried unanimously. Vote 5:0

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

\* Alivia Duffus – Second Reading of an Ordinance to Amend the Zoning Map for Parcels 026-032, 026-32-001-007, and 026-32-001-008

\* Richard Goodman – Second Reading of an Ordinance to Amend the Zoning Map for Parcel 011-052

A motion was made by Patrick Kisgen and seconded by Gene Wallace to close the public hearing and reopen the regular meeting. Motion carried unanimously. Vote 5:0

**\* Alivia Duffus – Second Reading of an Ordinance to Amend the Zoning Map for Parcels 026-032, 026-32-001-007, and 026-32-001-008** – Alivia Duffus is requesting to rezone Parcel Numbers 026-32-001-007, 026-32-001-008, and 026-032, from the existing “RR-1”, Rural Residential Zoning District, to the “A-5”, Agricultural Zoning District. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the rezoning of Parcel # 026-32-001-007, 026-32-001-008, and 026-032 from RR-1 “Rural Residential” to A-5 “Agricultural” Zoning District. Motion carried unanimously. Vote 5:0

**\* Richard Goodman – Second Reading of an Ordinance to Amend the Zoning Map for Parcel 011-052** – Richard and Bobbi Goodman, requesting to rezone a 6.41-acre property from the "A-5" Agricultural Zoning District to the "RR-1" Rural Residential 1 Acre Zoning District. The property is located at 1737 Sims Road, PIN# 011 052. The applicant plans to subdivide the property to build a single-family house for a family member. A motion was made by Noah Covington and seconded by Gene Wallace to approve the rezoning of Parcel # 011-052 from A-5 “Agricultural” to the RR-1 “Rural Residential” Zoning District. Motion carried unanimously. Vote 5:0

**Amanda Clement** met with the Commissioners on the following Non-Public Hearing Items.

**\* Resolution to Adopt the Bryan County 2023 Comprehensive Plan Update** - The Community Development Department, in Collaboration with GMC, has prepared a 5-year update to the County's Comprehensive Plan. The Coastal Regional Commission and the Department of Community Affairs has reviewed the plan and found that it adequately addresses Georgia's Minimum Standards and Procedures for Local Comprehensive Planning. A motion was made by Noah Covington and seconded by Wade Price to adopt the 2023 Bryan County Comprehensive Plan Update with adding Parcel 029-028-02 as industrial. Motion carried unanimously. Vote 5:0

**\* First Reading of an Ordinance Amending Zoning Conditions for the “Blitchton Timberlands Tract”** - The Board of Commissioners adopted Ordinance No. 2021-2 on January 12, 2021, which rezoned parcels 029-023, 033-028-01, and 029-023-01 (“Blitchton Timberlands 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. 2021-2, by revising Condition Number Two under “General Conditions Related to Transportation” in order to allow access to Eldora Road. First reading; No action required.

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

**\* Approve a Water and Sewer Service Agreement with Blitchton Investments 1, LLC** - Blitchton Investments 1, LLC is the developer of the North Bryan Industrial Development Region property commonly referred to as the Conley/Davis Tract. Per the rezoning conditions for the property, the owner/developer must enter into a Water and Sewer Service Agreement addressing water and sewer capacity and infrastructure requirements prior to a land disturbance or building permits being issued. A Motion was made by Noah Covington and seconded by Dallas Daniel to approve the Water and Sewer Service Agreement between the Board of Commissioners of Bryan County and Blitchton Investments 1, LLC, as presented. Motion carried unanimously. Vote 5:0

**\* Authorization of the Submittal of the Conserve Georgia Grant Application for the Fisherman's Co-Op Phase II Project and Committing All Necessary and Required Funds -** Bryan County ("County") purchased the Fisherman's Co-Op property in September 2020 to develop a boat launch facility. Bryan County received a GOSP grant during the 2021/2022 grant cycle, and the County is in the process of constructing Phase I improvements. The County has started planning for the Phase II improvements. In order to help offset the cost of these Phase II improvements, the County is applying for a second Conserve Georgia Grant through the Georgia Outdoor Stewardship Program. The County will be applying for a \$3 million grant, which requires a minimum 25% match (\$1 million). In order to be competitive, the County must exceed the minimum match, and staff is recommending the match be 35% (\$1,621,000). A requirement of the grant application is a resolution from the Board of Commissioners authorizing the submittal of the grant application and committing to funding the project. The attached resolution fulfills this requirement. A motion was made by Patrick Kisgen and seconded by Gene Wallace to authorizing staff to approve a Resolution Authorizing the Submittal of the Conserve Georgia Grant Application for the Fisherman's Co-Op Phase II Project and Committing all Necessary and Required Funds for the project. Motion carried unanimously. Vote 5:0

**\* Purchase 2 Compact Motorola Radio Consoles for 911 -** E-911 has requested the purchase of two MCC 7500E Dispatch Consoles. These consoles would allow E-911 staff to operate and maintain service at remote locations during disaster/weather evacuations. The purchase price for the equipment and installation is \$221,349.00. This purchase was budgeted in the 2023 budget to be funded with the 2021 American Rescue Plan Act funds. A motion was made by Gene Wallace and seconded by Dallas Daniel authorizing staff to execute and sign the contract with Motorola for the purchase of 2 portable consoles in the amount of \$221,349. Motion carried unanimously. Vote 5:0

**\* Water, Wastewater and Reclaimed Water Service Agreement with HMGMA -** In accordance with the path taken thus far to serve the recently announced Hyundai Metaplant in Bryan County with water and sewer service, it is of the best interest of the County to enter into an agreement with Hyundai Motors Group Metaplant America (HMGMA). This agreement defines parameters of the water and sewer usage volumes and it's the compensation to the County associated with providing this service. It also sets forth minimum usage requirements which allow for the county to fund the debt associated with installing the infrastructure necessary to serve such a large project. The vast majority of the required infrastructure is being paid for through a grant awarded by the State of Georgia. A motion was made by Gene Wallace and seconded by Wade Price authorizing the Chairman and/or the County Administrator to execute the Agreement with Hyundai Motor Group Metaplant America, as presented. Motion carried unanimously. Vote 5:0

**\* Approve Water & Sewer GEFA Application -** As part of building the water/sewer infrastructure in North Bryan County, an additional GEFA loan is necessary to fund the construction cost. Staff recommends approval of submitting a Water & Sewer GEFA Loan application in the amount of \$60,000,000. This will be a 30-year loan at a rate not to exceed 3.25%. The total estimated cost of the project is estimated at \$343,800,000 with a projected \$246,000,000 of the funding coming from the state SLFRF-Drinking Water projects to Support Increased Population grant funds. Along with an existing GEFA loan, and contributions from Bulloch and SEDA, the \$60,000,000 GEFA loan will help fund the remaining balance of the project costs. A motion was made by Noah Covington and seconded by Wade Price authorizing the chairman and county administrator to sign all related forms and approve submission of the GEFA Loan application in the amount of \$60,000,000. Motion carried unanimously. Vote 5:0

**\* Consider approval of a Declaration of Taking, Order and Resolution to Condemn Property identified as Parcel 2 for the U.S. Hwy 80 Regional Sewer Improvement Projects, PI No. 27691.0046 -**  
The County is proceeding with U.S. Hwy 80 Regional Sewer Improvement, PI No. 27691.0046 project for the purposes of building and maintaining sewer and water improvements for the benefit and use of the public at large. This item for consideration is to condemn temporary and permanent easement on property owned by Blitchton Bryan Oaks, LLC located at 4465 Highway 80, Ellabell, Georgia 31308 for use on the project. The appraised value for said property is \$509,800.00. A motion was made by Gene Wallace and seconded by Noah Covington to approve the Declaration of Taking, Order and Resolution to Condemn Property to authorize the County Attorney to initiate and maintain condemnation proceedings to acquire the property necessary for the purposes of facilitating the U.S. Hwy 80 Regional Sewer Improvements, PI No. 27691.0046. Motion carried unanimously. Vote 5:0

At 6:16 p.m., a motion was made by Noah Covington to go into Executive Session for the purposes of litigation. Wade Price seconded the motion, and it was carried unanimously. Vote 5:0

The board returned to the open meeting at 6:56 p.m.

A motion was made by Noah Covington and seconded by Patrick Kisgen to adjourn. Motion carried unanimously. Vote 5:0

The meeting was adjourned at 6:56 p.m.