

Bryan County Board of Commissioners – Pre-Agenda Meeting – September 5, 2023

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, September 5, 2023, at 3:30 p.m. in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Dallas Daniel, Commissioner Wade Price, Commissioner Noah Covington, and Commissioner Gene Wallace were present in person. Also present: County Administrator Ben Taylor, County Attorney Aaron Kappler and County Clerk Lori Tyson. The following staff were present: Charlene Butler, Audra Miller, Kirk Croasmun, Amanda Clement, Eric G. Van Otteren, Brett Kohler, Sara Farr-Newman, Matthew Kent, Matthew Montanye, Charlene Bunch, Laura Vickers, Keith Paige, Daryl Nelson, Gage Hawkins (TOKN) and Riley Johnson, along with Trent Thompson from Thomas & Hutton was also present.

Chairman Carter Infinger called the meeting to Order at 3:31 p.m.

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

1. MPO Update – **Ben Taylor and Audra Miller**
2. Update STVR Ordinance – **Sara Farr-Newman and Audra Miller**
**The Commission would like staff to proceed with formulation of a committee to begin the regulation/ordinance process.*
3. Kathie Burnsed – Zoning Map – **Audra Miller**
4. Waterways Update – **Audra Miller**
5. Van Trust ROW Request – **Audra Miller**
6. Development Authority Incentive – **Commissioner Wallace and Ben Taylor**

Ben introduced the new Finance Director, Charlene Bunch, to the Commission.

Ben Taylor presented the following **Consent Agenda** Items were discussed:

1. Acceptance of Utility Easement from GICC-CH/SJP Development, LLC
2. Grant of a Utility Encroachment to City of Claxton
3. Memorandum of Understanding with Sheriff's Department (Alcohol License/GBI)
4. Right-of-Entry Haiseal Timber, Inc.
5. Acceptance of ROW from Komar
6. Acceptance of Utility Easement from Komar - Be
7. Acceptance of ROW from Anatolia Capital Belfast, LLC
8. Acceptance of Easement of Water, Sewer and Access from J.P. Stubbs and Elizabeth B. Stubbs as Trustees of the J.P. and Elizabeth Stubbs Living Trust

Brett Kohler and Amanda Clement presented the following Community Development **Public Hearing** items to the Commissioners:

1. Melinda Madden - Second Reading of an Ordinance to Amend the Zoning Map for ±1.5 acres Parcel 026-050
2. John and Meagan Mowry - Second Reading of an Ordinance to Amend the Zoning Map for ±182.94 acres Parcel 017-005
3. Blitchton Investments 1, LLC – Second Reading of an Ordinance to Amend the Zoning Conditions Adopted by Ordinance No. 2021-5 for the “Conley Tract” - Parcel 028-031

4. Blitchton Investments 1, LLC – Second Reading of an Ordinance to Amend the Zoning Conditions Adopted by Ordinance No. 2021-6 for the “Davis Tract” - Parcel 033-024-01

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

1. Alivia Duffus – First Reading of an Ordinance to Amend the Zoning Map for Parcels 026-032, 026-32-001-007, and 026-32-001-008
2. Richard Goodman – First Reading of an Ordinance to Amend the Zoning Map for Parcel 011-052

***Commissioner Daniel left the meeting.**

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

1. Water and Sewer Service Agreement – Blitchton Investments 1 LLC (Conley/Davis)
2. Haiseal Timber, Inc. – Water and Sewer Service Agreement
3. Haiseal Timber, Inc. – Transportation Improvement Contribution Agreement
4. Georgia Outdoor Stewardship Program Grant – Fisherman’s Co-Op
5. Legacy Water Group I-16 Regional Sanitary Sewer Improvements Change Order No. 3
6. McLendon Enterprises U.S. Highway 80 Regional Sewer Improvements Change Order No. 2
7. Commission Room Expansion Bid Award
8. Selection of the Master Developer for the Rural Housing Workforce Initiative Partner
9. Harris Trail Paving Change Order (LMIG Project)
10. Chamber of Commerce Tourism Agreement
11. Belfor Change Order and Contract

Due to time conflicts, at 5:44 p.m. a motion was made by Patrick Kisgen and seconded by Gene Wallace to close/pause to Pre-Agenda meeting and go into a Special Called Meeting. Motion carried unanimously. Vote 4:0

At 5:47 p.m. a motion to re-open the Pre-Agenda meeting was made by Gene Wallace and seconded by Noah Covington. Motion carried unanimously. Vote 4:0

The meeting continued with attorney Aaron Kappler presenting the following items:

12. Consideration of a Resolution to condemn a property interest in Tax Parcel 050-024, Bryan County, Georgia, for the Belfast Keller Road Improvement Project; Owners David and Kelly Griening, to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$16,000.00.
13. Consideration of a Resolution to condemn a property interest in Tax Parcel 050-031, Bryan County, Georgia, for the Belfast Keller Road Improvement Project;

Owners Abdullah H. and Shula Maria Clark, to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$600.00.

14. Consideration of a Resolution to condemn a property interest in Tax Parcel 050-10-033-001, Bryan County, Georgia, for the Belfast Keller Road Improvement Project; Owner Liberty Commercial Rentals, LLC, to authorize the Chairman to execute documents in furtherance of the same; to authorize the County Attorney to proceed with proceedings in furtherance of the same; estimated just and adequate compensation: \$3,200.00.

A motion was made by Noah Covington and seconded by Gene Wallace to go into Executive Session for the purposes of litigation. Motion carried unanimously. Vote 4:0

The Commission went into Executive Session at 6:06 p.m.

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

A motion was made by Gene Wallace and seconded by Patrick Kisgen to adjourn. Motion carried unanimously and the meeting was adjourned at 6:56 p.m.