

Bryan County Board of Commissioners – December 12, 2023

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, December 12, 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.

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

A motion was made by Noah Covington and seconded by Dallas Daniel to approve the proposed agenda, with the removal of Consent Agenda Item 3, and to add Blichton Investments 1, LLC- Utilities Agreement, as previously discussed at the December 7, 2023, Pre-Agenda meeting. Motion carried unanimously. Vote 5:0

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

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

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

Sara Farr-Newman met with the Commissioners on the following Public Hearing Item.

* Rick Wilson - Second Reading of an Ordinance to Amend the Zoning Map for ±4.65 acres - Parcel 029-015-09

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

*** Rick Wilson - Second 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 an unspecified commercial use. A motion was made by Noah Covington and seconded by Wade Price to deny the rezoning of Parcel 029-015-09. Motion carried unanimously. Vote 5:0

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

*** Cindy Miles and Brenda Caruthers – First Reading of an Ordinance to Amend the Zoning Map for ±6.73 acres - Parcel 0341-089 and ±2.64 acres- Parcel 0341-090** – The applicant is requesting to rezone Parcel Numbers 0341-089 and 0341-090, from the existing “RR-1”, Rural Residential Zoning District, to the “I-1”, Light Industrial Zoning District for warehousing and distribution. First reading; No action required.

* **Matt Hollingsworth – First Reading of an Ordinance to Amend the Zoning Map for ±11.05 acre portion of Parcel 019-032-03** - Jared Mock of Maxwell Reddick and Associates, representing Matt Hollingsworth and James Stanfield requesting to rezone an 11.05-acre portion of a 25.54 tract of land from the "A-5" Agricultural Zoning District to the "B-2" General Commercial Zoning District. The property is located on Wilma Edwards Rd and GA SR 119, PIN# 019 032 03. The applicant plans to subdivide the property to develop a self-storage facility on the Wilma Edwards Frontage. First reading; No action required.

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

* **Adoption of the 2024 Bryan County Annual Budget** - Each year, the County is required by state law to adopt a budget to include revenues and expenditures by departments for the following year. Staff has worked hard over the past several months coordinating with all managers and directors to develop a balanced budget that continues to allow Bryan County to provide outstanding services and resources that will meet the needs of our continuously growing community. A Motion was made by Noah Covington and seconded by Wade Price to adopt the 2024 Bryan County Annual Budget and all fee Schedules, as presented. Motion carried unanimously. Vote 5:0

* **Approve Water & Sewer GEFA Loan (CW2023021) Resolution and Loan Documents** - Staff recommends approval of the Water & Sewer GEFA Loan (CW2023021) Resolution and loan documents for \$60,000,000 @ 3.39% for 28 years. These funds will be used to supplement the ARPA funding for construction of the 4 MGD Waste Water Treatment Plant on the north end of the County. A motion was made by Patrick Kisgen and seconded by Gene Wallace to authorize the Chairman, County Attorney, and/or County Administrator to execute & process any documents needed to execute the GEFA Loan resolution and loan documents. Motion carried unanimously. Vote 5:0

* **Approve Lease Purchase Agreement with Magnolia Bank for purchase of 4 HME SF22 Rescue Pumpers and Equipment** - Staff recommends approval of the Lease Purchase Agreement with Magnolia Bank for \$2,700,788.16 @ 5.5990% for 10 years. These funds are for the purchase of 4 HME Rescue Pumpers and all equipment including hoses, ladders, chargers and attachments. Lease payments will be made with SPLOST funds. A motion was made by Gene Wallace and seconded by Dallas Daniel authorizing the Chairman, County Attorney, and/or County Administrator to execute & process a resolution any paperwork needed to execute the lease purchase with Magnolia Bank. Motion carried unanimously. Vote 5:0

* **Belfast Keller Road Widening Project – Change Order No. 1** - This is a change order to the existing contract with Reeves Construction Company (to provide intersection improvements and road widening along Belfast Keller Road) and involves increasing the storm water carrying capacity underneath Belfast Keller due to additional development from upstream properties of Raydient Properties. Raydient Properties has indicated that they will reimburse the County for the improvements related to his increased capacity. A motion was made by Dallas Daniel and seconded by Noah Covington to approve Change Order #1 in the amount of \$99,676.80. Motion carried unanimously. Vote 5:0

The following **Public Comments** were made:

***Lisa Freeman**, spoke on election integrity.

***Kristy Hayes**, spoke on election integrity.

***Thomas Seaman**, spoke on defending the Constitution.

***Jennifer Roberson**, spoke on the traffic and noise issues on Deer Run Road.

County Attorney, **Aaron Kappler**, addressed some of the questions and issues brought up concerning election integrity, and informed the Board that he is still awaiting a response from the Attorney General's Office.

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

The meeting was adjourned at 6:01 p.m.