

Bryan County Board of Commissioners – Pre-Agenda Meeting – September 3, 2024

The pre-agenda meeting of the Bryan County Board of Commissioners was held on Tuesday, September 3, 2024, at 3:30 p.m. in Pembroke, in the Commission Meeting Room. The following members were present in person: Chairman Carter Infinger, Commissioner Gene Wallace, Commissioner Noah Covington, and Commissioner Patrick Kisgen. Also present: County Administrator Ben Taylor, Assistant County Administrator Kathryn Downs, County Clerk Lori Tyson and County Attorney Aaron Kappler. The following staff were also present: Audra Miller, Kirk Croasmun, Sara Farr-Newman, Amanda Clement, Charlene Bunch, Laura Vickers, Brett Kohler, Riley Johnson, Nick Beard, Jeff Crowther, Anthony Van Es, Matt Montanye and Eric G. Van Otteren. Several staff members from Thomas and Hutton were also present.

Chairman Carter Infinger called the meeting to Order at 3:32 p.m.

The following **Non-Agenda Items** were presented:

1. 2023 Financial Report – **Trey Scott, Maulden & Jenkins**
2. Fisherman’s Co-Op Phase II – **Audra Miller**
3. Planning and Zoning Commission/Board of Adjustments – **Audra Miller**
4. Topical Storm Debby Response Presentation – **Ben Taylor & Kathryn Downs**

The following **Consent Agenda Items** were presented:

1. Adoption of Fisherman’s Co-Op Park and Boat Landing Operations Manual – **Audra Miller**
2. Warranty Deed – J. North Bryan Properties, LLC – **Aaron Kappler**
3. Acceptance of Quitclaim Deed - J. CORDE WILSON, CANDLER WILSON, and ARDEN WILSON BARTLETT – **Aaron Kappler**

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

1. Savannah Land Holdings, LLC - Sketch Plat for a 204-lot subdivision located in the Waterways Township subdivision. Parcel number 075-001
2. The Cubes at West Port, LLC – Revised Master Plan for the Herbert Warnell Tract – Parcel 029-024
3. Jody Riley - Second Reading of an Ordinance to Amend the Zoning Map for ±2.51 acres – Parcel 029-047-01
4. Jamie Lawhorn – Conditional Use Permit for Home Occupation – cottage food bakery – Parcel 0422-132
5. Bandy Bluff, LLP – Conditional Use Permit - Excavation and Mining (borrow pit) operation – Parcel 037-033
6. Arabella Capital – Conditional Use Permit - self-storage facility – Parcel 0471-001
7. Capital Improvement Element – North Bryan

Audra Miller and Brett Kohler presented the following Community Development Non-Public Hearing item to the Commissioners:

1. Adoption of Annual CIE Update
2. James Moore – First Reading of an Ordinance to Amend the Zoning Map for ±1 acre – Parcel 009-015

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

1. T&H Change Order #1 – Fisherman’s Co-Op
2. Adoption of the 2024 Millage Rate
3. Hendrix Park Community Building Bid Award
4. North Bryan County Courtroom Expansion Project Bid Award
5. MOU for “Great Ogeechee Seafood Festival”
6. FY 2024 CDBG Selection for Grant(s) Administrator and Engineer
7. Second Reading of an Ordinance to Amend Chapter 30 “Utilities” of the Bryan County Code of Ordinances
8. Adoption of Capital Recovery Fee Subarea Maps
9. Consideration of a Resolution to Authorize Acquisition of Wilson Fee Simple Easement Interests from Parcel 036 001, Owner CORDE BRYAN HOLDINGS, LLC, CANDLER BRYAN HOLDINGS, LLC and ARDEN BRYAN HOLDINGS, LLC
10. Consideration of a Resolution to Authorize Acquisition of Wilson Easement Interests from Parcel 036 002, Owner Grantors are JAMES C. WILSON, JR., TRUSTEE OF THE JAMES C. WILSON JR. CHILDREN’S TRUST UNDER AGREEMENT DATED SEPTEMBER 12, 2003
11. Consideration of a Resolution to Authorize Acquisition of Easement Interests from Parcel 036 004, Owners CORDE BRYAN HOLDINGS, LLC, CANDLER BRYAN HOLDINGS, LLC and ARDEN BRYAN HOLDINGS, LLC
12. Consideration of a Resolution to accept an Easement for Water and Access from RP SEAPORT, LLC
13. T&H Task Order #111 – South Bryan Waterways Transfer Lift Station Final Design & Construction Administration Services
14. Landmark Change Order #3 – Accelerated Construction Schedule Incentive
15. Belfast Keller Road East Improvements – Wetland Mitigation Bank Credits Purchase
16. SR 144/Oak Level Road Lighting Agreement
17. Re-approval of Memorandum of Understanding between Bryan County and Bulloch County concerning well mitigation
18. Georgia Outdoor Stewardship Program Grant – Fisherman’s Co-Op
19. 2024 Dirt Roads Paving Project Bid Award
20. T&H CO #7 – I-16 Regional Sewer Improvements
21. Tropical Storm Debby Emergency Repair Contract – Harry Hagan Road
22. Tropical Storm Debby Emergency Repair Contract – Ash Branch Road
23. Tropical Storm Debby Emergency Repair Contract – Canterwood Drive
24. Consideration of a Resolution to Accept an Easement for Water, Sewer, and Access from Haiseal Timber, Inc.
25. Consideration of a First Amendment to Sewer Agreement with the City of Richmond Hill
26. Consideration of a Memorandum of Understanding with the City of Richmond Hill
27. Bid Award for Cyber Security
28. Brisbon Road Construction Contract Award

Aaron Kappler met with the board on the following proposed County Attorney items:

1. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0631-008 and Tax Parcel 0631-007, Bryan County, Georgia (Parcels 1 and 2 of the Bryan County S.R. 144/Oak Level Road Compact Roundabout Project; Owner: PWD HOLDINGS, INC.); 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: \$500.00


2. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0631-004, Bryan County, Georgia (Parcel 3 of the Bryan County S.R. 144/Oak Level Road Compact Roundabout Project; Owner: PROXY RETAIL GROUP, INC.); 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: \$6,500.00
3. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0631-012, Bryan County, Georgia (Parcel 4 of the Bryan County S.R. 144/Oak Level Road Compact Roundabout Project; Owner: DIP TRADING CORPORATION and DIP TWO TRADING CORPORATION); 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: \$22,000.00
4. Consideration of a Resolution to Condemn a property interest in Tax Parcel 0631-094-01, Bryan County, Georgia (Parcel 6 of the Bryan County S.R. 144/Oak Level Road Compact Roundabout Project; Owner: DANIEL M. BRYANT and MAUREEN BRYANT); 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: \$900.00

At 5:23 p.m. a motion was made by Noah Covington and seconded by Gene Wallace to go into Executive Session for the purposes of litigation. Vote 4:0, Motion carried unanimously.

At 6:23 p.m. the Board returned to the open meeting.

A motion was made by Gene Wallace and seconded by Dallas Daniel to adjourn. Motion carried unanimously.

The meeting was adjourned at 6:25 p.m.



County Clerk



Vice Chairman