

Bryan County Board of Commissioners – September 10, 2024

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, September 10, 2024, in Pembroke. The August 13, 2024, Regular Meeting was cancelled due to the flooding from Tropical Storm Debby. 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, County Clerk Lori Tyson and County Attorney Aaron Kappler.

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

Chairman Infinger recognized City of Pembroke Mayor, Tiffany Ziegler and City Administrator Chris Benson. Also, City of Richmond Hill Councilmember, Kristi Cox, and former Bryan County Commissioner, Jimmy Henderson.

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

A motion was made by Gene Wallace and seconded by Wade Price to approve the minutes of the July and August 2024 meetings as presented. Motion carried unanimously. Vote 5:0

A motion was made by Noah Covington and seconded by Patrick Kisgen 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, Brett Kohler, Audra Miller and Amanda Clement met with the Commissioners on the following Public Hearing Items.

- * Savannah Land Holdings, LLC - Sketch Plat for a 204-lot subdivision located in the Waterways Township subdivision – Parcel 075-001

- * The Cubes at West Port, LLC – Revised Master Plan for the Herbert Warnell Tract – Parcel 029-024

- * Jody Riley - Second Reading of an Ordinance to Amend the Zoning Map for ±2.51 acres – Parcel 029-047-01

- * Jamie Lawhorn – Conditional Use Permit for Home Occupation – cottage food bakery – Parcel 0422-132

- * Bandy Bluff, LLP – Conditional Use Permit - Excavation and Mining (borrow pit) operation – Parcel 037-033

- * Arabella Capital – Conditional Use Permit - self-storage facility – Parcel 0471-001-03

- * Capital Improvement Element – North Bryan

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

*** Savannah Land Holdings, LLC - Sketch Plat for a 204-lot subdivision located in the Waterways Township subdivision – Parcel 075-001** – Savannah Land Holdings, LLC, represented by Hussey Gay Bell Engineering, is requesting approval for a Sketch Plat for Parcel 30 of the Waterways PD. The plat proposes 104 single family lots and 102 townhome lots in 2 phases. A motion was made by Patrick Kisgen and seconded by Noah Covington to deny the sketch plat for Parcel 30. Vote 5:0, motion carried unanimously.

*** The Cubes at West Port, LLC – Revised Master Plan for the Herbert Warnell Tract – Parcel 029-024** – The Cubes at West Port, LLC is requesting a Master Plan Amendment for the West Port Logistics Center to be located on the “Herbert Warnell Tract,” located on Hwy 280. The property is currently zoned I-2. A motion was made by Gene Wallace and seconded by Wade Price to approve the Revised Master Plan, with the condition that the owner/developer shall execute an amended and reinstated water and sewer agreement with the County prior to any additional land disturbance or building permits being issued. Vote 5:0, motion carried unanimously.

*** Jody Riley - Second Reading of an Ordinance to Amend the Zoning Map for ±2.51 acres – Parcel 029-047-01** – Applicant is requesting to rezone a 2.51-acre property from the "A-5" Agricultural Zoning District to the "RR-1" Rural Residential 1 Acre Zoning District. The property is located at 316 Old Olive Branch Rd, PIN# 029 047 01. The applicant plans to complete a minor subdivision and place an additional home. A motion was made by Wade Price and seconded by Noah Covington to approve the rezoning of Parcel # 029-047-01 from A-5 Agricultural to the RR-1 Rural Residential Zoning District, with the condition that a separate driveway be acquired. Vote 5:0, motion carried unanimously.

*** Jamie Lawhorn – Conditional Use Permit for Home Occupation – Parcel 0422-132** – Jaime Lawhorn is requesting approval for a homebased cottage bakery in the “R-15” Zoning District. The proposed business will sell items online for delivery or pick up. A motion was made by Gene Wallace and seconded by Dallas Daniel to approve the Conditional Use Permit for 91 Woodland Way, for a home bakery. Vote 5:0, motion carried unanimously.

*** Bandy Bluff, LLP – Conditional Use Permit - Excavation and Mining (borrow pit) Operation – Parcel 037-033** – Kern and Company representing Bandy Bluff, LLLP, is requesting a Conditional Use Permit for an "Excavation and Mining" (borrow pit) operation to be located on the south side of SR 204, with its intersections of Pine Barren Loop Road. A motion was made by Noah Covington and seconded by Wade Price to approve the Conditional Use Permit for Parcel Number 037-033 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. A northbound bypass lane and southbound right turn lane must be installed along SR 204 in compliance with GDOT design criteria and with GDOT approval., A final site access plan showing driveway spacing will be required to be reviewed by Bryan County.
3. The site is expected to close in 12 years from start. If the site remains active beyond this point, or a change of use is requested, an additional Traffic Impact Analysis will be required to maintain the access permit.
4. The Operator/Developer shall incur all the costs associated with transportation improvements recommended in the TIA.

5. The size of the borrow pit shall not exceed the 132.5-acres as shown on the concept plan entitled "Red Gate Borrow Pit", prepared by Kern & Co., LLC and dated July 2, 2024. Any proposed expansion of the pit shall require an amendment to the conditional use approval.
6. 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.
7. Adequate site access for fire apparatus must be provided. Roads must be suitable for fire truck operation, and access must be available to the entire site where machinery will be operating.

Vote 5:0, motion carried unanimously.

*** Arabella Capital – Conditional Use Permit - self-storage facility – Parcel 0471-001-03** – Chance Warren with Arabella Capital, requesting a Conditional Use Permit to develop a self-storage facility in the "B-2" zoning district. Property is located on US Hwy 17 at the entrance to the Rivers Crossing Townhome Development. PIN # 0471-001-03. A motion was made by Noah Covington and seconded by Wade Price to approve the Conditional Use Permit for Parcel # 0471-001-03, with the following conditions:

1. The Conditional Use Permit shall apply exclusively to a climate controlled, indoor facility. Any modification to add or include outdoor units will constitute a major amendment, as provided under Section 114-337 of the Unified Development Ordinance.
2. Final architectural designs must be approved by the Community Development Department prior to obtaining construction permits.

Vote 5:0, motion carried unanimously.

*** Capital Improvement Element – North Bryan** – Bryan County is preparing a Transportation Impact Fee Study for North Bryan. In order to adopt an impact fee, the County is required to adopt a Capital Improvement Element ("CIE") for the Comprehensive Plan. A CIE is "a component of a comprehensive plan adopted pursuant to Chapter 70 of this title which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement." (O.C.G.A §36-31-2(2)). Per the Department of Community Affairs ("DCA") Guidelines, the County shall follow the same procedures for adopting a CIE as the procedural requirements for the adoption of the Comprehensive Plan. DCA has prepared policies and procedures for adopting a Comprehensive Plan, and a First Public Hearing must be held at the inception of the planning process. "The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process." (Chapter 110-12-1-.04(1(a))). This was presented as a First Public Hearing and no action was required.

Audra Miller and Brett Kohler met with the Commissioners on the following Non-Public Hearing issue.

*** Adopt the Annual Update of the Capital Improvement Element** – Bryan County ("County") adopted a Capital Improvement Element ("CIE") to the Bryan County 2018 Comprehensive Plan Update ("Comp Plan") January 8, 2019, and amended the CIE March 13, 2019 (officially adopted May 9, 2019). A second amendment to the CIE was adopted October 13, 2020. The CIE addresses transportation-related capital improvements and includes, as part of the CIE, the Impact Fee Analysis Report for the

Unincorporated South Bryan County Transportation Impact Fee District. Per state law regarding CIEs and Impact Fees, the County is required to prepare an annual update and submit the update to the Georgia Department of Community Affairs ("DCA"). The DCA approved the Annual Update on July 30, 2024. The County is required to formally adopt the Annual Update, and upon doing so, the County will maintain its qualified local government status. A motion was made by Patrick Kisgen and seconded by Gene Wallace to Adopt the Annual Update of the Capital Improvement Element, as presented. Vote 5:0, motion carried unanimously.

*** First Reading of an Ordinance to Amend the Zoning Map for 1412 Otter Hole Branch Rd, PIN# 009 015** – James Moore, requesting to rezone a 1-acre portion of a 14.27-acre property from the "A-5" Agricultural Zoning District to the "RR-1" Rural Residential 1 Acre Zoning District. The property is located at 1412 Otter Hole Branch Rd, PIN# 009 015. The applicant plans to complete a minor subdivision and place an additional home. This is a first reading; no action is required.

Kathryn Downs and Ben Taylor, County Administrator, met with the board on the following issues.

*** Bryan County Fisherman's Co-Op Change Order No. 1** – Representatives from TIC and Thomas & Hutton conducted a repairs assessment survey of the existing pierhead on June 13, 2024, to determine the quantity and magnitude of repairs necessary to restore the pierhead. Upon inspection of the pier at low tide, additional cracks and areas of repair were noted than were included in the bid documents. Based on the results of the survey, TIC prepared a change order for the required additional remediation work. Thomas & Hutton has reviewed the submitted change order and has confirmed the submitted quantities and prices. A motion was made by Dallas Daniel and seconded by Patrick Kisgen to approve Change Order No. 1, allowing for the additional remediation work required for the repair of the existing pierhead for an overall increase in contract price in the amount of \$121,676.96. Vote 5:0, motion carried unanimously.

*** Adoption of the 2024 Millage Rate** – The five-year history has been advertised for the adoption of the 2024 millage rate. The recommendation is to adopt a "roll back" millage rate of 5.939 mills for the unincorporated areas of Bryan County, as well as for the cities of Pembroke and Richmond Hill. This will be the 8th consecutive year the county has adopted the roll back rate. Also, up for adoption is the millage rate of 15.075 for the Board of Education and 1.50 for the School Bond Debt Service. A motion was made by Wade Price and seconded by Dallas Daniel to approve and adopt the 2024 Millage Rate Resolution, as presented. Vote 5:0, motion carried unanimously.

*** Hendrix Park Community Building Bid Award** – On May 29, 2024, County staff advertised a Request for Proposals (RFP) for a design-build contractor to provide turnkey design, construction, and delivery of a new 3,600 sf building. This building will be utilized as a community building and elections office and would be located at 3960 Wilma Edwards Road (Hendrix Park). On June 27, 2024, five bids were received with the lowest bid coming from United Ground Maintenance Services Inc. (UGMS), in the amount of \$440,000.00. United Ground Maintenance Services Inc. meets all the requirements for experience as established by the RFP. A motion was made by Noah Covington and seconded by Gene Wallace to authorize staff to award a contract to United Ground Maintenance Services Inc. (UGMS), in the amount of \$440,000.00 for the construction of the Hendrix Park Community Building. Vote 5:0, motion carried unanimously. Commissioner Covington also clarified the to public that this building is in addition to ongoing renovations happening at Hendrix Park.

*** North Bryan County Courthouse Expansion Bid Award** – On May 20, 2024, County staff advertised a Request for Proposals (RFP) for a design-build contractor to provide turnkey design, construction, and delivery of a new 2,225 sf building expansion to the Bryan County Courthouse. On June 20, 2024, one bid was received from Fred Foley Construction in the amount of \$530,618.00. Fred Foley Construction meets all the requirements for experience as established by the RFP. A motion was made by Patrick Kisgen and seconded by Gene Wallace to authorize staff to award a contract to Fred Foley Construction, in the amount of \$530,618.00 for the construction of the Bryan County Courthouse Expansion. Vote 5:0, motion carried unanimously.

*** MOU for the “Great Ogeechee Seafood Festival”** – Staff recommends approval of the MOU with The Richmond Hill Bryan County Chamber of Commerce. In this MOU, Bryan County will pay \$15,000.00 to the Chamber for the "Great Ogeechee Seafood Festival" to promote tourism in Bryan County, GA. A motion was made by Patrick Kisgen and seconded by Dallas Daniel to authorize County staff to execute an MOU with The Richmond Hill Bryan County Chamber of Commerce for the Great Ogeechee Seafood Festival, to promote tourism in Bryan County. Vote 5:0, motion carried unanimously.

*** FY 2024 CDBG Selection for Grant(s) Administrator and Engineer** – The next priority identified in the Urban Redevelopment Plan pursuant to the North Bryan County Senior Center, is to address infrastructure and housing needs in the Groover Hill community. Bryan County is again looking to apply to DCA for CDBG funding. CDBG funding requires open procurement of an administrator and engineer. The procurement process was conducted in June. Selection committees were created and reviewed the proposals received. Administration responses were received from Carter & Sloope, DCJ Global Management Solutions, and Southern Prosperity Solutions. The selection committee for the grant administrator recommends Carter & Sloope. Engineering Responses were received from Thomas & Hutton, and T.R. Long Engineering. The selection committee for the project engineer recommends T.R. Long Engineering. A motion was made by Noah Covington and seconded by Dallas Daniel to award CDBG application services and, if funded, design services and construction oversight, to Carter & Sloope as project administrator and T.R. Long Engineering as the project engineer. Vote 5:0, motion carried unanimously.

*** Second Reading of An Ordinance to Amend Chapter 30 “Utilities” of the Bryan County Code of Ordinance** – Bryan County adopted revisions to Chapter 30 “Utilities” in September 2022. As part of these revisions, the ordinance established Bryan County’s ability to designate subareas/districts for Water and Sewer Service Areas. In order to provide consistency and continuity with the interpretation and application of Water and Sewer Service subareas/districts, Sec. 30-152 is being amended to specifically identify the Department responsible for maintaining and interpreting the Water and Sewer Service Area map(s). Additionally, the proposed revisions provide an appeal process for individuals aggrieved by decisions regarding application of subarea/district lines. A motion was made by Noah Covington and seconded by Patrick Kisgen to approve the Second Reading of An Ordinance to Amend Chapter 30 “Utilities” of the Bryan County Code of Ordinances, as presented. Vote 5:0, motion carried unanimously.

*** North Bryan and South Bryan County Water & Sewer Capital Recovery Fee Service Areas Maps** – Bryan County adopted the 2024 Capital Recovery Fee Schedule (“CRF Schedule”) with the FY 2024 Bryan County budget. The CRF Schedule identifies subareas for north and south Bryan County, which identifies areas requiring additional sewer connection fees above and beyond the base sewer connection fee. In order to provide clarity on the subarea boundary lines, the County staff recommends maps be adopted identifying the boundary lines. The boundary lines are not parcel specific, and the Engineering Director, per County ordinances, is given the authority to interpret and apply the boundary lines. A motion was

made by Dallas Daniel and seconded by Gene Wallace to adopt the North Bryan and South Bryan County Water & Sewer Capital Recovery Fee Service Areas Maps, as presented. Vote 5:0, motion carried unanimously.

*** 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** – This item authorizes Bryan County, Georgia, to acquire from Corde Bryan Holdings LLC, a Georgia limited liability company, Candler Bryan Holdings LLC, a Georgia limited liability company, and Arden Bryan Holdings LLC, a Georgia limited liability company, certain easement rights upon the property lying in Bryan County, Georgia, identified as Tax Parcel ID No. 036-001 (the “Property”). The County shall pay \$239,100.00 in exchange for the easement rights upon the Property. This acquisition grants the County two (2) permanent easements for access, maintenance, and utilities, and a temporary construction easement. A motion was made by Wade Price and seconded by Gene Wallace to approve acquisition of Parcel 036-001 for \$239,100.00 in exchange for the easement rights upon the Property. Vote 5:0, motion carried unanimously.

*** 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** – This item authorizes Bryan County, Georgia, to acquire from James C. Wilson, Jr., Trustee of the James C. Wilson, Jr. Children’s Trust under agreement dated September 12, 2003, certain easement rights upon the property lying in Bryan County, Georgia, identified as Tax Parcel ID No. 036-002 (the “Property”). The County shall pay \$24,100.00 in exchange for the easement rights upon the Property. This Permanent, Non-Exclusive Access Easement grants the County easements for access, maintenance, and utilities. A motion was made by Noah Covington and seconded by Dallas Daniel to approve acquisition of Parcel 036-002 for \$24,100.00 in exchange for the easement rights upon the Property. Vote 5:0, motion carried unanimously.

*** Acquisition of Easement Interests from Parcel 036 004, Owners CORDE BRYAN HOLDINGS, LLC, CANDLER BRYAN HOLDINGS, LLC and ARDEN BRYAN HOLDINGS, LLC** – This item authorizes Bryan County, Georgia, to acquire from Corde Bryan Holdings LLC, a Georgia limited liability company, Candler Bryan Holdings LLC, a Georgia limited liability company, and Arden Bryan Holdings LLC, a Georgia limited liability company, certain fee simple and easement rights upon the property lying in Bryan County, Georgia, identified as Tax Parcel ID No. 036-004 (the “Property”). The County shall pay \$732,625.00 in exchange for the fee simple and easement rights upon the Property. This acquisition grants the County easements for access, maintenance, and utilities, along with fee simple rights for installation of certain water and sewer improvements. A motion was made by Dallas Daniel and seconded by Noah Covington to approve acquisition of Parcel 036-004 for \$732,625.00 in exchange for the fee simple and easement rights upon the Property. Vote 5:0, motion carried unanimously.

*** Acceptance of Easement for Water and Access from RP SEAPORT, LLC** – Consider approval of an Easement for Water and Access from RP Seaport, LLC, a Georgia limited liability company, for and on the property identified as Tax Parcel ID No. 028-029. This donation is for a perpetual, nonexclusive access and utility easement. A motion was made by Gene Wallace and seconded by Noah Covington to approve acceptance of an easement for Parcel 028-029, for the purposes of Water and Sewer Access, as presented. Vote 5:0, motion carried unanimously.

*** South Bryan Waterways Transfer Lift Station Final Design & Construction Phases** – The proposed task order includes engineering design, permitting, bidding & construction phase services for a

new wastewater lift station located near the Waterways community. The intent is for this lift station to send flow to the Veteran's Parkway pump station, which currently directs flow to Richmond Hill's wastewater conveyance and treatment system. A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve TO #111 in the amount of \$270,200.00 for the South Bryan Waterways Transfer Lift Station Design & Construction Phases. Vote 5:0, motion carried unanimously.

*** BCMS 2 MG Elevated Storage Tank and 1,800 GPM Well Change Order No. 3** – The Contractor has agreed to the creation of Division IIA to accelerate the delivery date of the 2.0 MG Elevated Storage Tank. Hyundai Motor Group Metaplant America (HMGMA) has agreed to pay for half of the cost of acceleration. Bryan County will seek funding from additional State resources to cover the remaining balance. A motion was made by Dallas Daniel and seconded by Wade Price to approve CO #3, as presented. Vote 5:0, motion carried unanimously.

*** Belfast Keller Rd East-Wetland Mitigation Credit Purchase** – Bryan County is scheduled to advertise for bids for the Belfast Keller Road East Road Improvements Project upon confirmation of funding. As a part of the construction, wetland areas adjacent to the existing roadway will be impacted. In order for the County to be authorized to impact those wetlands, mitigation credits must be purchased prior to the start of disturbance. Staff recommendation includes the purchase of 2.56 wetlands mitigation credits from the Yam Grandy Wetland & Stream Mitigation Bank. A motion was made by Gene Wallace and seconded by Wade Price to approve the purchase of 2.56 wetland mitigation credits in the amount of \$194,560 for the Belfast-Keller Road East Improvements Project. Vote 5:0, motion carried unanimously.

*** SR 144/Oak Level Road–Coastal EMC Work Agreement** – Bryan County is scheduled to advertise for bids for the SR 144/Oak Level Road Roundabout Project upon securement of required ROW at the intersection. As a part of the project Coastal EMC has requested, in partnership with Bryan County, to bury the overhead power within the project limits in conjunction with the installation of lighting for the roundabout. This improvement is recommended due to the inherent benefits regarding vehicular safety, storm damage protection/prevention, and overall aesthetics of the project. The attached Utility Work Agreement outlines the terms and conditions of the power relocation. The total cost of the relocation project is \$285,367.00 of which the County would agree to provide half of the funding in the amount of \$142,683.50. A motion was made by Patrick Kisgen and seconded by Gene Wallace to authorize the Chairman to execute the Coastal EMC Utility Work Agreement in the amount of \$142,683.50. Vote 5:0, motion carried unanimously.

*** Re-approval of Memorandum of Understanding between Bryan County and Bulloch County concerning well mitigation** – This Memorandum of Understanding ("MOU") between Bryan County and Bulloch County sets forth the framework for the mitigation of wells that may be impacted by the wells being installed in Bulloch County, that will support, among other things, the HMGMA facility. The MOU provides that Bryan County and Bulloch County will each contribute at least \$250,000.00 towards the mitigation fund. This MOU and the related intergovernmental agreement were previously approved at a special called meeting on June 25, 2024. Legal counsel has recommended that the MOU be re-approved, in the same form and substance as was on June 25, 2024. A motion was made by Patrick Kisgen and seconded by Noah Covington to approve the Memorandum of Understanding between Bryan County and Bulloch County concerning well mitigation, as previously approved at the June 25, 2024, Special Called Meeting. Vote 5:0, motion carried unanimously.

*** Conserve Georgia Grant Application Submittal - Fisherman's Co-Op Phase II** – Bryan 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 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. Vote 5:0, motion carried unanimously.

*** 2024 Dirt Roads Paving Project Bid Award** – On January 16, 2024, staff advertised a Request for Proposals (RFP) for the 2024 Dirt Roads Paving Project which includes paving Dunham Marsh Trail, Fancy Court and the connector road Between Hwy 280 and Morgan's Bridge Road in unincorporated Bryan County. On Tuesday August 13, 2024, a pre-bid meeting was held with potential bidders and on August 27, 2024, four bids were received with the lowest bid coming from APAC – Atlantic in the amount of \$864,750.60. A motion was made by Noah Covington and seconded by Gene Wallace to authorize staff to award a contract to APAC –Atlantic in the amount of \$864,750.60 for the 2024 Dirt Roads Paving Project. Vote 5:0, motion carried unanimously.

*** I-16 Regional Water and Sewer Improvements Change Order No. 7 Legacy Water Group, LLC** – Due to unexpected delays in the contract period, the contractor has had additional expenses that were not within the original contract amount. These increased costs are associated with additional travel expenses, additional overhead, additional NPDES Monitoring, Dumpster Rental, Mobilization and Demobilization, and miscellaneous additional material purchase. This also cover additional wetland mat rental for two months at a rate of \$50,000 per month. A motion was made by Wade Price and seconded by Noah Covington to approve Change Order #7 in the amount of \$364,393.00. Vote 5:0, motion carried unanimously.

*** Emergency Stormwater Infrastructure Repairs/Replacement related to Tropical Storm Debby along Harry Hagan Road** – The Harry Hagan Road Project consist of removing and replacing four runs of 48" RCP pipe under Ash Branch Road at a depth of approximately ten feet. Repairs will also include install rip rap, repairing eroded canal banks and replacing the road within the construction area. On August 27, 2024, one bids were received with the from B&D Clearing Inc. in the amount of \$ 280,219.00. Upon approval of this contract work will begin immediately. A motion was made by Noah Kisgen and seconded by Patrick Kisgen to authorize staff to award a contract to B&D Clearing Inc. in the amount of \$280,219.00, for the emergency repair of Harry Hagan Road. Vote 5:0, motion carried unanimously.

*** Emergency Stormwater Infrastructure Repairs/Replacement related to Tropical Storm Debby along Ash Branch Road** – The Ash Branch Road Project consist of removing and replacing four runs of 48" RCP pipe under Ash Branch Road at a depth of approximately ten feet. Repairs will also include install rip rap, repairing eroded canal banks and replacing the road within the construction area. On August 27, 2024, one bids were received with the from B&D Clearing Inc. in the amount of \$ 270,319.00. Upon approval of this contract work will begin immediately. A motion was made by Noah Covington and seconded by Dallas Daniel to authorize staff to award a contract to B&D Clearing Inc. in the amount of \$270,319.00, for the emergency repair of Ash Branch Road. Vote 5:0, motion carried unanimously.

*** Emergency Stormwater Infrastructure Repairs/Replacement related to Tropical Storm Debby along Canterwood Drive** – The Canterwood Drive consist of removing backing filling and replacing the existing concrete spillway along Canterwood Drive. On August 27, 2024, one bids were received with the from B&D Clearing Inc. in the amount of \$ 28,400.00. Upon approval of this contract work will begin immediately. A motion was made by Noah Covington and seconded by Patrick Kisgen to authorize staff to award a contract to B&D Clearing Inc. in the amount of \$28,400.00, for the emergency repair of Canterwood Drive. Vote 5:0, motion carried unanimously.

*** Easement for Water, Sewer, and Access from Haiseal Timber, Inc.** – This item authorizes Bryan County, Georgia, to acquire from Haiseal Timber, Inc., a Georgia corporation, an easement for water, sewer, and access upon the property lying in Bryan County, Georgia, identified as Tax Parcel ID No. 035-001 (the “Property”). An appraisal was performed, resulting in a fair market value assessment of \$290,800.00, for the required easement interest in the Property. The Property is part of the Bryan County Hwy 80 Regional Sewer Improvements Project. A motion was made by Patrick Kisgen and seconded by Dallas Daniel to authorize acquisition of property from Haiseal Timber, for Easement for water, sewer and access. Vote 5:0, motion carried unanimously.

*** First Amendment to Sewer Agreement with City of Richmond Hill** – The County and the City of Richmond Hill have negotiated a First Amendment to Sewer Agreement, that authorizes the County to purchase an additional 450,000 gallons per day of sewer capacity from the City. The County will pay for this sewer acquisition with eighteen (18) quarterly payments, beginning 90 days after the First Amendment is fully executed and approved. A motion was made by Dallas Daniel and seconded by Patrick Kisgen to approve a First Amendment to the Sewer Agreement with Richmond Hill, subject to final legal review. Vote 5:0, motion carried unanimously.

*** MOU with City of Richmond Hill for Sewer Capacity** – The County and the City of Richmond Hill have negotiated a Memorandum of Understanding (“MOU”) concerning the County’s acquisition of additional sewer capacity. Pursuant to this MOU, the County and City agree to negotiate in good faith for the ownership of existing infrastructure located within the City’s municipal limits. It also recognizes that a specific area is located within the City’s municipal limits, but remains in the County’s service delivery. Subject to the County and the City resolving the ownership of the existing infrastructure, the City and County acknowledge that this specific area may be served by the City. No further service delivery strategy negotiations or agreements are at issue. A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve the Memorandum of Understanding with Richmond Hill, subject to final legal review. Vote 5:0, motion carried unanimously.

*** Cybersecurity Services Bid Award** – Staff sent out an RFP for Cybersecurity Services. We had a total of 35 vendors respond to the RFP. Bids were evaluated and scored based on the following: 1) Total Cost (40pts) 2) Response Time (15pts) 3) Implementation Time (15pts) 4) Experience (10pts) 5) Adherence to industry standards (10pts). A motion was made by Gene Wallace and seconded by Dallas Daniel to approve staff to award a contract to Thinkguard for annual cybersecurity services in an amount not to exceed \$107,400. Vote 5:0, motion carried unanimously.

*** Brisbon Road Rehab and Sidewalk Bid Award** – The project consists of improvements to the Brisbon Road corridor in Bryan County, Georgia. The work includes roadway rehabilitation (Full Depth Reclamation and pavement) and installation of a 5’ sidewalk on one side of the roadway. Signage and striping will be updated along the corridor. On Thursday, August 29, 2024, the Bryan County received bids

at 2:00 PM at 66 Captain Matthew Freeman Drive in Richmond Hill, Georgia for the above referenced project. There were two bids delivered at the specified time and they were opened publicly. The low bidder for the project was Platinum Paving & Concrete, LLC with a bid amount of \$3,554,011.00. A motion was made by Patrick Kisgen and seconded by Dallas Daniel to authorize staff to award the Brisbon Road Rehab and Sidewalk Project to Platinum Paving & Concrete, LLC., in the amount of \$3,554,011.00, subject to the certification of the City of Richmond Hill funding 50% of the project. Vote 5:0, motion carried unanimously.

*** Software License Agreement with INdigital** – Over the past couple years E911 has been transitioning to updated technology to become compliant with NG911 protocols. Next Generation 911 (NG911) is a digital, internet protocol (IP)-based system that will replace the analog 911 infrastructure. The next phase in these updates is the NG core system implementation in the 911 center and the RapidSOS portal. The NG core system update will alleviate many of the problems with current calls being routed to wrong 911 centers, and with bad connection calls. The RapidSOS portal integrates any device, app or sensor securely transmitting vital information (including user, incident and location) to 911. The E911 Director has requested to enter into contracts with INdigital to complete this next phase of the updates. A motion was made by Noah Covington and seconded by Wade Price to approve a Resolution authorizing the County Administrator to execute the five-year contracts with Communications Venture Corporation INdigital, Inc (d/b/a Indigital) in the amounts of \$307,395.23 and \$92,700. Vote 5:0, motion carried unanimously.

Aaron Kappler, County Attorney, presented the board with the following issues.

*** Declaration of Taking, Order and Resolution to Condemn Property identified as Parcels 0631-008 and 0631-007 for the Bryan County S.R. 144/Oak Level Road Compact Roundabout Project** – The County is proceeding with the Bryan County S.R. 144/Oak Level Road Compact Roundabout project for the purposes of constructing, designing, installing, and maintaining a right of way to provide suitable, sustainable, and reliable access to S.R. 144 and Oak Level Road for the benefit and use of the public at large. This item for consideration is to condemn and acquire certain property owned by PWD Holdings LLC, known as Bryan County Pin No. 0631-008 and 0631-007. The appraised value for said property is \$500.00. A motion was made by Gene Wallace and seconded by Patrick Kisgen to approve the Condemnation of Parcel 0631-007 & 0631-008, as presented, and authorize the County Attorney to initiate and maintain condemnation proceedings to acquire the property necessary for the purposes of facilitating the Bryan County S.R. 144/Oak Level Road Compact Roundabout project. Vote 5:0, motion carried unanimously.

*** Acquisition of Fee Simple Interests and Permanent Easement Interests for the Bryan County S.R. 144/Oak Level Road Compact Roundabout (Property Owner: DIP TRADING CORPORATION and DIP TWO TRADING CORPORATION)** – This item authorizes Bryan County, Georgia, to acquire from Dip Trading Corporation, a Georgia corporation, and Dip Two Trading Corporation, a Georgia corporation, certain fee simple right of way rights upon the property lying in Bryan County, Georgia, identified as Tax Parcel ID No. 0631-012 (the "Property"). The County shall pay \$19,500.00 in exchange for the fee simple and easement rights upon the Property. This acquisition grants the County fee simple right of way rights and two (2) driveway easements. A motion was made by Patrick Kisgen and seconded by Dallas Daniel to approve the Condemnation of Parcel 0631-094-01, as presented, and authorize the County Attorney to initiate and maintain condemnation proceedings to acquire the property necessary for the purposes of facilitating the Bryan County S.R. 144/Oak Level Road Compact Roundabout project. Vote 5:0, motion carried unanimously.

*** Declaration of Taking, Order and Resolution to Condemn Property identified as Parcel 0631-094-01 for the Bryan County S.R. 144/Oak Level Road Compact Roundabout Project** – The County is proceeding with the Bryan County S.R. 144/Oak Level Road Compact Roundabout project for the purposes of constructing, designing, installing, and maintaining a right of way to provide suitable, sustainable, and reliable access to S.R. 144 and Oak Level Road for the benefit and use of the public at large. This item for consideration is to condemn and acquire certain property owned by Daniel M. Bryant and Maureen Bryant, known as Bryan County Pin No. 0631-094-01. The appraised value for said property is \$900.00. A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve the Condemnation of Parcel 0631-007 & 0631-008, as presented, and authorize the County Attorney to initiate and maintain condemnation proceedings to acquire the property necessary for the purposes of facilitating the Bryan County S.R. 144/Oak Level Road Compact Roundabout project. Vote 5:0, motion carried unanimously.

*** Declaration of Taking, Order and Resolution to Condemn Property identified as Parcel 0631-004 for the Bryan County S.R. 144/Oak Level Road Compact Roundabout Project** – The County is proceeding with the Bryan County S.R. 144/Oak Level Road Compact Roundabout project for the purposes of constructing, designing, installing, and maintaining a right of way to provide suitable, sustainable, and reliable access to S.R. 144 and Oak Level Road for the benefit and use of the public at large. This item for consideration is to condemn and acquire certain property owned by Proxy Retail Group, Inc., known as Bryan County Pin No. 0631-004. The appraised value for said property is \$6,500.00. A motion was made by Gene Wallace and seconded by Wade Price to approve the Condemnation of Parcel 0631-004, as presented, and authorize the County Attorney to initiate and maintain condemnation proceedings to acquire the property necessary for the purposes of facilitating the Bryan County S.R. 144/Oak Level Road Compact Roundabout project. Vote 5:0, motion carried unanimously.

Ben Taylor, Kathryn Downs and Robert Ramsey (GMC) gave a presentation to the public concerning the response during Tropical Storm Debby, and the assistance and recovery in place in the aftermath that has been established to assist the citizens of the county.

The following **Public Comments** were made:

*** Stephanie Wilson**, spoke on behalf of her husband, Jason Wilson, concerning the issues on Old Cuyler Road.

*** Meridith Gibson**

*** Stevie Galbreth**, gave public appreciation to Commissioner Kisgen for the quick response and assistance in the evacuation of the assisted living facility in Richmond Hill, during the flooding of TS Debby.

A motion was made by Dallas Daniel and seconded by Patrick Kisgen to adjourn. Vote 5:0, motion carried unanimously.

The meeting was adjourned at 7:56 p.m.