Bryan County Board of Commissioners – July 8, 2025

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, July 8, 2025, in Pembroke. The following members were present: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Alex Floyd, Commissioner Wade Price, Commissioner Jeff Nielsen and Commissioner Gene Wallace. Also present: Assistant County Administrator Kathryn Downs, County Clerk Lori Tyson and County Attorney Gage Hawkins. County Administrator Ben Taylor was not present at the meeting.

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

A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to approve the proposed agenda, as presented, with the addition of Executive Session for the purposes of Litigation and Real Estate, after the Commissioner Comments. Motion carried unanimously. Vote 5:0

A motion was made by Alex Floyd and seconded by Gene Wallace to approve the minutes of the June 2025 meetings, as presented. Motion carried unanimously. Vote 5:0

A motion was made by Alex Floyd and seconded by Patrick Kisgen to approve the **Consent Agenda**. Motion carried unanimously. Vote 5:0

1. Proclamation – Parking Day
2. Public Defender Contract Extension and Budget Amendment

A motion was made by Alex Floyd and seconded by Patrick Kisgen to close the regular meeting and open the Public Hearing. Motion carried unanimously. Vote 5:0

Brett Kohler and Audra Miller met with the Commissioners on the following **Public Hearing Items.**

* Drayton-Parker Companies – Second Reading of an Ordinance to Amend the Zoning Map for ±3.83 acres – Parcel 062-114. *Daniel Ben-Yisrael and Brian Clouser with Parker's Kitchen was present for questions. The following citizens were present to spoke in opposition of the project: Sue Turner, Rodney Denmark, Ben Anderson, Matt Campbell, Hugh Hardy, Deanna Hardy, Tanya Collier, Phillip Corbin, Ashley Anderson, Bryce Ladson, Jay Lacey.*

* Mary Ann Chance – Second Reading of an Ordinance to Amend the Zoning Map for ±2.5 acres – Parcel 014-023-02

* Tract 3 Developers, LLC, represented by Neil McKenzie – The Lakes at Black Creek Sketch Plat ±98.97 acres - Parcel 019-004-02. *Neal McKenzie with Coleman Company was present for any questions. The following citizens were present to speak in opposition of the project: Roy Delk, Kristen Stampfer, Dawn Poe, Shawn Page, Russell Rogers.*

* Annual Capital Improvement Element Update

A motion was made by Alex Floyd and seconded by Wade Price to close the Public Hearing and reopen the Regular Meeting. Motion carried unanimously. Vote 5:0

*** Drayton-Parker Companies – Second Reading of an Ordinance to Amend the Zoning Map for ±3.83 acres – Parcel 062-114** – Brian Clouser Representing Drayton- Parkers Companies, has requested to rezone a 3.832-acre portion of a 127.67-acre property from the "A-5"Agricultural Zoning District to the "B-2" General Commercial Zoning District. The property is located at the Southwest corner of SR 144 and Belfast River Rd, PIN# 062 144. The applicant plans to develop a gas station and convenience store. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to table the item for 30 days, until the following month's meeting. Motion carried unanimously. Vote 5:0

*** Mary Ann Chance – Second Reading of an Ordinance to Amend the Zoning Map for ±2.5 acres – Parcel 014-023-02** – Mary Ann Chance, is requesting to rezone a 2.5-acre portion of a 10-acre property from the "RR-2.5" Rural Residential Zoning District to the "A-5" Agricultural Zoning District. The property is located at 1913 Wildwood Church Rd, PIN# 014-023-02. The applicant plans to complete a lot line adjustment with a neighboring property. A motion was made by Alex Floyd and seconded by Patrick Kisgen to approve the requested rezoning of Parcel # 014-023-02, from the "RR-2.5" Rural Residential Zoning District to the "A-5" Agricultural Zoning District. Motion carried unanimously. Vote 5:0

*** Tract 3 Developers, LLC, represented by Neil McKenzie – The Lakes at Black Creek Sketch Plat ±98.97 acres - Parcel 019-004-02** – Neil McKenzie of Coleman Company, is representing Tract 3 Developers, LLC, requesting a sketch plat for Phase 2 of the Lakes at Black Creek Subdivision. The Bryan County Board of Commissioners rezoned this property as apart of the Lakes of Black in 2006. This phase 2 proposes 144 lots on 98.97 acres. Property is located generally to the west of Abigail Circle, and North of Page Rd. A motion was made by Jeff Nielsen and seconded by Gene Wallace to the sketch plat for Phase 2 of the Lakes at Black Creek, with the following conditions:

1. A detailed flood study to establish a Base Flood Elevation for lots that fall into the un-numbered A zone must be completed prior to civil construction plan approval.
2. Prior to the issuance of site development permits, the developer must provide documentation demonstrating clear access rights to SSGT Joel P Dameron Road. If the developer cannot demonstrate such rights, no connection from the property line to the road shall be made until the issue is fully resolved. The developer will, however, remain responsible for installing emergency access up to their property line and will be required to complete the connection from the property line to the road if and when the access issue is resolved.

Vote 3:2. Commissioners Floyd and Kisgen opposed.

*** Annual Capital Improvement Element Update** – Bryan County adopted a Capital Improvement Element to the Bryan County 2018 Comprehensive Plan Update January 8, 2019, and amended the CIE March 13, 2020, and July 14, 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"). As part of this process, the County must prepare the required documents, hold a public hearing, adopt a resolution, and submit the update to the DCA a minimum of 60 days prior to the County's reporting deadline. The County's reporting deadline is October 31, 2025. A motion was made by Alex Floyd and seconded by Patrick Kisgen to authorize the Transmittal of the Annual Update of the Capital Improvement Element to the Department of Community Affairs, as presented. Motion carried unanimously. Vote 5:0

Brett Kohler met with the Commissioners on the following **Non-Public Hearing item**.

*** TMRP Commercial LLC - First Reading of an Ordinance to Amend the Zoning Map for ±0.36 acres – Parcel 02510-50 -** Teresa Palumbo of TMRP Properties, is requesting to rezone a 0.36-acre property from the "RR-1" Rural Residential Zoning District to the " B-1" Neighborhood Commercial Zoning District. The property is located at 40 Church of God Rd, PIN# 0251 050. The applicant plans to move an existing real estate business from the neighboring lot to this location. This was a first reading, so no action was required.

Kathryn Downs, Assistant County Administrator, met with the board on the following **County Administrator** issues.

*** Planning & Zoning Board Appointment –** Matthew Ferriera resigned from the Planning and Zoning Commission/Board of Adjustment on April 8, 2025. Mr. Ferriera's term expires on February 28, 2029, and the remaining portion of his term needs to be filled. The term of this Board's appointee would begin June 10, 2025, and expire February 28, 2029. A motion was made by Alex Floyd and seconded by Gene Wallace to appoint Tommy Easton to the Bryan County Planning and Zoning Commission and Board of Adjustments for a term to begin July 8, 2025 and expire February 28, 2029. Vote 5:0, motion carried unanimously.

*** South Bryan Wastewater Treatment Facility Lift Station Construction Project Award** –Bryan County has engaged Thomas & Hutton (T&H) Engineering to design and permit the proposed transfer lift station, site improvements, and force main located at the water treatment plant property in Waterways, Richmond Hill, GA. T&H has prepared contract bid documents and associated plans for the construction of the transfer lift station, site improvements, and force main, and upon approval of the documents the project was subsequently advertised for construction bids. Bids were received for the project on June 24th, 2025, and evaluated by T&H. Three bids were received and evaluated, and this item reflects that recommendation. A motion was made by Jeff Nielsen and seconded by Patrick Kisgen to approve a contract with BRW Construction Group, LLC, in the amount of $4,271,672.00 for the Waterways Transfer Lift Station Project and authorize staff to execute the necessary contract documents in order to initiate the project. Vote 5:0, motion carried unanimously.

*** US Hwy 280/Wilma Edwards Road Roundabout Construction Project Award –** This item is for the award of a construction bid for a single lane roundabout at the intersection of Wilma Edwards Road/US 280/Church of God Road A motion was made by Wade Price and seconded by Gene Wallace to award the US Hwy 280/Wilma Edwards Rd Roundabout project to Platinum Paving & Concrete, LLC, in the amount of $2,459,945.20. Vote 5:0, motion carried unanimously.

*** Cyber Security Services Contract Award –** Bryan County received a grant totaling $193,643.00 from GEMA a State and Local Cybersecurity Grant to implement an Enterprise Cybersecurity Solution (ECS) Elite services to maximize the cybersecurity protections due to the increase in cyber threats. Local match funds are required. On May 22, 2025, Staff issued a Request for Proposal (RFP) for the implementing an Enterprise Cybersecurity Solution (ECS) Elite service. Bids were due on June 5, 2025. Nine bids were received. A motion was made by Patrick Kisgen and seconded by Wade Price to approve staff to execute a contract with BladeOne for the implantation of Enterprise Cybersecurity Solution (ECS) in an amount not to exceed $224,664.00. Vote 5:0, motion carried unanimously.

*** FLOST Intergovernmental Agreement –** In order to implement the Floating Homestead Exemption and Floating Local Option Sales Tax (FLOST), approved by citizens in the November 2024 election, an Intergovernmental Agreement (IGA) must be executed among the County and qualified cities. The funds are then distributed in accordance with the executed IGA for a period of five (5) years. The cities of Richmond Hill and Pembroke have indicated that they will approve the attached IGA that will distribute the new 1% collection of FLOST on an annual basis as follows: Bryan County: 76%, City of Pembroke: 3%, City of Richmond Hill: 21%. A motion was made by Gene Wallace and seconded by Patrick Kisgen to authorize the Chairman to execute the FLOST Intergovernmental Agreement with the Cities of Pembroke and Richmond Hill, and to approve a Resolution calling for the election, and all further actions related thereto, contingent upon the agreement and execution of the Intergovernmental Agreement by all parties and final legal review. Vote 5:0, motion carried unanimously.

*** Elections & Registration Board Appointment** – Mr. Noah Covington resigned from the Board of Elections and Registration on February 25, 2025, leaving a seat open. Mr. Billy McFadden has expressed interest in serving on the Board. Appointment to the seat would immediately begin a four-year term and expire on December 31, 2028, and until their successors are duly appointed and qualified. A motion was made by Patrick Kisgen and seconded by Wade Price to appoint Billy McFadden to the Bryan County Board of Elections and Registration with a term beginning immediately and expiring on December 31, 2028. Vote 5:0, motion carried unanimously.

*** Library Board Appointments –** The Board of Commissioners has three seats to fill on the Bryan County Library Board. The terms of two members of the Bryan County Library Board expires on June 30, 2025. Those seats are currently held by Kathleen Wolf and David Williams. Both members have expressed a desire to serve another term. It is required that the third seat be filled by a resident of north Bryan County. As such, Morgan Foreman has expressed an interest in serving on the Bryan County Library Board and meets that requirement. Terms for all three seats would begin immediately and expire on June 30, 2028. A motion was made by Gene Wallace and seconded by Alex Floyd to reappoint Kathleen Wolf and David Williams to the Bryan County Library Board along with Morgan Foreman, with all three terms beginning immediately and expiring on June 30, 2028. Vote 5:0, motion carried unanimously.

*** Motorola APX Radio Flash Upgrade Project for Public Safety Radios –** This item is for the Motorola APX Radio Flash Upgrade Project for both the Sheriff's Office and Fire/EMS. This upgrade provides solution to circumstances where traditional radio signal is unavailable, such as allowing radios to seamlessly switch to IP-based communication over WiFi and maintain a connection to the regional Motorola ASTRO P25 radio network, ensuring uninterrupted communication indoors or in signal-impaired areas. A motion was made by Jeff Nielsen and seconded by Wade Price to approve the Motorola APX Radio Flash Upgrade Project for both the Sheriff's Office and Fire/EMS at a combined total of $112,589.18. Vote 5:0, motion carried unanimously.

Aaron Kappler, County Attorney, met with the board on the following **County Attorney** issues.

*** Wilma Edwards Roundabout: Resolution authorization settlement of condemnation with DK&D Ventures, LLC, Parcel 2 (0251-021) –** This item pertains to property negotiations for the Wilma Edwards Road, Church of God Road, and U.S. Route 280 Roundabout Project. Following the Board's authorization of condemnation of the Property, the County Attorney and representatives of the DK&D

have negotiated in good faith towards a settlement of the condemnation proceeding against them, *Bryan County, a political subdivision of the State of Georgia v. CERTAIN EASEMENT RIGHTS; DK&D Ventures, LLC, et al*. Civil Action No.: SUV2025000210, in the amount of ($90,000.00), as adequate compensation for Bryan County's acquisition of the DK&D' ownership interest in the Property. A motion was made by Patrick Kisgen and seconded by Wade Price to approve the settlement amount with DK&D Ventures, LLC, in the amount of $90,000. Vote 5:0, motion carried unanimously.

The following **Public Comments** were made:

*** Juanita Baker** spoke on the CDBG Grant for the Groover Hill Community.

*** Stephanie Falls** spoke on the desire to see a Historical Preservation Committee formed in Bryan County.

*** Roy Delk** spoke on a building permit violation concerning his property his property and steps moving forward to rectify the situation.

The following **Commissioner Comment** was made:

Commissioner Kisgen commended the citizens who spoke on agenda items and praised them for being exemplary representatives of their community.

At 7:45 p.m. a motion was made by Wade Price and seconded by Jeff Nielsen to go into Executive Session for litigation and real estate. Vote 5:0; motion carried unanimously.

At 8:31 p.m. the Commissioners returned to the Regular Meeting.

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

The meeting was adjourned at 8:31 p.m.