

Bryan County Board of Commissioners – February 10, 2026

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, February 10, 2026, in Richmond Hill. The following members were present: Chairman Carter Infinger, Commissioner Patrick Kisgen, Commissioner Jeff Nielsen, Commissioner Alex Floyd, 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 special guests Kristi Cox, Mayor of the City of Richmond Hill, Councilmembers Cindy Hatala and Steve Scholar with the City of Richmond Hill, and Karen Infinger.

A motion was made by Alex Floyd and seconded by Gene Wallace to approve the proposed agenda, with the following changes: **County Attorney Item 2**, Westwin Elements Findings/Presentation and the **Public Comments** portion of the meeting to be presented after the Consent Agenda approval. Motion carried unanimously. Vote 5:0

A motion was made by Gene Wallace and seconded by Wade Price to approve the minutes of the January 2026 meetings as presented. Motion carried unanimously. Vote 5:0

A motion was made by Patrick Kisgen and seconded by Gene Wallace to approve the **Consent Agenda** as presented. Motion carried unanimously. Vote 5:0

1. Corinth Baptist Church – Water Easement and Infrastructure Dedication
2. Approval of the Atlantic Judicial Circuit IGA
3. Bryan County Family Connection, Fiscal Agent Appointment
4. Bryan County Family Connection, Summer Lunch Executive Director Appointment
5. Surplus Property for Sale/Disposal – Elections & Registration, EMS, IT Department
6. Juvenile Contract for SOCC Program
7. GSCCCA Image Agreement
8. GTIB Grant Resolution

County Attorney Aaron Kappler presented **County Attorney Item 2 – Westwin Elements Findings**. He clarified that his presentation was an overview of Westwin Elements, the county's relationship with the Development Authority, and their respective roles in economic development. He emphasized that this was not the findings of the environmental study he has been authorized to conduct. Attorney Kappler also addressed the Bond Resolution, the board's authority over private developments and operations within the Richmond Hill city limits, current legal proceedings involving Westwin, and issues related to the potential sale of the property, including whether a clear title could be obtained due to the public nuisance complaint.

The following citizens made **Public Comments**:

* **Corey Foreman** spoke on his desire to see protective planning for the community moving forward for future developments.

* **Amy Mitchell** spoke on her desire to see action by the board concerning the drafting and approval of a historic preservation ordinance.

* **Debra Power** expressed her concerns about environmental compliance monitoring during Ceasarstone's operation and since the facility has been empty.

* **Janet Johnson** spoke on her concerns of the proposed Westwin Development, and thanked the Board for listening to the citizens' concerns and taking action.

* **Thomas Seaman** spoke on election integrity and findings of failure by the Dominion ballot counting software, during the 2020 election.

* **Jeff Barnes** spoke in opposition of the proposed Westwin development.

* **Kerri Cook** expressed concerns about Westwin, especially environmental concerns.

* **Barry White** spoke in opposition of Westwin, and his specific concerns for the safety of the river and surrounding waterways.

* **Amber (last name not clear)** expressed environmental concerns about Westwin, and reminded the Board of how families in the community are affected by these types of developments.

* **Katie Plant** is a new resident to Bryan County. She shared that she is a nurse from Cape Cod, Massachusetts, and stated that during her career there she witnessed numerous deaths related to this type of development. She expressed concern and stated that she does not want to see similar issues arise in Bryan County.

* **Kate Lucy** asked the Board to use caution concerning the Westwin development. She does not trust the financial backing path that she has researched on her own.

After Public Comments, Commissioner Nielsen asked the county attorney to clarify the issue of testing and report that was conducted by the Development Authority of the water in 2025, that rendered no contamination, in contrast to the claims by Westwin, of contamination on the sight.

A brief break was taken from 6:32 – 6:45 p.m.

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

Amanda Clement met with the Commissioners on the following **Public Hearing Item**:

* Second Reading of an Ordinance to Amend Section 114-511 "Authorized Uses in Residential Districts" and Section 114-512 "Residential District Use Conditions" of the Unified Development Ordinance. Corey Foreman and Amy Mitchell were present to speak on the item.

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

* **Second Reading of an Ordinance to Amend Section 114-511 "Authorized Uses in Residential Districts" and Section 114-512 "Residential District Use Conditions" of the Unified Development Ordinance** – This ordinance proposes amendments to Sections 114-511 and 114-512 of the Unified

Development Ordinance (UDO) to allow residents in the R-15 zoning district to keep a small number of chickens as an accessory use. The amendment would add “small farm animals” to the list of permitted accessory uses and establish conditions such as limiting the number of chickens to four, requiring enclosures to meet setback requirements, and prohibiting commercial activity. A motion was made by Gene Wallace for continuation of this item, for the issue to return to staff for further amendments and clarification, and be brought back to the Commission for vote, and a vote by the Planning and Zoning Board. The motion was seconded by Wade Price. Motion carried unanimously. Vote 5:0

Sara Farr-Newman and Audra Miller met with the Commissioners on the following **Non-Public Hearing Items**:

*** Second Reading of an Ordinance to Amend Section 114-612(c) “Maximum percentage of gross land area to be covered” of the Unified Development Ordinance** - Audra Miller formally withdrew this item on the record, due to requirements of publication and process. No action taken.

*** Robert McCorkle representing Interport LLC -First Reading of an Ordinance to Amend the Zoning Map for ±12.95 acres - Parcel 034-015** - The applicant is requesting to rezone approximately 12.95 acres of property identified by Parcel Number 034-015 from the existing “RR-1”, Rural Residential District, to the “I-1”, Light Industrial Zoning District, for warehouse and industrial use. This is a first reading so no action was required.

*** Adoption of Revised 2026 Subdivision and Zoning Fee Schedule** - Bryan County adopted the 2026 Subdivision and Zoning Fee Schedule with the FY 2026 budget, which included a fee for final plat amendments. The schedule did not distinguish between amendments requiring a public hearing and those approved at the staff level. The proposed revision clarifies the fee differences based on whether a public hearing is required. A motion was made by Wade Price and seconded by Patrick Kisgen to approve a resolution adopting revised 2026 Subdivision and Zoning Fee Schedule, as presented.

Ben Taylor, County Administrator, met with the board on the following **Administration Issues**:

*** Sports Lighting Replacement at Timber Trail Bid Award** – On December 22, 2025, staff issued a Request for Proposals (RFP) for the Timber Trail Park Ballfield Lighting Replacement Project, which will upgrade lighting on fields 6–8 and 9–12 at the Timber Trail Recreation Complex. A pre-bid meeting was held on January 8, 2026, and three bids were received on January 22, 2026. The lowest bid was \$1,210,550.00. A motion was made by Jeff Nielsen and seconded by Gene Wallace to authorize staff to award a contract to Graham Electric, LLC in the amount of \$1,210,550.00 for the Trail Park Ballfield Lighting Replacement Project. Vote 5:0, motion carried unanimously.

*** Right-of-Way Mowing Contract Award** – Staff issued an RFP for Right-of-Way (ROW) mowing in 2022 for a contract beginning in March 2023. The contract was awarded to Servus Land Management on March 14, 2023, for a one-year term with two automatic one-year renewal options. The contract includes a provision allowing the annual rate to be adjusted based on the Consumer Price Index (CPI) published by the U.S. Department of Labor, Bureau of Labor Statistics. Staff recommends extending the contract through the 2026 contract year. Based on a 3.0% CPI increase (Addendum 2), the 2026 annual contract amount would be \$464,094.21. A motion was made by Patrick Kisgen and seconded by Wade

Price to authorize the Chairman to execute Contract Addendum #2 to the Servus Land Management for ROW Mowing in the amount of \$464,094.21. Vote 5:0, motion carried unanimously.

*** Appointment to the Planning and Zoning Commission/Board of Adjustment** – The terms of Ronald Carswell and Stephanie Falls on the Planning and Zoning Commission/Board of Adjustment expire on February 28, 2026. Mr. Carswell and Ms. Falls have applied for reappointment. If reappointed, their new terms would begin on March 1, 2026, and expire on February 28, 2030. A motion was made by Alex Floyd and seconded by Patrick Kisgen to reappoint Stephanie Falls and Ronald Carswell to the Bryan County Planning and Zoning Commission and Board of Adjustments, for terms that begin March 1, 2026 and expire February 28, 2030. Vote 5:0, motion carried unanimously.

*** Gas Line Relocation – U.S. Hwy 280** – As part of the US 280/Wilma Edwards Road Roundabout Project, approximately 1,990 linear feet of a 4-inch steel gas line owned by Claxton Gas must be relocated to allow construction to proceed. A motion was made by Alex Floyd and seconded by Gene Wallace to authorize funds to Claxton Gas to facilitate the gas line relocation, for the US 280/Wilma Edwards Road Roundabout Project, not to exceed \$235,424.40 .Vote 5:0, motion carried unanimously.

*** Contract Extension for Disaster Recovery and FEMA Public Assistance** – On November 25, 2024, staff issued a Request for Qualifications (RFQ) for consulting services related to disaster recovery and FEMA public assistance. Four proposals were received and evaluated by a review committee. Goodwyn, Mills, and Cawood (GMC) received the highest score and was awarded a one-year contract with the option to extend for four additional years. The current contract expires on February 10, 2026. Staff recommends executing the first one-year extension for the period of February 11, 2026, through February 10, 2027. A motion was made by Patrick Kisgen and seconded by Wade Price to authorize staff to execute a one-year extension for the contract with Goodwyn, Mill Cawood (GMC) for consulting services related to Disaster Recovery and FEMA Public Assistance. Vote 5:0, motion carried unanimously.

*** Harris Trail Pedestrian Improvements Bid Award** – This project will create a pedestrian connection along Harris Trail Road from Timber Trail Road to Brisbon Road, including a shared-use path and a prefabricated pedestrian bridge over Sterling Creek. The bridge will span a FEMA-designated floodway and provide a safe crossing for pedestrians. The project is a joint effort between the City of Richmond Hill and Bryan County. Bryan County received three bids for the project on September 30, 2025. The lowest bid was \$1,495,640.00. A motion was made by Gene Wallace and seconded by Patrick Kisgen to award the Harris Trail Pedestrian Improvements Project Astra Group, LLC in the amount of \$1,495,640.00. Vote 5:0, motion carried unanimously.

*** North Bryan Watershed Protection Plan** – Operation of the North Bryan County Water Reclamation Facility (WRF) requires the County to adopt and implement a Watershed Protection Plan (WPP) to protect water quality as development occurs in the service area. The plan was developed using an EPD-approved watershed monitoring plan and assessment to evaluate existing water quality and identify measures to prevent future impacts. The Georgia EPD approved the plan on January 23, 2026. The County must review the plan annually and submit a progress report to EPD that includes monitoring data and any needed actions or updates. Failure to implement the plan could result in the loss of the facility's operating permit. A motion was made by Patrick Kisgen and seconded by Alex Floyd to adopt the North Bryan WRF Watershed Protection Plan dated December 2025, Revised January 2026, and authorize staff to implement the plan in accordance with EPD regulations. Vote 5:0, motion carried unanimously.

*** Change Order for the 2025 Road Resurfacing Project** – In March 2025, the Board of Commissioners approved a \$1,035,581.60 contract with Platinum Paving and Concrete for the 2025 Road Resurfacing Project (LMIG). During construction, additional repairs were needed on Mill Run Road. After consultation with Thomas and Hutton Engineering and Terracon Geotechnical Services, these repairs are estimated to add \$166,456.00 to the project cost. A motion was made by Gene Wallace and seconded by Jeff Nielsen to authorize the Chairman to execute a change order for additional repairs to Mill Run Road as part of the 2025 Road Resurfacing Project, for additional costs totaling \$166,456.00. Vote 5:0, motion carried unanimously.

Aaron Kappler, County Attorney, met with the board on the following legal matter:

*** Board of Commissioners Annual Compensation** – This item addresses the Bryan County Board of Commissioners' compensation, which has not been significantly updated for some time. At the January meeting, the Board approved staff to review adjustments and publish the required notices, which were properly completed. This resolution sets the Chairman's compensation at \$29,500 and District Commissioners at \$22,500, both inclusive of all cost-of-living adjustments. No further COLA increases will be added. If approved, the changes will take effect January 1, 2027. A motion was made by Jeff Nielsen and seconded by Wade Price to approve a Resolution Authorizing the Adjustment to the Board of Commissioners' Annual Compensation. Vote 5:0, motion carried unanimously.

The following **Commissioner comments** were made:

Chairman Infinger addressed the fire truck wreck that took place over the weekend and expresses his gratitude to Chief Van Es for notifying the Board of the incident, and that all involved were not greatly injured.

Commissioner Kisgen expressed his gratitude for all who participate on county, city and other boards, who give of their time to come together and help bring different views and opinions, which aide in the decisions made that affect the county and it's citizens. He gave a gentle reminder that these board members are our friends, our neighbors and fellow church congregation members, and that at the end of the day, all should be applauded for their involvement and dedication for our community.

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

The meeting was adjourned at 7:10 p.m.