

Bryan County Board of Commissioners – April 14, 2026

The regular meeting of the Bryan County Board of Commissioners was held on Tuesday, April 14, 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, Assistant County Administrator Kathryn Downs, 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 guest City of Richmond Hill Councilmember, Cindy Hatala.

A motion was made by Patrickk Kisgen and seconded by Gene Wallace to approve the proposed agenda, with the following changes: **Removal** of County Administrator Item 9 – Oracle Parkway Extension and Executive Session. Motion carried unanimously. Vote 5:0

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

A motion was made by Alex Floyd and seconded by Wade Price to approve the **Consent Agenda** as presented. Motion carried unanimously. Vote 5:0

1. Dedication of Right-of-Way (Interstate Centre Blvd.) – CRG
2. Quitclaim Deed (Interstate Centre Blvd.) – CRG
3. Surplus Property – Public Works

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

*** Coleman Engineering, representing Price 3689 Wilma Edwards, LLC, First Reading of an Ordinance to Amend the Zoning Map ±7.86 acres – Parcel 025-005** – Coleman Company Representing Price 3689 Wilma Edwards, LLC is requesting the rezoning of a 7.86-acre parcel, identified as PIN# 025 005, from the “B-1” Neighborhood Commercial Zoning District to the “B-2” General Commercial Zoning District. The property is located at the northwest corner of Wilma Edwards Road and Bill Futch Road. The applicant intends to continue operating a heavy automotive repair facility on the site. This was a first reading, so no action was taken. *Commissioner Price recused himself for the presentation and discussion of the item.*

*** Coleman Engineering, representing WWH Palmetto Point Investors, LLC, First Reading of an Ordinance to Amend the Magnolia Hill Planned Development ±5.0 acres - Parcel 062-120-01** – Coleman Engineering, representing WWH Palmetto Point Investors, LLC, is requesting an amendment to the Magnolia Hill Plantation Planned Development. The request would change Parcel #062-120-01 from 12 single-family homes to 32 townhomes. The approximately 5-acre property is located off Belfast River Road. A motion was made by Alex Floyd and seconded by Gene Wallace to schedule the Public Hearing at the next available meeting of the Board in the southern portion of the county, to accommodate the citizens of the item’s district. Vote 5:0, motion carried unanimously.

*** James Gerard, representing Forrest Harvey, Admin for the Estate, and Southern Metal Properties, LLC, First Reading of an Ordinance to Amend the Zoning Map ±9.56 acres – Parcels 008-022, 008-023-01, and 008-023** – James Gerard, representing Forrest Harvey for the estate and Southern Metal Properties, is requesting to rezone approximately 9.56 acres identified by PINs 008-022, 008-023-01, and 008-023 from the existing “RR-1” Rural Residential District to the “I-2” General Industrial District. The proposed rezoning would allow for the development of a rail spur and storage yards. This was a first reading, so no action was taken.

Ben Taylor, County Administrator, and Kathryn Downs, Assistant County Administrator, met with the board on the following **Administration Issues**:

*** 2026 Road Resurfacing Project (LMIG)** – On February 23, 2026, staff issued a Request for Proposals (RFP) for the 2026 Road Resurfacing Project (LMIG), which includes repairs and resurfacing on portions of Kingston Circle, Cartertown Road, and Warnell Farm Road. A pre-bid meeting was held on March 12, 2026, and five bids were received on March 31, 2026. The lowest bid, totaling \$743,170.00, was submitted by C.W. Matthew Contracting Co. A motion was made by Wade Price and seconded by Jeff Nielsen to authorize staff to award a contract to C.W. Matthew Contracting Co., in the amount of \$743,170.00, for the 2026 Road Resurfacing Project. Vote 5:0, motion carried unanimously.

*** GEFA Phase I – Booster Pump Station** – This item is for the construction of a new Booster Pump Station near the future interconnection with Effingham County as part of Bryan County’s water infrastructure improvements. The station will help maintain water pressure and flow in North Bryan County. The project is currently out for bid, with bids scheduled to be opened on March 31, 2026. Staff recommends submitting a Drinking Water GEFA Loan application in the amount of \$10,000,000.00. The proposed loan would have a 40-year term with an interest rate not to exceed 0%. A motion was made by Jeff Nielsen and seconded by Gene Wallace to authorize staff to approve submission of the GEFA Loan application in the amount of \$10,000,000.00, and authorize the chairman and county administrator to sign all related documents for submission, as presented. Vote 5:0, motion carried unanimously.

*** HRF GEFA Loan – Waterways Miocene Well** – As part of ongoing water infrastructure improvements, Bryan County submitted a pre-application for the Hurricane Helene Resilience Fund GEFA loan program. The project received a Tier 1 ranking and is expected to qualify for a \$5,500,000 loan with 50% loan forgiveness. The loan would have a 20-year term at 0% interest. Staff recommends approval to submit the full GEFA loan application for \$5,500,000. A motion was made by Patrick Kisgen and seconded by Wade Price to authorize staff to approve submission of the Hurricane Helene Resilience Fund GEFA Loan application in the amount of \$5,500,000.00, and authorize the chairman and county administrator to execute all related documents needed for the submission. Vote 5:0, motion carried unanimously.

*** Northern Water Main Extension Contract Award** – This item is for the design and construction of a new 30-inch transmission water main connecting the Bryan County and Effingham County water systems. Bryan County has retained Thomas & Hutton Engineering to design and permit the project and prepare construction bid documents. The project was advertised for bids, and six bids were received on March 31, 2026, and reviewed by T&H. T&H has provided a letter of recommendation for the project. A motion was made by Gene Wallace and seconded by Wade Price to authorize staff to award the Northern Bryan County Water Main Extension Project to McLendon Enterprises, Inc., in the amount of

\$7,684,951.84, and authorize staff to execute the necessary contract documents to initiate the project. Vote 5:0, motion carried unanimously.

*** Northern Booster Pump Station Contract Award** – This item is for the design and construction of a new water booster pump station to help maintain water pressure near the Effingham County connection. Bryan County hired Thomas & Hutton Engineering to design and permit the project and prepare construction bid documents. The project was advertised for bids, and one bid was received on March 31, 2026, opened on April 6, 2026, and reviewed by T&H. T&H has provided a letter of recommendation for the project. A motion was made by Patrick Kisgen and seconded by Jeff Nielsen to authorize staff to award the Northern Bryan County Booster Pump Station Project to Southern Civil, LLC in the amount of \$9,977,520.00 and authorize staff to execute the necessary contract documents to initiate the project. Vote 5:0, motion carried unanimously.

***USACE Tolling Agreement and Wetlands Mitigation Credit Payment** – Due to two additional areas of impacted wetlands in construction of the effluent force main for the Northern Bryan County MBR Water Reclamation Facility, USACE has requested that Bryan County sign a Tolling Agreement and purchase 1.28 wetland mitigation credits from Georgia L. Flanders, LLC at a cost of \$76,800.00. Funding for the purchase will come from Bryan County ARPA funds. A motion was made by Gene Wallace and seconded by Wade Price to authorize staff to authorize the Chairman to execute the Tolling Agreement and approve payment of the Wetland Mitigation Credits in the amount of \$76,800.00 to Georgia L. Flanders, LLC, as presented. Vote 5:0, motion carried unanimously.

*** Bryan/Bulloch County Well Monitoring Agreement** – In order to meet the monitoring requirements of the previously established joint Well Mitigation Program (GSP), Bulloch County has entered into a contract with Georgia Southern University to carry out a five-year groundwater monitoring program. The program involves monitoring six wells, collecting and analyzing data, and preparing reports to assess aquifer conditions and detect any impacts from permitted withdrawals. The total cost will not exceed \$235,008 over the five-year period, with expenses evenly shared between the Bryan and Bulloch GSP Funds. A motion was made by Alex Floyd and seconded by Wade Price to authorize staff to approve the Intergovernmental Agreement with Bulloch County and Georgia Southern University, to fund and implement the groundwater monitoring program, with costs being shared equally through each county's GSP fund. Vote 5:0, motion carried unanimously.

***Board of Elections Appointment** – For compliance to run for a seat on the Bryan County Board of Commissioners, Andrew Johnson has resigned from the Board of Elections and Registration. Mr. Johnson's withdrawal has created a vacant term to be filled, which expires on December 31, 2026. A motion was made by Alex Floyd and seconded by Jeff Nielsen to authorize staff to appoint Kim Diebold to the Bryan County Board of Elections and Registration with a term beginning immediately expiring on December 31, 2026. Vote 5:0, motion carried unanimously.

Aaron Kappler, County Attorney, met with the board on the following **County Attorney Items**:

*** Belfast Keller West Right of Way Acceptance** – To support the Belfast Keller West right-of-way project, the County requested donations of needed right-of-way and easements from certain property owners along Belfast Keller Road. Under existing private development agreements, these owners agreed to provide the required land and easement rights at no cost for future road improvements. This item formally accepts those donated rights-of-way and easements. A motion was made by Alex Floyd and

seconded by Gene Wallace to authorize staff to accept all road right-of-way and easement donations necessary for the Belfast Keller Road West improvements project, as presented. Vote 5:0, motion carried unanimously.

* **Resolution Verifying Support of House Bill 1440** – This proposed resolution confirms Bryan County's support for HB 1440 and the property tax relief it would provide to homeowners. A motion was made by Gene Wallace and seconded by Patrick Kisgen to authorize staff to approve a Resolution to confirm Bryan County's support of HB 1440, as presented. Vote 5:0, motion carried unanimously.

The following citizens made **Public Comments**:

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

* **Corey Foreman** expressed his concern of potential incoming applications in our area for data centers, to which the Chairman informed that they are not allowed in Bryan County, per the current UDO. Mr. Foreman then addressed zoning requirements moving forward.

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

The meeting was adjourned at 6:06 p.m.