

Staff Report

Subject: Ratification of Permanent Water, Sewer and Access Easement with Bryan County.

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Department: Procurement, Engineering

Meeting Date: August 18th, 2026

Item Description: Consideration to ratify and affirm the permanent and temporary easement rights associated with Bryan County for the Regional Water Supply Project.

Summary Recommendation: Staff recommends the ratification of the Permanent Easement for Water, Sewer and Access between Effingham and Bryan County.

Executive Summary / Background:

Effingham County and Bryan County entered into an Intergovernmental Agreement concerning development and building permits, inspections, final plats, certificates of occupancy, and emergency-service fees for properties located within Effingham County. The counties also entered into a Sewer Service Agreement relating to sewer capacity and related rights for the project.

The recorded easement document supports Bryan County's I-16 Regional Sewer Improvements Project and identifies Effingham County as the grantor and Bryan County as the grantee. The easement is associated with property near the existing water tower and Interstate 16.

EASEMENT DETAILS

- Permanent Easement Area: approximately 0.003 acres (135 square feet) for water, sewer, access, utility operation, maintenance, repair, renewal, expansion, and improvement purposes.
- Temporary Construction Easement Area: approximately 0.199 acres (8,666 square feet) for installation and construction of water/sewer facilities and related access.
- Temporary Easement Term: terminates at the earlier of two years from the agreement date or completion and final acceptance of the initial water/sewer facilities, subject to a reasonable extension if additional time is needed to complete the work.
- Property Protections: Bryan County and its agents may not disturb the existing water tower, existing/current utility connections to the tower, or the security fence surrounding it. Areas outside the easement may not be used for storage, staging, ingress/egress, or access.
- Restoration: disturbed areas within the permanent easement are to be restored after work, with additional requirements for trees, natural areas, and wetlands.

Department Review: Engineering, County Manager

Funding Source: N/A

Attachments: Permanent Water, Sewer Access Easement