



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, May 7, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
Vice Chairman Connie M. Melear
Commissioner Donald Skinner, Sr.
Commissioner Alison G. Couch
Deputy County Manager Matt Schlachter
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:

Paul Scarbary - Development Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Scott Sterling – Planning Services
County Staff
Members of the Media and Public

A. CALL TO ORDER

Chairman Duncan called the meeting to order at 6:00 p.m.

B. INVOCATION

Commissioner Skinner gave the invocation.

C. PLEDGE OF ALLEGIANCE

Chairman Duncan led the pledge to the American Flag.

D. ROLL CALL / QUORUM

Chairman Duncan declared a quorum with four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) April 16, 2024

Vice Chairman Melear made a motion to approve the minutes of the April 16, 2024 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the May 07, 2024 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Declaration

(G1a) National Safe Boating Week Proclamation presented to Commander Patricia McMenamin, US Coast Guard Auxiliary

Commissioner Couch presented a Proclamation to Commander McMenamin with the US Coast Guard Auxiliary proclaiming the week of May 18, 2024 as National Safe Boating Week in Columbia County.

H. CONSENT AGENDA

In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Commissioner Skinner made a motion to approve the consent agenda as presented. Commissioner Couch seconded the motion. Chairman Duncan and Commissioners Skinner and Couch voted in favor of the motion. Vice Chairman Melear abstained.

(H1) Community and Emergency Services Committee

(H1a) Agreement with Sunset Auction Company for the Columbia County Surplus Items Auction

Approved an agreement with Sunset Auction Company for surplus items.

(H1b) Appointment of Tara McNaylor to the Construction Board

Approved the appointment of Tara McNaylor to the Construction Board with the term ending December 31, 2024.

(H1c) Rejection of RFP #2024001-RFP1001 Video Production

Approved rejection of RFP#2024001-RFP1001 Video Production.

(H1d) Intergovernmental Agreement with Columbia County Board of Education for Shared Use of Recreational Facilities

Approved an Intergovernmental Agreement with Columbia County Board of Education for shared use of recreational facilities.

(H1e) Contract Renewal Number 6 with Columbia County Convention & Visitors Bureau, Inc.

Approved renewal number 6 with Columbia County Convention & Visitors Bureau, Inc.

(H1f) Tournament Agreement with Georgia Bulls Soccer Club

Approved the Tournament Agreement with Georgia Bulls Soccer Club.

(H1g) Independent Contractor Agreement Renewal 2 with Alex Cooper for Computer Instruction at the Columbia County Libraries

Approved an Independent Contractor Agreement renewal number 2 with Alex Cooper for computer instruction at the Columbia County Libraries.

(H1h) Contract Renewal 3 with Georgia Bulls Soccer Club, LLC. for Athletic Field and Park Usage

Approved the Contract renewal number 3 with Georgia Bulls Soccer Club, LLC. for athletic field and park usage.

(H1i) Contract Renewal 4 with the Sheriff's Office for the Purchase of Nutrition Services

Approved the Contract renewal number 4 with the Sheriff's Department for the purchase of nutrition services.

(H1j) Purchase of a Mobile Stage for Parks, Recreation, and Events from Century Industries

Approved the purchase of a mobile stage for parks, recreation and events from Century Industries in the amount of \$151,949; 3503550.601081.35546.

(H2) Public Works and Engineering Services Committee

(H2a) Alcoholic Beverage License, Fukuro Izakaya Inc dba Fukuro Bar and Sushi

Approved the Alcoholic Beverage License for Fukuro Izakaya Inc. dba Fukuro Bar and Sushi.

(H2b) Easement Encroachment Agreement with 633 Crown Point Drive, Tax map 081C Parcel 092

Approved the Easement Encroachment Agreement with tax map 081C092.

(H2c) Independent Contractor Agreement with WSP USA Environment and Infrastructure, Inc. for Geotechnical Engineering Services for The Racquet Center

Approved the Independent Contractor Agreement with WSP USA Environment and Infrastructure, Inc. for geotechnical engineering services for The Racquet Center in the amount of \$7,130; 3523522.601076.35209.

(H2d) Independent Contractor Agreement with WSP USA Environment and Infrastructure, Inc. for Special Inspections and Material Testing for The Justice Center

Approved the Independent Contractor Agreement with WSP USA Environment and Infrastructures, Inc. for special inspections and material testing for The Justice Center in the amount of \$75,524; 22810.32.015.

(H2e) Award BID#2024004-BID3000 and Contract to Shearer-Mutimer Construction, LLC for the Columbia County Racquet Center Improvements

Approved award bid and contract to Shearer-Mutimer Construction, LLC. for the Columbia County Racquet Center improvements in the amount of \$1,474,000; 3523522.601076.35209.

(H2f) Award BID#2023008-BID3000 and Contract to R.W. Allen Construction, LLC. for the Columbia County Justice Center Additions and Renovations

Approved awarding the bid and contract to R.W. Allen Construction, LLC. for the Columbia County Justice Center additions and renovations in the amount of \$25,387,000; 22810.32.015.

(H2g) Change Order 002 with Duckworth Development, LLC. for The Market

Approved change order number 002 with Duckwood Development, LLC. for The Market with a deduction of \$68,979.66 and an additional 30 days to the contract time.

(H2h) Award Bid#2024005-BID5100 and Contract to Southern Champion Construction for the Crawford Creek WPCP Reuse System

Approved awarding the bid and contract to Southern Champion Construction for the Crawford Creek WPCP reuse system in the amount of \$718,434; 511.5115.601081.

(H2i) Award Bid#2023026-BID5100 and Contract to WL Griffin Company for the Blanchard and Clarks Hill Water Treatment Plant Filter Media Replacement

Approved awarding the bid and contract to WL Griffin Company for the Blanchard and Clarks Hill Water Treatment Plant filter media replacement in the amount of \$257,966.90; 511.5105.601081.

(H2j) Engineering Services Fee Adjustment with Ardurra for the Sugar Creek Dr. Booster Pumping Station Scope Modification #1

Approved engineering services fee adjustment with Ardurra for the Sugar Creek Drive booster pumping station scope modification number 1 in the amount of \$42,302; 57037.25.015.675.

(H2k) Change Order 1 with ER Snell Contractor, Inc. for Horizon South Parkway (PI# 0008351)

Approved change order number 1 with ER Snell Contractor, Inc. for Horizon South Parkway in the amount of \$261,544.86; 91309.24.015.

(H2l) Award BID#2024002-BID3313 and Contract with Gearig Civilworks, LLC for 2024 LMIG

Approved awarding the bid and contract with Gearig Civilworks, LLC. for 2024 LMIG in the amount not to exceed \$2,200,000; 22321.32.015.

(H2m) Resolution 24-21 - Final Resolution Regarding Abandonment of Prescriptive Rights to Harriss Hammond Rd and Grant Rd

Approved Resolution Number 24-21 Final Resolution regarding abandonment of prescriptive rights to Harriss Hammond Road and Grant Road.

(H2n) Acceptance of Easements from Fury's Ferry Properties, LLC and KD Developments, LLC

Approved the acceptance of permanent utility easements 1 and 2 as shown on the plat by James G. Swift & Associates dated March 21, 2024 from Fury's Ferry Properties LLC. and KD Developments, LLC. contingent upon staff's approval.

(H2o) Acceptance of Easements from Kwon & Chong Properties, LLC

Approved the acceptance of permanent utility easement A as shown on the plat by James G. Swift & Associates dated April 02, 2024 from Kwon & Chong Properties, LLC. contingent upon staff's approval.

(H2p) Acceptance of Easements from Royal Oaks Vertical, LLC and Royal Oaks Community Association

Approved the acceptance of the new sanitary sewer easements as shown on the plat by H&C Surveying dated January 24, 2024 for Royal Oak Community Association and Royal Oaks Vertical, LLC contingent upon staff's approval.

(H2q) Lighting Services Agreement with Georgia Power to provide Safety Lighting at the Intersection of Byrd Rd at Iris Glen Dr

Approved the Lighting Services Agreement with Georgia Power to provide safety lighting at the intersection of Byrd Road and Iris Glen Drive in the amount of \$1,157; 2342720.522080.20502.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) RZ24-04-02, Rezoning from R-A (Residential Agricultural) to S-1 (Special), 1892 Appling Harlem Road, Tax Map 028 portion of Parcel 015E, 3.59 +/- acres to allow a dog training facility to operate on the property and currently zoned R-A (Residential Agricultural). - *Postponed from April 16, 2024.*

Doug Martinovich and Rev. Johnny Few spoke in opposition to the dog training facility.

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for property located at tax map 028 portion of parcel 015E to allow a dog training facility to operate on the property subject to the following conditions:

Health Department:

A connection to county sewer is required.

Planning:

A plat for the area rezoned with this request shall be filed and recorded prior to issuance of any building permits or site plan approval on the site and a copy provided to the Planning Department.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Community and Emergency Services Committee

(I2a1) National Safe Boating Week Proclamation

Commissioner Couch make a motion to approve the proclamation recognizing May 18-24, 2024 as National Safe Boating Week. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(I2b1) RZ24-04-03, Rezoning from R-1 (Single Family Residential) to S-1 (Special), 5102 Hereford Farm Road, Tax Map 060 Parcel 046, 11.0 +/- acres and currently zoned R-1 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for the rezoning from R-1 to S-1 for property located at tax map 060 parcel 046 subject to following the condition:

Environmental Compliance:

Plant nurseries are required to have backflow protection on the water service. Backflow protection must be installed prior to issuance of a business license.

Vice Chairman Melear seconded the motion. The motion carried unanimously.

(I2b2) RZ24-04-05, Change of Conditions, 428 Lewiston Road, Tax Map 068 Parcel 054C, 1.06 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a change of conditions for property located at tax map 068 parcel 054C subject to the following conditions:

Planning:

- 1. Except planning condition #4, all conditions from RZ17-09-05 and VA17-09-01 shall still apply.*
- 2. Planning Condition #4 is revised as follows: Signage shall be in keeping with the immediate signage in the area. Individual freestanding signs shall be limited to an overall height of 8 feet and length of 14 feet, shall be monument based and constructed of materials matching the proposed buildings, and shall be limited to a maximum sign face of 40 square feet.*

Water Utility:

The sign should be at least 10 feet off the water line.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b3) RZ24-04-06, Conditional Use for Retail Package Sales, 4070 Jimmie Dyess Parkway and 4394 Ridge Pointe Drive, Tax Map 074F Parcels 056 & 057, a combined 0.63 +/- acres and currently zoned C-2 (General Commercial).

Ann Taylor stated why she was opposed to the change of conditional use.

Commissioner Skinner made a motion to deny the request for the conditional use for retail package sales for property located at tax map 074F parcels 056 & 057. Vice Chairman Melear seconded the motion. Vice Chairman Melear and Commissioners Skinner and Couch voted in favor of the motion. Chairman Duncan opposed the motion. The motion carried.

(I2b4) RZ24-04-04, Conditional Use for Light Industrial Uses, 3475 River Watch Parkway, Tax Map 082D Parcel 031A, 3.51 +/- acres and currently zoned C-3 (Heavy Commercial).

Commissioner Skinner made a motion to approve the request for the conditional use for light industrial uses for property located at tax map 082D parcel 031A. Commissioner Couch seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

(L1) Priscilla Bence to discuss the Library's progress from a citizen's viewpoint.

Priscilla Bence spoke concerning the Library's process on challenging books.

M. EXECUTIVE SESSION

(M1) Personnel

(M1a) Employment Contract with Cameron Day for Right of Way Specialist

Vice Chairman Melear made a motion to approve the Employment Contract with Cameron Day to be effective May 05, 2024. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) John Blanchard, Jr. parcel 051004G for temporary and permanent easements for Little Kiokee gravity sewer.

Commissioner Couch made a motion to accept the donation from John Blanchard, Jr. parcel 051004G for temporary and permanent easements for Little Kiokee gravity sewer. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M2b) Donovan and Jordan Mascarenas parcel 0621555 to obtain temporary or permanent easement for the Euchee Creek Interceptor project.

Commissioner Couch made a motion to accept the donation from Donovan and Jordan Mascarenas parcel 0621555 to obtain temporary or permanent easement for the Euchee Creek Interceptor project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M2c) Miriam Scotchmer parcel 074G001 to obtain temporary and permanent easements for the Crawford Creek sewer replacement.

Commissioner Couch made a motion to approve \$300 to Miriam Scotchmer parcel 074G001 to obtain temporary or permanent easements for the Crawford Creek sewer replacement. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M2d) Columbia County Realty Holding Comp, LLC. parcel 050045E and Robert & Holly Brown co-trustees of the Brown Family Trust parcel 05039F to obtain temporary and permanent easements for the Harlem force main project.

Commissioner Couch made a motion to approve \$5,000 to Columbia County Realty Holding Comp, LLC. parcel 050045E and accept the donation from Robert & Holly Brown co-trustees of the Brown Family Trust parcel 05039F to obtain temporary and permanent easements for the Harlem force main project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2e) Richard & Cheryl Swan parcel 060 005E to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Couch made a motion to approve \$27,000 to Richard & Cheryl Swan parcel 060 005E to obtain right of way and/or easements for the Hereford Farm Road widening project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M2f) The Sanctuary of Augusta, Inc. parcel 073016 to obtain right of way and/or easements for the Hereford Farm Road widening project.

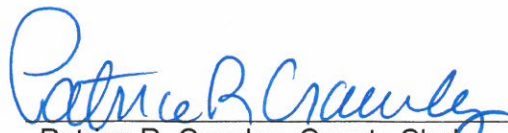
Commissioner Couch made a motion to approve \$560,500 to The Sanctuary of Augusta, Inc. parcel 073016 to obtain right of way and/or easements for the Hereford Farm Road widening project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:31 p.m. Vice Chairman Melear seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk