Columbia County Board of Commissioners Meeting
Minutes of Tuesday, September 3, 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 Michael W. Carraway
Commissioner Alison G. Couch
County Manager Scott Johnson
Deputy County Manager Matt Schlachter
Deputy County Manager Glenn Kennedy
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:
Scott Sterling – Planning Services
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
John Luton - Community Services
Chief Jeremy Wallen - Fire Services
Michael Blanchard - Technology Services
Stacey Gordon - Water Utility 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 Couch gave the invocation.

C. PLEDGE OF ALLEGIANCE
County Manager Johnson led the pledge to the American Flag.

D. ROLL CALL / QUORUM
Chairman Duncan declared a quorum with five Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) Commission Minutes for August 20, 2024 and

(E2) Executive Session Minutes for August 20, 2024
Vice Chair Melear made a motion to approve the minutes of the August 20, 2024 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) *Additions of Items I2a Proclamation Confirming Columbia County as a Non-Sanctuary County and Item I2b Columbia County Library Guidelines for Determining Book Placement*
County Manager Johnson requested to add Items I2a and I2b to the agenda. Chairman Duncan presented the agenda with the requested additions.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION
Chairman Duncan welcomed members of Youth Leadership Columbia County to the meeting.

H. CONSENT AGENDA
In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Vice Chair Melear made a motion to approve the consent agenda as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Award Bid and Service Agreement to DISYS Solutions, Inc. for Cisco Equipment & Services
Approved awarding the bid and service agreement to DISYS Solutions, Inc. for Cisco Equipment & Services.

(H1b) Animal Services Donations
Approved Animal Services donations in the amount of $785 for spay/neuter and medical needs of animals.

(H1c) Renewal Agreement with CivicPlus for CivicRec Management Software
Approved the renewal agreement for CivicRec Management Software for the period beginning July 1, 2025 and ending June 30, 2026.

(H1d) Memorandum of Understanding with Augusta Technical College
Approved a Memorandum of Understanding with Augusta Technical College.

(H1e) Addition of Section 5 Hazardous Materials Response to the Fire Services Standard Operating Guideline
Approved the addition of Section 5 Hazardous Materials Response to the Fire Services Standard Operating Guideline.

(H1f) Award Bid and Agreement to Bennett Fire Services for Personal Protective Equipment
Approved awarding the bid and agreement to Bennett Fire Services for personal protective equipment in the amount of $243,845.30; 522100.23204/522070.23204.

(H1g) Master Subscription and License Agreement with EPR Systems USA, Inc. for Fireworks Software
Approved the Master Subscription and License Agreement with EPR Systems, USA, Inc. for Fireworks Software in the amount of $53,769.57; 533035/522100.

(H1h) Request to purchase (16) Scott X3 Self-Contained Breathing Apparatus from Municipal Emergency Services.
Approved the request to purchase 16 Scott X3 self-contained breathing apparatus from Municipal Emergency Services in the amount of $103,340.96; 601081.

(H1i) Request to purchase (25) Scott 4500 45-minute Self-Contained Breathing Apparatus (SCBA) cylinders and (5) Scott 4500 60-minute Self-Contained Breathing Apparatus (SCBA) cylinders from Municipal Equipment Services
Approved the request to purchase 25 Scott 4500 45-minute self-contained breathing apparatus cylinders and five Scott 4500 60-minute self-contained breathing apparatus cylinders from Municipal Equipment Services in the amount of $41,355.70; 601081.

(H1j) EMT Clinical Instruction Memorandum of Agreement with Thomson-McDuffie County Fire and EMS
Approved the EMT Clinical Instruction Memorandum of Agreement with Thomson-McDuffie County Fire and EMS.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Gregory M Parker Inc dba Parker's #89
Approved the Alcoholic Beverage License for Gregory M Parker Inc. dba Parker's #89.

(H2b) Alcoholic Beverage License, Gregory M Parker Inc dba Parker's #104
Approved the Alcoholic Beverage License for Gregory M Parker Inc. dba Parker's #104.

(H3) Public Works and Engineering Services Committee

(H3a) Initiation of Text Amendments of the Columbia County Code of Ordinance Chapter 74 Article II Section 74-36 and Chapter 90 Article IV Sections 90-139, 90-140 and 90-141
Approved the initiation of text amendments of the Columbia County Code of Ordinance Chapter 74 Article II Section 74-36 and Chapter 90 Article IV Sections 90-139, 90-140 and 90-141.

(H3b) Purchase of a Remote Controlled Green Climber from Green Climber of North America
Approved the purchase of a remote controlled green climber from Green Climber of North America in the amount of $112,734; 511.5130.601081.

(H3c) Purchase of Sanitary Sewer CCTV System upgrade from Jet-Vac Equipment Company, LLC.
Approved the purchase of sanitary sewer CCTV system upgrade from Jet-Vac Equipment Company, LLC. in the amount of $286,453.76; 511.5130.601081.

(H3d) Change Order #1 for the Ronald Reagan Sewerline Repair Project
Approved change order number 1 for the Ronald Reagan sewerline repair project in the amount of $32,118.10; 511.5130.601090.

(H3e) Award Bid 2024016-BID3313 and Contract to E R Snell Contractor, Inc. for 2024 LRA Resurfacing
Approved awarding bid and contract to E R Snell Contractor, Inc. for the 2024 LRA Resurfacing in the amount of $2,270,436.26; 91305.21.015.104.

(H3f) Supplemental Agreement No. 1 with GDOT for TIA 2 Group 3 Resurfacing
Approved Supplemental Agreement number 1 with Georgia Department of Transportation for TIA 2 Group 3 resurfacing.

(H3g) Grade Crossing Maintenance Agreement with CSX Transportation, Inc. for the Hardy McManus Rd Widening Project
Approved the Grade Crossing Maintenance Agreement with CSX Transportation, Inc. for the Hardy McManus Road widening project.

(H3h) Purchase of C3BU Materials for the Hardy McManus Road Widening Project
Approved the purchase of C3BU materials for the Hardy McManus Road widening project in the amount of $120,000; 91329.24.015.986.

(H3i) Contract with Infrastructure Consulting & Engineering, LLC (ICE) to allow Construction Engineering & Inspections (CEI) Services on all Road Construction Projects
Approved the contract with Infrastructure Consulting & Engineering, LLC. to allow construction engineering & inspections services on all road construction projects.

(H3j) Independent Contractor Agreement with Clean and Green Environmental Property Solutions Group Inc. for Abatement and Demolition of Tax Parcel 077119, for the Furys Ferry Road Widening Project
Approved an Independent Contractor Agreement with Clean and Green Environmental Property Solutions Group, Inc. for abatement and demolition of tax parcel 077119 for the Furys Ferry Road widening project in the amount of $28,000; 91312.24.050.

(H3k) Independent Contractor Agreement with W&A Engineering for the Appling Sidewalk Improvements Project
Approved an Independent Contractor Agreement with W&A Engineering for the Appling sidewalk improvements project in the amount of $33,250; 22324.32.015.

(H3l) Independent Contractor Agreement with McGill and Associates to perform Survey for the Wilkins Rd Improvement Project
Approved an Independent Contractor Agreement with McGill and Associates to perform survey services for the Wilkins Road improvement project in the amount of $7,300; 3503550.533035.35550.

(H3m) Independent Contractor Agreement with McGill and Associates to perform Survey for the Beehive Dr Improvement Project
Approved an Independent Contractor Agreement with McGill and Associates to perform survey services for the Beehive Drive improvement project in the amount of $3,400; 91317.22.015.

(H3n) Amendment to Procedure for Residential Street Light Districts and Intersection Safety Lighting
Approved the amendment to Procedure for Residential Street Light Districts and Intersection Safety Lighting.

(H3o) Purchase of Vehicles and Equipment

Approved the purchase of a tandem dump truck from Peterbuilt of Augusta in the amount of $174,305 (6116100.601081), an excavator from Vermeer Southeast in the amount of $78,410.88 (6416400.601081) for Roads and Bridges and a trackloader from Bobcat of Augusta in the amount of $127,900 (5215200.601081) for Stormwater.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ24-07-03, Major PUD (Planned Unit Development) Revision, 4113 Hammonds Ferry, Tax Map 077H Parcel 268, 0.48 +/- acres, and currently zoned PUD (Planned Unit Development) and Easement Encroachment Agreement.
Commissioner Skinner make a motion to approve the request for the major PUD revision and approve the easement encroachment agreement for property located at tax map 077H parcel 268 with the condition that the fence along the north property line may be transitioned up to eight feet in height from the front and all other fencing shall not exceed six feet. Chairman Duncan seconded the motion. The motion carried unanimously.

(I1a2) RZ24-08-03, Conditional Use for Personal Service Use for a Photography Studio, 4812 Technology Drive, Tax Map 077C Parcel 058I, 1.03 +/- acres, and currently zoned M-1 (Light Industrial).
Commissioner Skinner made a motion to approve the request for the conditional use for Personal Service Use for a photography studio for property located at tax map 077C Parcel 058I. Vice Chair Melear seconded the motion. The motion carried unanimously.

(I1a3) RZ24-08-04, Rezoning from R-2 (Single Family Residential) to S-1 (Special), Off Meadow Lane, Tax Map 072B Parcel 118A, 0.46 +/- acres, and currently zoned R-2 (Single Family Residential).
Commissioner Skinner made a motion to disapprove the request for the rezoning from R-2 to S-1 for property located at tax map 072B parcel 118A. Vice Chair Melear seconded the motion. The motion carried unanimously.

(I1a4) RZ24-08-05, Rezoning from C-2 (General Commercial) to C-3 (Heavy Commercial) with a Conditional Use for Light Industrial Uses, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2 (General Commercial).
Commissioner Skinner made a motion to approve the request for the rezoning from C-2 to C-3 with a conditional use for light industrial uses for property located at tax map 083 parcel 171. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1a5) VA24-08-03, Variance to Sections 90-98 *List of lot & structure requirements* & 90-139 *Buffers & screening*, 226 Cooper Court, Tax Map 083 Parcel 171, 0.64 +/- acres, and currently zoned C-2. (General Commercial).
Commissioner Skinner made a motion to approve the request for the variances to Sections 90-98 & 90-139 for property located at tax map 083 parcel 171 to reduce side and rear building setbacks and buffers to 10 feet. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1a6) RZ24-08-07, Major PUD (Planned Unit Development) Revision, 849 Audubon Way, Tax Map 081 Parcel 671, 0.34 +/- acres, and currently zoned PUD (Planned Unit Development) and Easement Encroachment Agreement.
Commissioner Skinner made a motion to approve the request for the major PUD revision and easement encroachment agreement for property located at tax map 081 parcel 671 to allow a retaining wall over six feet in height to be constructed within the rear setback subject to the following conditions:
Stormwater: An easement encroachment agreement will be required.
Planning: The major revision shall allow a total height for the retaining wall and fence of sixteen feet.
Chairman Duncan seconded the motion. The motion carried unanimously.

(I1a7) VA24-08-02, Variance to Sections 90-98 L*ist of lot and structure requirements* and 90-139 *Buffers and screening*, 129 Old Evans Road, Tax Map 078C Parcel 211A, 0.44 +/- acres, and currently zoned C-1 (Neighborhood Commercial).

Commissioner Skinner made a motion to approve the request for variances to Section 90-98 & 90-139 for property located at tax map 078C parcel 211A subject to the following conditions:
Planning:
1. The building setbacks shall be reduced only for the existing buildings (excluding the block building). Any new structures on the site must meet the required setbacks.
2. A landscape plan showing the proposed buffer and landscape strip plantings shall be submitted to and approved by the Planning Department prior to any work being done on the site. The approved landscaping must be installed prior to the issuance of a business license on this site.
Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1a8) RZ24-08-08, Major PUD (Planned Unit Development) Revision, 5107 Grande Park, Tax Map 081 Parcel 487, 0.28 +/- acres, and currently zoned PUD (Planned Unit Development) and Easement Encroachment Agreement.

Commissioner Skinner made a motion to approve the request for the major PUD revision and easement encroachment agreement for property located at tax map 081 parcel 487 to allow a front access driveway on Grande Park subject to the following condition:
Water & Sewer: An Easement Encroachment Agreement is required for the driveway.
Commissioner Couch seconded the motion. Chairman Duncan and Commissioners Skinner and Couch voted in favor of the motion. Vice Chair Melear and Commissioner Carraway opposed the motion. The motion carried.

(I2) Items Added at the Meeting

(I2a) Proclamation Confirming Columbia County as a Non-Sanctuary County

Vice Chair Melear made a motion to approve a Proclamation confirming Columbia County as a non-sanctuary county. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2b) Columbia County Library Guidelines for Determining Book Placement

Commissioner Couch made a motion to approve the presented Columbia County Library Guidelines for determining book placement. Vice Chair Melear seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

(K1) Amendment Number 2 to the Ambulance, Emergency and Non-Emergency Medical Services contract with Gold Cross EMS, Inc.

Commissioner Couch made a motion to approve amendment number 2 to the Ambulance, Emergency and Non-Emergency Medical Services contract with Gold Cross EMS, Inc. Commissioner Carraway seconded the motion. The motion carried unanimously.

L. PUBLIC COMMENTS AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) Barbara Utermark parcel 031057 and Dylon & Grace Edwards parcel 063001B to obtain temporary and permanent easements for the Euchee Creek Harlem Interceptor.

Commissioner Carraway made a motion to approve $29,150 to Barbara Utermark parcel 031057 and $9,912 to Dylon & Grace Edwards parcel 063001B to obtain temporary and permanent easements for the Euchee Creek Harlem Interceptor. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1b) Pine Needle Ranch, LLC. parcel 078137 for temporary and permanent easements for the Halifax sewer relocation project.

Commissioner Carraway made a motion to accept the donation from Pine Needle Ranch, LLC. parcel 078137 for temporary and permanent easements for the Halifax sewer relocation project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1c) Eric & Kerri Garmon parcel 060057A, Linda & Douglas Young parcel 073002B, Jung & Peter Lee parcel 067008, Kathleen & David Sanborn parcel 060020, parcel 060005G and parcel 060005A to Carole Buki to obtain right of way and/or easements and improvements for the Hereford Farm Road widening project.

Commissioner Carraway made a motion to approve $4,600 to Eric & Kerri Garmon parcel 060057A, $1,300 to Linda & Douglas Young parcel 073002B, $75,100 to Jung & Peter Lee parcel 067008, $25,300 to Kathleen & David Sanborn parcel 060020, $37,000 parcel 060005G and $5,300 parcel 060005A to Carole Buki to obtain right of way and/or easements and improvements for the Hereford Farm Road widening project. Vice Chair Melear seconded the motion. The motion carried unanimously.

(M1d) William Throneburg parcel 072A022 for relocation and moving expenses.

Commissioner Carraway made a motion to approve $8,962.94 to William Throneburg parcel 072A022 for relocation and moving expenses. Commissioner Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:26 p.m. Chairman Duncan seconded the motion. The motion carried unanimously.

Douglas R. Duncan, Jr., Chairman

Patrice R. Crawley

Patrice R. Crawley, County Clerk