Columbia County Board of Commissioners Meeting
Minutes of Tuesday, March 4, 2025 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia

Present at the meeting included:
Chairman Douglas R. Duncan, Jr.
Vice Chairman Alison G. Couch
Commissioner James E. Allen, III
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
County Staff

Absent was:
Commissioner Connie M. Melear
Commissioner Michael W. Carraway

Members of the Media and Public

A. CALL TO ORDER
Chairman Duncan called the meeting to order at 6:02 p.m.

B. INVOCATION
Commissioner Allen 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 three Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 18, 2025 Commission

(E2) February 18, 2025 Public Hearing on HB 581

(E3) February 27, 2025 Special Called Meeting
Vice Chair Couch made a motion to approve the minutes from the February 18, 2025 Commission Meeting, February 18, 2025 Public Hearing on HB 581 and February 27, 2025 Special Called Meeting. Commissioner Allen seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a Abandonment of Drainage and Utility Easement 201 and 203 Campanile Court
County Manager Johnson requested to add Item I2a Abandonment of drainage and utility easement for 201 and 203 Campanile Court. Chairman Duncan presented the agenda with the requested addition.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION
Chairman Duncan welcomed the Youth Leadership of Columbia County and several current and former Elected Officials that were attending 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 Couch made a motion to approve the consent agenda as presented. Commissioner Allen seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Resolution Number 25-05 Authorizing the Hull Barrett Law Firm to Represent the County in PFAS Litigation
Approved Resolution Number 25-05 Authorizing the Hull Barrett Law Firm to represent the county in PFAS litigation.

(H1b) Renewal Number 5 with Ceres Environmental Services, Inc. for Disaster Debris Management
Approved renewal number 5 with Ceres Environmental Services, Inc. for disaster debris management.

(H1c) Renewal Number 5 with Debristech, LLC. for Disaster Debris Monitoring Services
Approved renewal number 5 with Debristech, LLC. for disaster debris monitoring services.

(H1d) Animal Services Donations
Approved forwarding to the March 04, 2025 Board of Commissioners Consent Agenda accepting the donations in the amount of $2,250 to Columbia County Animal Services for the needs of animals in their care.

(H2) Public Works and Engineering Services Committee

(H2a) Independent Contractor Agreement with Ardurra Group, Inc. for the 2025 Biosolids Report
Approved an Independent Contractor Agreement with Ardurra Group, Inc. for the 2025 biosolids report in the amount of $15,500; 511.5115.533035.

(H2b) Change Order #4 with Cayenta for Billing Software
Approved change order number 4 with Cayenta for billing software in the amount of $91,800; 511.5100.601090.

(H2c) Purchase of a John Deere Track Loader for the Roads & Bridges Department
Approved the purchase of a John Deere track loader for Roads & Bridges Department in the amount of $118,800; 2342720.601081.

(H2d) Purchase of a Hamm HD14iVV Tandem Roller for the Roads and Bridges Department
Approved the purchase of a Hamm HD14iVV tandem roller for the Roads & Bridges Department in the amount of $86,200; 2342720.601081.

(H2e) Resolution 25-07 to Decrease the Speed Limit on North Fairview Drive
Approved Resolution Number 25-07 to Decrease the Speed Limit on North Fairview Drive.

(H2f) Change Order #2 with Keck and Wood for the Washington Rd at William Few Intersection Improvement Project
Approved change order number 2 with Keck and Wood for the Washington Road at William Few intersection improvement project in the amount of $44,150; 22319.32.015.

(H2g) Independent Contractor Agreement with Goodwyn Mills Cawood for the Design of all remaining phases of the Euchee Creek Greenway Project
Approved an Independent Contractor Agreement with Goodwyn Mills Cawood for the design of all remaining phases of the Euchee Creek Greenway project in the amount of $417,760; 9139.24.010.984.

(H2h) Independent Contractor Agreement with Cranston Engineering for Engineering Services related to the Blue Ridge Drive Sidewalk & Drainage Improvement Project
Approved an Independent Contractor Agreement with Cranston Engineering for engineering services related to the Blue Ridge Drive sidewalk and drainage improvement project in the amount of $104,720; 91329.24.010.984.

(H2i) Conditional License, Encroachment, and Maintenance Agreement with Nicole's Cove Homeowner's Association
Approved Conditional License, Encroachment and Maintenance Agreement with Nicole's Cove Homeowner's Association.

(H2j) Acceptance of Drainage & Utility Easements from parcels 071G348 and 071G349 for the Barnsley Drive Drainage Improvement Project

Approved the Drainage & Utility Easements from parcels 071G348 and 071G349 for the Barnsley Drive drainage improvement project.

(H2k) Acceptance of Easements for Parker's Kitchen (Store #107)
Approved the easements for Parker's Kitchen store number 107 contingent upon staff's approval.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) VA25-02-03, Variance to Section 90-98 *List of lot & structure requirements,* 531 Rountree Way, Tax Map 077A Parcel 060C, 3.0 +/- acres, and currently zoned C-2 (General Commercial).
Commissioner Allen made a motion to approve the request for a variance to section 90-98 for property located at tax map 077A parcel 060C to remove the maximum front building setback along Rountree Way subject to the following condition:
Planning:
Maximum building setback is removed from the Rountree Way frontage only.
Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1a2) VA25-02-04, Variance to Section 90-135 *Signs*, 208 Bobby Jones Expressway, Tax Map 078D Parcel 028, 1.55 +/- acres, and currently zoned C-2 (General Commercial).
Commissioner Allen made a motion to approve the request from applicant to withdraw VA25-02-04. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

(I2a) Abandonment of Drainage and Utility Easement for 201 and 203 Campanile Court
Commissioner Allen made a motion to approve the abandonment of the existing 15-foot-wide drainage and utility easement as shown on the recombination plat prepared by EMC Engineering dated February 27, 2025. Vice Chair Couch seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

(L1) Marlena Bergeron
Marlena Bergeron requested that the Board rescind the Library Guidelines.

(L2) Commissioner Alison Couch
Commissioner Couch made the announcement that she will be running for Chairman of the Board of Commissioners, term beginning in 2027. This is the same time as the end of Chairman Duncan's term. She will continue to serve out the remainder of her term as District 4 Commissioner.

M. EXECUTIVE SESSION

(M1) Property

(M1a) RLP III Appling OXD, LLC parcel 028027A for the permanent and temporary easement needed for the White Oak Business Park project.
Vice Chair Couch made a motion to accept the donation from RLP III Appling OXD, LLC parcel 028027A for the permanent and temporary easement needed for the White Oak Business Park project. Commissioner Allen seconded the motion. The motion carried unanimously.

(M1b) Thadeus & Wanda Duzenski parcel 067C070, Teresita Mendonza parcel 067C001, Robert Turman parcel 067021A and Michael Harbuck parcel 067014 to obtain right of way and/or easements for the Hereford Farm Road widening project.
Vice Chair Couch made a motion to approve $52,900 to Thadeus & Wanda Duzenski parcel 067C070, $18,500 to Teresita Mendonza parcel 067C001, $60,000 to Robert Turman parcel 067021A and $70,000

to Michael Harbuck parcel 067014 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Allen seconded the motion. The motion carried unanimously.

(M1c) Coel Development Co., Inc. & Stephen Beazley Builders, Inc. parcels 0512446 and 0511897 to obtain additional permanent and temporary easements for the Little Kiokee Creek sewer project.

Vice Chair Couch made a motion to approve $4,700 to Coel Development Co., Inc. & Stephen Beazley Builders, Inc. parcels 0512446 and 0511897 to obtain additional permanent and temporary easements for the Little Kiokee Creek sewer project. Commissioner Allen seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 6:20 p.m. Commissioner Allen seconded the motion. The motion carried unanimously.

Alison G. Couch

Alison G. Couch, Vice Chairman

Patrice R. Crawley

Patrice R. Crawley, County Clerk