



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, April 1, 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 Connie M. Melear
Commissioner James E. Allen, III
Commissioner Michael W. Carraway
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:

Paul Scarbary - Development 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

Vice Chair 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) March 18, 2025 Commission

(E2) March 18, 2025 Budget Work Session

Commissioner Melear made a motion to approve the minutes of the March 18, 2025 Commission and Budget Work Session as presented. Vice Chair Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Declaration

(G1a) Proclamation in observance of Native Plant Month

Vice Chair Couch presented to Georgia Native Plant Society members a proclamation to proclaim April as Native Plant Month.

(G1b) Proclamation in observance of Safe Digging Month

Vice Chair Couch presented a proclamation to Augusta-Richmond-Columbia County Utility Coordinating Committee members proclaiming April as Safe Digging Month.

H. CONSENT AGENDA

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

(H1) Community and Emergency Services Committee

(H1a) Service Agreements with The Family Y and East Georgia Blitz

Approved the Service Agreements with The Family Y and East Georgia Blitz.

(H1b) Independent Contractor Agreement with Olive Cordelia for Accountability Court

Approved an Independent Contractor Agreement with Olive Cordelia for Accountability Court.

(H1c) Agreement with Woolpert for Cityworks-related Hardware and Software Services

Approved an Agreement with Woolpert for Cityworks-related Hardware and Software Services.

(H1d) Request for Proclamation in observance of Native Plant Month

Approved a proclamation to proclaim the month of April 2025 as Native Plant Month.

(H1e) Request for Proclamation in observance of Loyalty Day

Approved a proclamation to proclaim May 01, 2025 as Loyalty Day which will be presented at the April 15, 2025 Commission meeting.

(H1f) Savannah Rapids Kayak Rental Bicycle Rental Service Renewal #3

Approved Contract Renewal Number 3 with Savannah Rapids Kayak Rental for bicycle rental.

(H1g) Keg Creek Watersports LLC Contract Renewal Option #2

Approved Contract Renewal Number 2 with Keg Creek Watersports, LLC. for rentals of various watercraft at Wildwood Park.

(H1h) Athletic Fields and Park Usage Agreement Fourth Contract Renewal with GA Bulls Soccer Club, LLC.

Approved Contract Renewal Number 4 with GA Bulls Soccer Club for Athletic Field and Park Usage.

(H1i) Savannah Rapids Kayak Rental, LLC Contract Renewal #3

Approved Contract Renewal Number 3 with Savannah Rapids Kayak Rental, LLC. for kayak rental services at Savannah Rapids Park.

(H1j) Animal Services Donations

Approved the acceptance of \$500 in donations to the Columbia County Animal Services for the needs of animals.

(H1k) Senior Center Donation

Approved the acceptance of \$2,500 from Wellcare to the Columbia County Senior Center.

(H1l) Long-Term Glamping Contract with Georgia Glamping Company

Approved the Facility Use Agreement with Georgia Glamping Company, LLC. for long-term site rentals at Wildwood Park.

(H1m) Petersburg Tennis Academy Second Contract Renewal Option

Approved Contract Renewal Number 2 with Petersburg Tennis Academy, LLC. for the Tennis Contractor at the Columbia County Racquet Center.

(H1n) Clarks Hill Committee of the CSRA Bass Tournaments Agreement

Approved an Agreement with Clarks Hill Committee of the CSRA Bass Tournaments.

(H1o) Independent Contractor Agreement with Bliss Products and Services, Inc. for the replacement of dugout covers at Riverside Park

Approved an Independent Contractor Agreement with Bliss Products and Services, Inc. for the replacement of dugout covers at Riverside Park in the amount of \$52,624.20.

(H1p) Independent Contractor Agreement with Bliss Products and Services, Inc. for the Repair/Replacement of the Evans Towne Center Park Splash Pad

Approved an Independent Contractor Agreement with Bliss Products and Services, Inc. for the repair/replacement of the Evans Towne Center Park Splash Pad in the amount of \$800,444.54.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Nouria Energy Retail Inc dba Nouria 221 Bobby Jones Expressway

Approved the Alcoholic Beverage License for Nouria Energy Retail Inc. dba Nouria 221 Bobby Jones Expressway.

(H3) Public Works and Engineering Services Committee

(H3a) Change Order Number 01 with RCN Contracting, Inc for the Sheriff's Office Repair Garage
Approved Change Order Number 1 with RCN Contracting, Inc. for the Sheriff's Office repair garage in the amount of -\$12,153; 28650.38.015.261.

(H3b) Approve Bid and Agreement from Southern Flow, Inc. for SCADA Upgrade and Modifications
Approved the bid and agreement with Southern Flow, Inc. for SCADA upgrade and modifications in the amount of \$610,820; 511.5105.601081.

(H3c) Independent Contractor Agreement with Bluewater Engineering Services, LLC. for Euclaw Creek Force Main Project E&S Inspections and Monitoring
Approved an Independent Contractor Agreement with Bluewater Engineering Services, LLC. for Euclaw Creek force main project E&S inspections and monitoring in the amount of \$10,000; 57037.25.015.686.

(H3d) Renewal Number 2 with Goodwyn Mills Cawood for the Periodic Maintenance of Hydraulic Model for 2026
Approved Contract Renewal Number 2 with Goodwyn Mills Cawood for the periodic maintenance of hydraulic model for 2026 in the amount of \$18,000; 511.5125.601090.

(H3e) Change Order Number 1 for the Crawford Creek Sewer Trunkline Replacement
Approved Change Order Number 1 for Crawford Creek sewer trunkline replacement in the amount of \$577,101.96; 57037.25.015.663.

(H3f) Independent Contractor Agreement with N & P Fence Co. to replace Reed Creek WPCP fence
Approved an Independent Contractor Agreement with N&P Fence Co. to replace Reed Creek WPCP fence in the amount of \$85,791; 210.2100.544.035.

(H3g) Safe Digging Month Proclamation
Approved a proclamation to proclaim April as Safe Digging Month.

(H3h) Purchase of Emtrac Vehicle Control Units
Approved the purchase of Emtrac vehicle control units in the amount of \$124,410; 3503550.601090.35553.

(H3i) Bid # 2025006-BID3313 and Contract to J.A. Long, Inc. for the installation of a Mini-Roundabout at the intersection of General Wood Pkwy and Riverwood Pkwy
Approved the Bid and Contract with J.A. Long, Inc. for the installation of a mini-roundabout at the intersection of General Wood Parkway and Riverwood Parkway in the amount of \$569,884.14; 22322.32.015.

(H3j) Independent Contractor Agreement with Cranston, LLC for Professional Services associated with the Watson Bailey Rd Improvement Project
Approved an Independent Contractor Agreement with Cranston, LLC. for professional services associated with the Watson Bailey Road improvement project in the amount of \$81,580.

(H3k) Independent Contractor Agreement with Goodwyn Mills Cawood for ARTS MPO Consulting
Approved an Independent Contractor Agreement with Goodwyn Mills Cawood for ARTS MPO consulting in the amount not to exceed \$60,000; 91338.22.015.

(H3l) Acceptance of Improvements for Blackstone Development Company, LLC
Approved acceptance of improvements from Blackstone Development Company, LLC. as shown on the plat from Cranston Engineering dated February 20, 2025 contingent upon staff's approval.

(H3m) Acceptance of Improvements for Tillery Park South
Approved acceptance of improvements for Tillery Park South as depicted on the plat prepared by H&C Surveying, Inc. dated February 1, 2025 contingent upon staff's approval.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ25-03-02, Major S-1 (Special) Revision, 562 Rountree Way, Tax Map 077A Parcel 016C, 11.18 +/- acres and currently zoned S-1 (Special).

Commissioner Allen motion to approve the request for a Major S-1 Revision for property located at tax map 077A parcel 016C for the use as a preschool with a new playground in addition to the approved church related uses. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a2) RZ25-03-03, Major PUD (Planned Unit Development) Revision, 2571 William Few Parkway, Tax Map 060 Parcel 1755, 3.00 +/- acres, and currently zoned PUD (Planned Unit Development).

Commissioner Allen made a motion to approve the request for a Major PUD Revision for property located at tax map 060 parcel 1755 for three single family residential lots subject to the following conditions:

Traffic Engineering:

Access to William Few Parkway must be shared among the lots to minimize the number of access points.

This shared access must comply with the minimum sight distance requirements.

Planning:

1. Uses are limited to R-1 (Single Family Residential).

2. The lots shall comply with the R-1 zoning setbacks.

Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1a3) RZ25-03-04, Rezoning from R-1 (Single Family Residential) to R-2 (Single Family Residential), 414 Calloway Road Extension, Tax Map 060 Parcel 013B, 63.14 +/- acres and currently zoned R-1 (Single Family Residential).

Commissioner Allen made a motion to approve the request for a rezoning from R-1 to R-2 for property located at tax map 060 parcel 013B for development of a proposed single family residential subdivision subject to the following conditions:

Fire Department:

The proposed development must improve Calloway Rd Ext. to meet IFC 2018 Fire Apparatus road access. The road would need fire hydrants added from the existing end of fire hydrants (minimum 1000').

Road widths must be 26' wide for 50' before and after the hydrant. The current dead end will need to be upgraded to a compliant IFC 2018 turnaround.

Traffic Engineering:

1. Pavement System Design Supplement A requires existing pavement sections on Calloway RD Ext. to be analyzed for structural sufficiency when a subdivision is extended with an increase in traffic loading beyond its original pavement design. Calloway Rd Ext. must be widened to 24' pavement width. See Pavement System Design Supplement A, Page 5B. Please contact Engineering Services at 706-447-7602 to discuss the scope of the study.

2. Realigning Calloway Rd Extension would cause significant disruption to the local community. As a result, the proposed concept plan must be redesigned to explore alternative solutions that do not involve realignment.

3. Due to the proposed increase in traffic volumes at the intersection of Hereford Farm Rd and Calloway Rd Extension, along with the existing volume on Hereford Farm Rd, this intersection must be widened. It is recommended to include both left and right turn lanes on Calloway Rd Ext to improve traffic flow onto Hereford Farm Rd.

4. Right and left turn lanes may be required on Hereford Farm Road. Please refer to the Project Access Improvement (PAI) policy, available on the Engineering Division webpage.

5. The developer is required to provide traffic calming measures on any proposed county-maintained roadways with straight sections (delta angle less than 30-degree curves) longer than 500 ft. A mandatory meeting with Engineering Division and developer/engineer is required before any detailed design to discuss acceptable traffic calming measures.

Commissioner Carraway seconded the motion. Chairman Duncan, Vice Chair Couch, Commissioners Allen and Carraway voted in favor of the motion. Commissioner Melear voted against the motion. The motion carried.

(I1a4) VA25-03-02, Variance to Section 90-98 List of lot & Structure requirements, 4323 Evans to Locks Road, Tax Map 077A Parcel 011E, 3.94 +/- acres, and currently zoned M-2 (General Industrial).

Commissioner Allen made a motion to approve the request for a variance to section 90-98 for property located at tax map 077A parcel 011E to reduce building setbacks to 20 feet adjacent to tax map 077A parcels 099A & 100 and to 3 feet against the CSX right of way and remove the maximum front building setback. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1b) Public Works and Engineering Services Committee

(I1b1) ~~Change Order Number 1 with M.B. Kahn for the UV-Advanced Oxidation Treatment - Postponed to the April 15, 2025 meeting.~~

Vice Chair Couch made a motion to postpone the Change Order Number 1 with M.B. Kahn for the UV-Advanced Oxidation Treatment to the April 15, 2025 meeting. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1b2) Letter to Georgia Department of Transportation for Project Support for State Route 47/Highway 221 from Appling to Harlem Georgia

Vice Chair Couch made a motion to approve the letter of support to Georgia Department of Transportation for the widening project for State Route 47/Highway 221 from Appling to Harlem Georgia along with providing two million dollars in county funds for the project once approved by Department of Transportation. Commissioner Carraway 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 spoke against SB74 and the Library Guidelines.

M. EXECUTIVE SESSION

(M1) Personnel

(M1a) Employment Agreement with the Greater Clarks Hill Regional Library System and Amanda Ham to Provide Services as the Director of Greater Clarks Hill Regional Library System.

Commissioner Carraway made a motion to approve the Employment Agreement with the Greater Clarks Hill Regional Library System and Amanda Ham to Provide Services as the Director of Greater Clarks Hill Regional Library System. Vice Chair Couch seconded the motion. The motion carried unanimously.

(M1b) Class D vehicle and Smart Phone allowances for the Superior Court Judges as of April 01, 2025.

Commissioner Carraway made a motion to approve Class D vehicle and Smart Phone allowances for the Superior Court Judges as of April 01, 2025. Commissioner Melear seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Larry & Emily Wyatt parcel 072395 and Terence Price parcel 067023 to obtain right of way and/or easements for the Hereford Farm Road widening project.

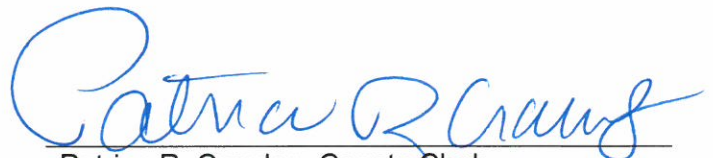
Vice Chair Couch made a motion to approve \$13,400 to Larry & Emily Wyatt parcel 072395 and \$28,000 to Terence Price parcel 067023 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 6:30 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk