



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, May 6, 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:

Scott Sterling – Planning Services
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
John Luton - Community 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 Melear 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) April 15, 2025

Commissioner Melear made a motion to approve the minutes of the April 15, 2025 Board of Commissioners meeting as presented. Vice Chair Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a and I2b

County Manager Johnson requested to add Item I2a and I2b to the agenda. Chairman Duncan presented the agenda with the requested additions.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

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. Commissioner Allen seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Purchase of Nutrition Services Agreement between the Senior Center & Columbia County Sheriff's Office

Approved the Purchase of Nutrition Services Agreement between the Senior Center & Columbia County Sheriff's Office in the amount to not exceed \$190,000; 1011623.533035.

(H1b) Contract Renewal Number 7 with Columbia County Convention & Visitors Bureau, Inc.

Approved Contract Renewal Number 7 with Columbia County Convention & Visitors Bureau, Inc.

(H1c) Lease Contract Renewal Number 4 with Columbia County Cares

Approved Lease Contract Renewal Number 4 with Columbia County Cares.

(H1d) UGA Contract for Extension Services Office Personnel

Approved UGA Contract for Extension Services Office Personnel in the amount of \$240,988.08; 1011514.533035.

(H1e) Independent Contractor Agreement with Bliss Products and Services, Inc. for the Replacement of Patriots Park Shade Structures

Approved Independent Contractor Agreement with Bliss Products and Services, Inc. for the replacement of Patriots Park Shade Structures in the amount of \$141,566; 2102100.544035.2100.31.216.

(H1f) Agreement with Gold Cross EMS for Ambulance, Emergency and Non-Emergency Medical Services

Approved Agreement with Gold Cross EMS for Ambulance, Emergency and Non-Emergency Medical Services in the amount of \$1,543,750; 101.1315.533035.

(H2) Management and Internal Services Committee

(H2a) Contracts with the Board of Education and Cities of Harlem and Grovetown for Tax Commissioner Collections

Approved Contracts with the Board of Education and Cities of Harlem and Grovetown for Tax Commissioner Collections.

(H3) Development and Planning Services Committee

(H3a) Easement Encroachment Agreement, 3125 Carillon Way, Tax map 071 Parcel 100

Approved Easement Encroachment Agreement for parcel 071100.

(H3b) Easement Encroachment Agreement, 790 Nuttall Street, Tax Map 071 Parcel 314

Approved Easement Encroachment Agreement for parcel 071314.

(H3c) Easement Encroachment Agreement, 4213 Columbia Road, Tax Map 078A Parcel 025

Approved Easement Encroachment Agreement for parcel 078A025.

(H3d) Alcoholic Beverage License, Winston's Restaurant Group LLC dba Winston's Tavern

Approved an Alcoholic Beverage License for Winston's Restaurant Group LLC. dba Winston's Tavern.

(H4) Public Works and Engineering Services Committee

(H4a) Purchase from Rush Truck Centers a 2026 International Truck replacing shop #1104

Approved the purchase from Rush Truck Center a 2026 International Truck in the amount of \$153,217; 511.5125.601079.

(H4b) Reject Bid# 2025010-BID5100 Crawford Creek WPCP Generator

Approved the rejection of Bid Number 2025010-BID5100 for Crawford Creek WPCP generator.

(H4c) Independent Contractor Agreement with Environmental Instrumentation & Calibration, Inc. for Little River and Reed Creek Barscreen Repair

Approved an Independent Contractor Agreement with Environmental Instrumentation & Calibration, Inc. for Little River and Reed Creek barscreen repair in the amount of \$72,930; 511.5115.601081.

(H4d) Change Order #1 for the Sugarcreek Booster Pump Station Project

Approved change order number one for the Sugarcreek booster pump station project in the amount of \$542,031.25; 57037.25.015.675.

(H4e) Lighting Services Agreement with Georgia Power for Corridor Lighting on Horizon South Pkwy, PI # 0008351

Approved a Lighting Services Agreement with Georgia Power for Corridor Lighting on Horizon South Parkway in the amount of \$49,800 installation costs (91309.24.15) and \$15,887.64 annual costs (2342710.522080.20502).

(H4f) Contract #2015-3183 with Peek Pavement Marking, LLC for the FY24/25 Safety Striping Project B

Approved a Contract with Peek Pavement Marking, LLC. for the Fiscal Year 24/25 Safety Striping Project B in the amount of \$72,438.64; 2342710.522137.

(H4g) Contract# 2025-3116 with Utilicom for the Purchase of the Video Wall, Equipment, and Workstations for the New Building A Traffic Control Center

Approved a Contract with Utilicom for the purchase of the video wall, equipment and workstations for the New Building A Traffic Control Center in the amount of \$702,241.18; 24810.34.090.

(H4h) BID# 2025003-BID52002025 and Contract # 2025-3155 with Cajenn Construction for the 2025 Stormwater UV Rehabilitation Projects

Approved the bid and contract with Cajenn Construction for the 2025 Stormwater UV rehabilitation projects in the amount of \$283,884; 28712.38.015.

(H4i) Contract# 2025-3179 with Southern Civil Solutions, LLC for the One Marshall Place Storm Drain UV Lining Rehabilitation Project

Approved a contract with Southern Civil Solutions, LLC. for the One Marshall Place storm drain UV lining rehabilitation project in the amount of \$18,250; 5215200.601100.

(H4j) Contract# 2025-3178 with Bluewater Engineering Services, LLC for the Mill Branch Culvert Replacement Project

Approved a contract with Bluewater Engineering Services, LLC for the Mill Branch culvert replacement project in the amount of \$79,400; 5215200.601100.

(H4k) Bid# 2025005-BID5200 and Contract# 2025-3198 with Tri Scapes, LLC for Construction of the Lakeside Park Green Infrastructure Improvements Project

Approved bid and contract with Tri Scapes, LLC. for construction of the Lakeside Park green infrastructure improvements project in the amount of \$476,404.70.

(H4l) Resolution 25-12 and Project Delivery Agreement (IGTIA2501795) with GDOT for TIA 2 Group 6 Roadway Resurfacings

Approved Resolution Number 25-12 and Project Delivery Agreement with Georgia Department of Transportation for TIA 2 Group 6 roadway resurfacings.

(H4m) Bid# 2025008-BID3313 and Contract# 2025-3191 with Beam's Contracting for Rehabilitation of Multiple Roads on Ft. Eisenhower - REBID

Approved bid and contract with Beam's Contracting for rehabilitation of multiple roads on Fort Eisenhower in the amount of \$3,241,864.42; 3503550.533035.35532.

(H4n) Bid# 2025009-BID3313 and Contract# 2025-3195 with Southern Asphalt, LLC for Wildwood Park Resurfacing

Approved bid and contract with Southern Asphalt, LLC. for Wildwood Park resurfacing in the amount of \$737,459.50; 3503550.601015.35538.

(H4o) Contract# 2025-3194 with Pond & Company for the Preliminary through Final Design Services related to the Clary Cut Rd / Old Union Rd Project

Approved a contract with Pond & Company for the preliminary through final design services related to the intersection of Clary Cut Road and Old Union Road project in the amount of \$689,722; 91335.24.010.

(H4p) Acceptance of Improvements at Highland Lakes West Section I

Approved the acceptance of improvements at Highland Lakes West Section I as depicted on the plat prepared by H&C Surveying, Inc. dated March 12, 2025 contingent upon staff's approval.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) Appointment of Austin Rhodes to the Library Board of Trustees

Commissioner Melear made a motion to appoint Austin Rhodes to the Library Board of Trustees to fill the

vacancy created by the resignation of Barry Paschal whose term expires on December 31, 2026. Commissioner Allen seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ25-04-01, Major PUD (Planned Unit Development) Revision, 801 Ronald Reagan Drive and Off Ronald Reagan Drive, Tax Map 072 Parcels 231P & 544, 1.38 +/- combined 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 072 parcels 231P & 544 for the development of a new bank and associated site work. Chairman Duncan seconded the motion. Chairman Duncan, Vice Chair Couch and Commissioners Carraway and Allen voted in favor of the motion. Commissioner Melear abstained.

(I1b2) RZ25-04-02, Major S-1 (Special) Revision, 2248 William Few Parkway, Tax Map 060 Parcel 090A, 4.99 +/- acres, and currently zoned S-1 (Special).

Commissioner Allen made a motion to allow the applicant to withdraw without prejudice the request for a Major S-1 Revision for property located at tax map 060 parcel 090A. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1b3) RZ25-04-03, Rezoning from S-1 (Special) & R-3 (Single Family Residential) to S-1 (Special), 316 Baston Road, Tax Map 082B Parcel 006, 4.9 +/- acres, and currently zoned S-1 (Special) & R-3 (Single Family Residential).

Commissioner Allen made a motion to approve the request for a rezoning from S-1 & R-3 to S-1 for property located at tax map 082B parcel 006 for a proposed private elementary school subject to the following conditions:

Health Department:

Connection to county sewer is required.

Planning:

Minor adjustment to the provided conceptual plan in order to address any Fire Marshal or Fire Department requirements is permitted.

Board of Commissioners:

The applicant shall provide a traffic control plan (TCP) that prevents school-related traffic from stopping and queuing up onto Baston Rd from all Augusta Christian School Properties that abut Baston Rd to the furthest extent possible. The TCP shall also include a pedestrian crossing plan to safely serve pedestrians walking or biking from one facility to the other across Baston Rd. The TCP shall be approved by the County Engineer prior to implementation. The approved TCP shall be implemented prior to the opening of the Baston Road Elementary School.

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b4) RZ25-04-04, Major PUD (Planned Unit Development) Revision, 776 Marsh Point Road, Tax Map 081 Parcel 500, 0.47 +/- 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 081 parcel 500 to allow a driveway access on Marsh Point Road. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1b5) RZ25-04-05, Conditional Use for a Daycare Center, 450 Flowing Wells Road, Tax Map 078B Parcel 047, 1.93 +/- acres, and currently zoned P-1 (Professional).

Commissioner Allen made a motion to approve the request for the conditional use for a daycare center for property located at tax map 078B parcel 047. Commissioner Melear seconded the motion. Chairman Duncan, Vice Chair Couch, Commissioners Melear and Allen voted in favor of the motion. Commissioner Carraway voted against the motion. The motion carried.

(I1b6) VA25-04-02, Variance to Section 34-1 Major site grading, off Stablebridge Way, Tax Map 060 Parcel 1697, 9.79 +/- acres, and currently zoned R-2 (Single Family Residential).

Commissioner Allen made a motion to approve the request for a variance to section 34-1 for property located at tax map 060 parcel 1697 to reduce the required buffer width. Chair Duncan seconded the motion. Chairman Duncan, Commissioners Melear, Allen and Carraway voted in favor of the motion. Vice Chair Couch voted against the motion. The motion carried.

(I1b7) Ordinance Number 25-02, Text Amendment, Chapter 74 Subdivisions, Article II, Procedure for Plat Approval, Section 74-36 Generally – *First Reading*

Commissioner Allen made a motion to approve the first reading of Ordinance Number 25-02 Chapter 74 Subdivisions, Article II, Procedure for Plat Approval, Section 74-36 Generally. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1b8) Ordinance Number 25-03, Text Amendment, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-139 Buffers & Screening – *First Reading*

Commissioner Allen made a motion to approve the first reading of Ordinance Number 25-03, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-139 Buffers & Screening. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1b9) Ordinance Number 25-04, Text Amendment, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-140 Landscaping – *First Reading*

Commissioner Allen made a motion to approve the first reading of Ordinance Number 25-04, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-140 Landscaping. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1c) Public Works and Engineering Services Committee

(I1c1) Resolutions 25-03, 25-04, and 25-08 to Establish Streetlight Districts for Whispering Pines Sections 4B & 5B, and Jackson Heights Phase II - *First Reading*

Vice Chair Couch motion to approve the First Reading of Resolutions Number 25-03 Whispering Pines Section 4B, 25-04 Whispering Pines, Section 5B and 25-08 Jackson Heights, Phase II to establish Streetlight Districts. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1c2) Resolution 25-14 Stormwater Compliance Fee Schedule Revisions to include Course and Workshop Fees and "Working Without a Land Disturbance Permit" Penalty - *First Reading*

Vice Chair Couch made a motion to approve the First Reading of Resolution Number 25-14 Stormwater Compliance Fee Schedule revisions. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1c3) Contract 2025-3215 with Alfred Benesch & Company for Engineering Services on the Wrightsboro Road Widening Project

Vice Chair Couch made a motion to approve a contract with Alfred Benesch & Company for engineering services on the Wrightsboro Road widening project in the amount of \$2,815,000; 91340.27.010. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

(I2a) Resolution Number 25-15 Opposing the Annexation of Tax Parcel ID. No. 020 012 by Harlem, Georgia

Commissioner Melear made a motion to approve Resolution Number 25-15 opposing the annexation of tax parcel 020 012 by Harlem Georgia. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2b) Application to the State Library System to Become a Single County Region

Commissioner Carraway made a motion that the Columbia County Library withdraws from the Greater Clarks Hill Library Region to become a single county region within the state library system to become effective January 01, 2026. 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) Ming Lin, Karen Parham, Adelaide Rawls, Claud Bugheni, John Kennedy, Scott Nichols, Mary Gaudette, Ronald Battista and Howard Johnson

Ming Lin stated his concerns on the county not executing the Ridge Pine Drive Extension road project that

required the county to take a portion of his land.

Karen Parham stated her concerns on library censorship and the potential of pulling out of the Georgia Public Library Service.

Adelaide Rawls stated her concern on pulling out of the Pines library system.

Claud Bugheni stated his concerns on the federal changes to the education department.

John Kennedy stated his concerns on the library.

Scott Nichols stated his concerns on the library.

Mary Gaudette stated her concerns on withdrawing from the Pines library system.

Ronald Battista stated his concerns on the library.

Howard Johnson stated his concerns on the library.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Pollard Land Comp. Inc. parcel 051008H to obtain temporary and permanent easement for the Little Kiokee Creek Sewer project.

Vice Chair Couch made a motion to approve \$2,100 to Pollard Land Comp. Inc. parcel 051008H to obtain temporary and permanent easement for the Little Kiokee Creek Sewer project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M1b) Robert Riley parcel 060064, Steve Koontz parcel 067C004 and George & Elizabeth Davitte parcel 072248 to obtain right of way and/or easements for the Hereford Farm Road widening project.

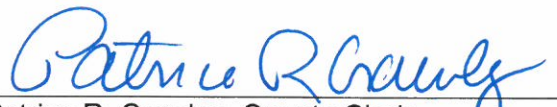
Vice Chair Couch made a motion to approve \$18,900 to Robert Riley parcel 060064, \$55,500 to Steve Koontz parcel 067C004 and \$35,000 to George & Elizabeth Davitte parcel 072248 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 7:20 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk