



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, May 20, 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
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 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 five Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) May 06, 2025 Budget Public Hearing and (E2) May 06, 2025 Commission Minutes

Commissioner Melear made a motion to approve the minutes of the May 06, 2025 Budget Public Hearing and Commission Meeting minutes as presented. Vice Chair Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the May 20, 2025 Agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Presentation

(G1a) 2025 GMIS Outstanding Professional Award to the Technology Services Division

Commissioner Melear presented the 2025 GMIS Outstanding Professional award to the Technology Services Division.

(G2) Declaration

(G2a) National Safe Boating Week Proclamation

Commissioner Allen presented the National Safe Boating Week proclamation.

(G2b) Building Safety Month Proclamation

Commissioner Allen presented the Building Safety Month proclamation.

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) Management and Internal Services Committee

(H1a) Juvenile Court Independent Contractor Agreements with Margaret Adams, Angela Chambers, Kathleen Conner, Jordan Hanson, Krista Marie Johnson, Kelly Kitchens, Muki Patel, Joseph Pride and Sheila Wahman

Approved the Juvenile Court Independent Contractor Agreements with Margaret Adams, Angela Chambers, Kathleen Conner, Jordan Hanson, Krista Marie Johnson, Kelly Kitchens, Muki Patel, Joseph Pride and Sheila Wahman.

(H1b) Contract Renewal Number 1 with Oasis Management Systems, Inc. for Inmate Commissary Services

Approved Contract Renewal Number 1 with Oasis Management Systems, Inc. for inmate commissary services.

(H1c) Contract Renewal Number 2 with CorrectHealth Columbia, LLC. for Inmate Medical Services

Approved Contract Renewal Number 2 with CorrectHealth Columbia, LLC for inmate medical services.

(H1d) First Amendment to the Lease Agreement with the State Properties Commission for the Department of Revenue Office

Approved the First Amendment to the Lease Agreement with the State Properties Commission for the Department of Revenue Office.

(H1e) Contract Renewal #4 with Daffin and Company dba Express Employment Professionals for Temporary Workers & Payroll

Approved Contract Renewal Number 4 with Daffin and Company dba Express Employment Professionals for temporary workers & payroll.

(H1f) Agreement Renewal #3 with MedNow Urgent Care for Employee On-Site Clinic and Medical Services

Approved Agreement Renewal Number 3 with MedNow Urgent Care for employee on-site clinic and medical services in the amount of \$569,400; 601.6010.533001.

(H1g) National Safe Boating Week Proclamation

Approved the National Safe Boating Week Proclamation.

(H1h) Appointment of Members to the Board of Elections

Approved the reappointment of Larry Wiggins as the Democratic Party representative and Wanda Duffie as the Republican Party representative to the Board of Elections.

(H1i) Service Agreement with Columbia County Young Marines

Approved a Service Agreement with Columbia County Young Marines in the amount of \$1,500.

(H1j) Independent Contractor Agreement Amendment Number 1 with Olive Cordelia for Accountability Court

Approved Independent Contractor Agreement Amendment Number 1 with Olive Cordelia for Accountability Court.

(H1k) Columbia County Community Connections Agreement

Approved the Columbia County Community Connections Agreement.

(H1l) Contract Renewal Number 4 with Cintas Corporation for Uniform Services

Approved Contract Renewal Number 4 with Cintas Corporation for uniform services in the amount of \$28,821.

(H1m) Agreement with Pollock Financial Services, Inc. for County-wide Copier Services

Approved an agreement with Pollock Financial Services, Inc. for county-wide copier services.

(H1n) Contract Renewal Number 1 with Classic Collision, Cushman Paint & Body, Headway Collision Center and Kendrick Paint and Body for Auto and Truck Collision Repair Services
Approved Contract Renewal Number 1 with Classic Collision, Cushman Paint & Body, Headway Collision Center and Kendrick Paint and Body for auto and truck collision repair services.

(H1o) Intergovernmental Agreement with Lincoln County for the Purchase of a Ford Explorer
Approved an Intergovernmental Agreement with Lincoln County for the purchase of a Ford Explorer.

(H1p) Contract Renewal Number 1 with Total Outdoor Plant Solutions (TOPS) for Fiber Construction, Maintenance and Restoration Services
Approved Contract Renewal Number 1 with Total Outdoor Plant Solutions for fiber construction, maintenance and restoration services.

(H1q) Contract Renewal Number 4 with Accedian for Equipment and Services
Approved Contract Renewal Number 4 with Accedian for equipment and services.

(H1r) Contract Renewal Number 3 with Highliter Cable Services, Inc. for Fiber Construction, Maintenance & Restoration Services
Approved Contract Renewal Number 3 with Highliter Cable Services, Inc. for fiber construction, maintenance and restoration services.

(H1s) Contract Amendment Number 1 and Renewal Number 5 with Scanning America for Scanning Services
Approved Contract Amendment Number 1 and Renewal Number 5 with Scanning America for scanning services.

(H1t) Renewal Number 3 with A3 Communications Inc. for Genetec Integrator Services Provider
Approved Contract Renewal Number 3 with A3 Communications Inc. for Genetic integrator services provider.

(H1u) Contract Renewal Number 1 with Wired Communications for New Construction Cabling Services
Approved Contract Renewal Number 1 with Wired Communications for new construction cabling services.

(H1v) Contract Renewal Number 1 with Structure Media Solutions, LLC (SMS) for New Construction Cabling Services
Approved Contract Renewal Number 1 with Structure Media Solutions, LLC. for new construction cabling services.

(H1w) Contract Renewal Number 3 with NetPlanner Systems, Inc. for Genetec Integrator Services Provider
Approved Contract Renewal Number 3 with NetPlanner Systems, Inc. for Genetec integrator services provider.

(H1x) Contract Renewal Number 1 with Aios Group LLC for New Construction Cabling Services
Approved Contract Renewal Number 1 with Aios Group LLC for new construction cabling services.

(H1y) Amendment to the Comprehensive Policy Manual Policy Number 730.1 Information Security Policy
Approved the amendment to the Comprehensive Policy Manual Policy Number 730.1 Information Security Policy.

(H1z) Contract Renewal Number 1 with Harpe Engineering Solutions, Inc. for Technology Consulting Services
Approved Contract Renewal Number 1 with Harpe Engineering Solutions, Inc. for technology consulting services.

(H1aa) Contract Renewal Number 2 with Conference Technologies, Inc. (CTI) for Justice Center Audio Visual Solution

Approved Contract Renewal Number 2 with Conference Technologies, Inc. for Justice Center audio visual solution.

(H1bb) Contract Renewal Number 1 with Unisys Corporation for Clariti Support on the Licensing and Permitting Software

Approved Consent Agenda Contract Renewal Number 1 with Unisys Corporation for Clariti support on the licensing and permitting software.

(H1cc) Cisco Equipment Purchase for Justice Center Construction

Approved Cisco equipment purchase for Justice Center construction in the amount of \$324,882.82; 22810.32.029.

(H1dd) Cisco Equipment Lifecycle Purchase from DISYS

Approved Cisco equipment lifecycle purchase from DISYS in the amount of \$429,000; 22210.32.090.213.

(H1ee) Amendment to the Purchase of 10 Vehicles for the Sheriff's Office from Alan Jay Auto Group

Approved amendment to the purchase of 10 vehicles for the Sheriff's office from Alan Jay Auto Group; \$36,200; 6416400.601080.

(H2) Development and Planning Services Committee

(H2a) Proclamation recognizing May as Building Safety Month

Approved the Proclamation recognizing May as Building Safety month.

(H2b) Easement Encroachment Agreement for Tax Map 071G Parcel 418

Approved an Easement Encroachment Agreement for tax map 071G parcel 418.

(H2c) Easement Encroachment Agreement for Tax Map 076 Parcel 129

Approved an Easement Encroachment Agreement for tax map 076 parcel 129.

(H3) Public Works and Engineering Services Committee

(H3a) 2025 Local Road Assistance (LRA) Application with Georgia Department of Transportation

Approved the 2025 Local Road Assistance application with Georgia Department of Transportation.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services

(I1a1) Ordinance Number 25-02, Text Amendment, Chapter 74 Subdivisions, Article II, Procedure for Plat Approval, Section 74-36 Generally – *Second Reading*

Commissioner Allen made a motion to approve the second 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.

(I1a2) Ordinance Number 25-03, Text Amendment, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-139 Buffers & Screening – *Second Reading*

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

(I1a3) Ordinance Number 25-04, Text Amendment, Chapter 90 Zoning, Article IV, Supplemental Requirements, Section 90-140 Landscaping – *Second Reading*

Commissioner Allen made a motion to approve the second 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.

(I1a4) Resolutions 25-03, 25-04, and 25-08 to Establish Streetlight Districts for Whispering Pines Sections 4B & 5B, and Jackson Heights Phase II - *Second Reading*

Commissioner Allen made a motion to approve the Second 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. Vice Chair Couch seconded the motion. The motion carried unanimously.

(I1b) Public Works and Engineering Services

(I1b1) Resolution 25-14 Stormwater Compliance Fee Schedule Revisions to include Course and Workshop Fees and "Working Without a Land Disturbance Permit" Penalty - *Second Reading*

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

(I2) New Business

(I2a) Management and Internal Services Committee

(I2a1) Appointment of Gary Richardson to the Public Facilities Authority

Commissioner Melear made a motion to appoint Gary Richardson to the Public Facilities Authority to fill the vacancy created by the resignation of Don Skinner, whose term expires on December 31, 2027. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(I2b1) RZ25-05-01, Rezoning from a split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) to C-2 (General Commercial), 515 North Belair Road, Tax Map 072A Parcel 183, 3.02 +/- acres, and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District).

Applicant Gerald Chichester spoke in favor of the rezoning. Commissioner Allen made a motion to approve the request for a rezoning from split zoned C-2 & C-1 to C-2 for property located at tax map 072A parcel 183 for proposed commercial development. Chairman Duncan seconded the motion. The motion carried unanimously.

(I2b2) VA25-05-01, Variance to Sections 90-98 List of lot & Structure requirements & 90-147

(i)(3)(b)(2) Use provisions, 515 North Belair Road, Tax Map 072A Parcel 183, 3.02 +/- acres and currently zoned split zoned C-2 (General Commercial) & C-1 (Neighborhood Commercial) with ETCOD (Evans Town Center Overlay District).

Commissioner Allen made a motion to allow the applicant to withdraw without prejudice the request for a variance of parcel 072A183. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b3) RZ25-05-02, Rezoning from R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial) to S-1 (Special), off Morris Callaway Road and off Interstate 20, Tax Map 018 Parcel 006 and Tax Map 019 Parcel 003, 1,624.5 +/- acres and 320.55 +/- acres, and currently zoned R-A (Residential Agricultural) and a split zoned R-A (Residential Agricultural) and M-1 (Light Industrial).

Manny Dalis stated his concerns on this rezoning. Development Authority Executive Director Cheney Eldridge and Drew Fredrick with Trammell Crow Company stated why the rezoning should be given. Commissioner Allen made a motion to approve the request for a rezoning from R-A and a split zoned R-A & M-1 to S-1 for property located at tax map 018 parcel 006 and tax map 019 parcel 003 for the proposed White Oak Technology Park. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b4) RZ25-05-03, Rezoning from a split zoned C-2 (General Commercial) & R-4 (Recreational Residential) to S-1 (Special), off Ridge Road, Tax Map 024 Portion of Parcel 057, a 10.62 +/- acre portion of an overall 99.74 +/- acres, and currently split zoned C-2 (General Commercial) & R-4 (Recreational Residential).

Commissioner Allen made a motion to allow the applicant to withdraw without prejudice the request for a rezoning of a portion of parcel 024057. Commissioner Melear seconded the motion. The motion carried unanimously.

(I3) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

(L1) Priscilla Bence

Karin Parham

Robert Heidman

Benjamin Lyda

Chadwick Medlin

Priscilla Bence spoke concerning the Library guidelines.

Karin Parham spoke concerning the Library guidelines.

Robert Heidman spoke concerning the Library guidelines.

Benjamin Lyda spoke concerning the City of Harlem annexing property off of Clary Cut Road.

Chadwick Medlin announced that he will be running for the seat of the District 4 Commissioner.

M. EXECUTIVE SESSION

(M1) Property

(M1a) David & Susan Toulson parcel 060065, Kathryn McDaniel parcel 073002A, Alan Harrison parcel 072A019, Nathan & Holly Tavolieri parcel 072234, Christian Alamo parcel 072243 and U.S. Duffie & Gayle Duffie parcel 067007A to obtain right of way and/or easements for the Hereford Farm Road widening project.

Vice Chair Couch made a motion to approve \$19,700 to David & Susan Toulson parcel 060065, \$28,000 to Kathryn McDaniel parcel 073002A, \$23,500 to Alan Harrison parcel 072A019, \$86,500 to Nathan & Holly Tavolieri parcel 072234, \$16,600 to Christian Alamo parcel 072243 and \$115,000 to U.S. Duffie & Gayle Duffie parcel 067007A to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M1b) Ronald & Monika Ostrander parcel 072A018 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Vice Chair Couch made a motion to approve \$55,500 to Ronald & Monika Ostrander parcel 072A018 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 at 7:07 p.m. Chairman Duncan seconded the motion. The motion carried unanimously.



Alison G. Couch, Vice Chair



Patrice R. Crawley, County Clerk