



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, August 19, 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 Michael W. Carraway
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
John Luton - Community Services
Michael Blanchard - Technology Services
Stacey Gordon - Water Utility Services
Steven Prather – Facility 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 Carraway gave the invocation.

C. PLEDGE OF ALLEGIANCE

Chairman Duncan led the pledge to the American flag.

D. ROLL CALL / QUORUM

Chairman Duncan declared a quorum with four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 05, 2025

Commissioner Melear made a motion to approve the minutes of the August 05, 2025 Board of Commissioners meeting as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) The addition of Item I2a.

Deputy County Manager Schlachter requested to add Item I2a to the agenda. Chairman Duncan presented the agenda with the requested addition.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

Chairman Duncan recognized the Scout Troop.

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 Carraway seconded the motion. The motion carried unanimously.

(H1) Management and Internal Services Committee

(H1a) FY26 Criminal Juvenile Coordinating Council Incentive Grant Award

Approved the acceptance of the Fiscal Year 26 Criminal Juvenile Coordinating Council incentive grant in the amount of \$163,992

(H1b) Resolution Number 25-27 Granting Temporary Tax Relief Authorized by House Bill 223

Approved Resolution Number 25-27 Granting Temporary Tax Relief authorized by House Bill 223.

(H1c) Purchase of Replacement Weapons for Columbia County Sheriff's Office

Approved the purchase of replacement weapons for the Sheriff's Office in the amount of \$762,975.50; 3503550.544001.35504.

(H1d) ACCG Safety Incentive Discount Program: 2026 Policy Year

Approved the verification form for the ACCG Safety Incentive Discount Program for 2026.

(H1e) Use of Mission Square 401(a) Forfeiture Assets

Approved the use of Mission Square 401(a) Forfeiture Assets for each pay period beginning August 24, 2025, for an amount not to exceed \$1 million and the transfer of \$1 million into the medical plan fund.

(H1f) Annual Support Agreement and License Agreement for iasWorld Software Payment 2025-2026

Approved the Annual Support Agreement and License Agreement for iasWorld Software payment 2025-2026 in the amount of \$192,685; 1011005.533035.

(H1g) Agreement with CoreSite for Lease of Co-Location Space

Approved an agreement with CoreSite for lease of co-location space in the amount of \$28,500; 5515530.533035.

(H1h) Agreement with ROK Technologies for GIS Infrastructure

Approved the agreement with ROK Technologies for GIS Infrastructure in the amount of \$226,040; 6516500.533035.

(H1i) Change Order #003 with Kuhlke Construction for the Columbia County Fire Rescue #2 Replacement Project

Approved change order number 003 with Kuhlke Construction for Fire Station Number 2 replacement project in the amount of \$44,364.57 with an additional 87 days added to the contract time; 22620.32.015.

(H1j) Independent Contractors Agreement with Trane U.S. Inc. for Tax Commissioner's side of Building 'C' HVAC Retro

Approved an Independent Contractors Agreement with Trane U.S. Inc. for the Tax Commissioner's side of Building C HVAC retro project in the amount of \$249,383; 28210.38.015.

(H1k) The Appointment of Russell Wilder to Fulfill the Unexpired Term of Jim Steed, District 2 on the Planning Commission

Approved the appointment of Russell Wilder to fulfill the unexpired term of Jim Steed, District 2 Planning Commission.

(H2) Development and Planning Services Committee

(H2a) Purchase from Wade Ford 16 Pursuit Explorers for the Sheriff's Office

Approved the purchase from Wade Ford 16 pursuit Explorers for the Sheriff's Office in the amount of \$813,920.

(H2b) Alcoholic Beverage License Ironwood West LLC dba Ironwood Tavern

Approved the Alcoholic Beverage License for Ironwood West LLC dba Ironwood Tavern.

(H2c) The Purchase of a Replacement Baler from Becker Complete Compactor for the William Few Recycling Center

Approved the purchase of a replacement baler from Becker Complete Compactor for the William Few Recycling Center for the amount of \$137,677.50; 3503550.601081.

I. DEBATE AGENDA

(I1) New Business

(I1a) Management and Internal Services Committee

(I1a1) Award BID#2025012-BID3289 and Contract to RW Allen Construction for the Construction of the Performing Arts Center Support Facility

Chairman Duncan made a motion to award bid and contract to RW Allen Construction for the construction

of the Performing Arts Center Support Facility in the amount of \$9,684,000; 24180.34.015. Commissioner Carraway seconded the motion. Commissioner Melear abstained. Chairman Duncan, Vice Chair Couch and Commissioner Carraway voted in favor of the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ25-08-01, Change of conditions, 106 Davis Road Suite E, Tax Map 082G Parcel 023, 0.87 +/- acres, and currently zoned C-2 (General Commercial).

Vice Chair Couch made a motion to approve the request for the change of conditions to remove limiting message services to suite D on property located at tax map 082G parcel 023. Commissioner Carraway seconded the motion. Chairman Duncan, Vice Chair Couch and Commissioner Carraway voted in favor of the motion. Commissioner Melear voted against the motion. The motion carried.

(I1b2) RZ25-08-02, Conditional Use for Massage, 4414 Hereford Farm Road, Tax Map 072A Parcel 067A, 0.43 +/- acres, and currently zoned P-1 (Professional).

Commissioner Melear made a motion to approve the request for the conditional use for massage for property located at tax map 072A parcel 067A. Commissioner Carraway seconded the motion. Vice Chair Couch abstained from the motion. Chairman Duncan and Commissioners Melear and Carraway voted in favor of the motion. The motion carried.

(I1b3) VA25-08-01, Variance to Section 90-98 List of lot & structure requirements, 4317 Washington Road, Tax Map 077A Parcel 006, 1.3+/- acres, and currently zoned C-2 (General Commercial).

Vice Chair Couch made a motion to approve the request for a variance to section 90-98 for property located at tax map 077A parcel 006 to remove the maximum front building setback. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b4) VA25-08-02, Variance to Section 90-144 Placement of buildings and structures, 840 Brookfield Parkway, Tax Map 082H Parcel 039, 0.39 +/- acres, and currently zoned R-3 (Single Family Residential).

Applicant Sandra Bragg explained the request.

Vice Chair Couch made a motion to approve the request for the fee waiver and the variance to section 90-144 for property located at tax map 082H parcel 039 to allow an 8-foot-high fence on property subject to the condition that a building permit for the fence shall be attained within sixty days of approval by the Board of Commissioners. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1b5) Alcoholic Beverage License MSM 100 LLC dba Appling Liquor & Wine

Vice Chair Couch made a motion to approve the Alcoholic Beverage License MSM 100 LLC dba Appling Liquor & Wine. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I1b6) Conditional License, Encroachment and Maintenance Agreement with Pinnacle Bank for Landscape on Tax map 072 Parcel 231P

Vice Chair Couch made a motion to approve the Conditional License, Encroachment and Maintenance Agreement with Pinnacle Bank for Landscape on Tax Map 072 Parcel 213P. Commissioner Carraway seconded the motion. Commissioner Melear abstained. Chairman Duncan, Vice Chair Couch and Commissioner Carraway voted in favor of the motion.

(I2) Items Added at the Meeting

(I2a) The Purchase of Four Replacement Ford Explorers for the Sheriff's Office from Gerald Jones Ford

Chairman Duncan made a motion to approve the purchase of four replacement Ford Explorers from Gerald Jones Ford for the Sheriff's Office. Commissioner Carraway seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1)

Susan Warren spoke about her concerns about the data center.

Howard Johnson spoke about his concerns about the library and that he will be running for Commissioner District 2.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Karl Summers, parcel 072239, Lo Ngoc & Lisa Huynh parcel 067023A, Roger Screws parcel 060013B and Dayna & Orrin Thompson parcel 060011 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Vice Chair Couch made a motion to approve \$13,000 to Karl Summers, parcel 072239, \$95,200 to Lo Ngoc & Lisa Huynh parcel 067023A, \$6,400 to Roger Screws parcel 060013B and \$70,000 to Dayna & Orrin Thompson parcel 060011 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

Chairman Duncan stated his goals for Columbia County.

Vice Chair Couch made a motion to adjourn the meeting at 6:27 p.m. Commissioner Melear seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk