



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, September 2, 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
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
Chief Jeremy Wallen - Fire 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

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 four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) August 19, 2025

Commissioner Melear made a motion to approve the minutes of the August 19, 2025 Board of Commissioners meeting as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Declaration

(G1a) Proclamation Recognizing September 2025 as National Recovery Month

Commissioner Carraway presented to Judge Jim Blanchard a proclamation recognizing September 2025 as National Recovery 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. Commissioner Carraway seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Service Agreement with the Izzy Scott Foundation

Approved the Service Agreement with Izzy Scott Foundation.

(H1b) Proclamation Recognizing September 7, 2025 as Childhood Cardiac Arrest Awareness Day

Approved a Proclamation recognizing September 07, 2025 as Childhood Cardiac Arrest Awareness Day.

(H1c) Proclamation Recognizing September 2025 as National Recovery Month

Approved a Proclamation recognizing September 2025 as National Recovery month.

(H2) Public Works and Engineering Services Committee

(H2a) Purchase of Particle Counters from Hydrocal, LLC

Approved the purchase of particle counters from Hydrocal, LLC. in the amount of \$145,806; 511.5105.522100.

(H2b) Sugarcreek Booster Station Change Order number 2

Approved Change Order Number 2 for the Sugarcreek booster station in the amount of \$47,817.92; 57037.25.015.675.

(H2c) Southern Flow Nozomi Yearly License Renewal Proposal

Approved the Renewal Proposal from Southern Flow for the Nozomi network license in the amount of \$37,347; 511.5105.533035.

(H2d) Resolutions 25-18 and 25-26 to Amend Street Light Districts in Columbia Heights (SLD 1977-107) and Oak Lake Sec 1-A (SLD 1979-104A)

Approved Resolutions 25-18 Street Light District Number 1977-107 for Columbia Heights and 25-26 Street Light District Number 1979-104A Oak Lake Section 1-A; \$2,868 205.2050.522082 and \$540 205.2050.522080.

(H2e) Lighting Services Agreements with GA Power to provide Safety Lighting at the intersections of Columbia Rd at Minnow Ln and Hereford Farm Rd at Lawrence Dr

Approved the Lighting Services Agreement with Georgia Power to provide safety lighting at the intersections of Columbia Road at Minnow Lane and Hereford Farm Road at Lawrence Drive with an Upfront Pole Cost \$3,850.80 and Annual Utility Cost \$768; 2342710.522080.20502

(H2f) Lighting Services Agreement with GA Power for the Gateway Signage & Landscaping Project

Approved a Lighting Services Agreement with Georgia Power for the Gateway Signage & Landscaping project with an upfront cost of \$79,825; 3503550.601090.35506 and utility costs of \$1,556.16; 2342710.522080.20502.

(H2g) Right of Way Mowing and Maintenance Agreement with GDOT for the Gateway Signage & Landscaping Project

Approved the Right of Way Mowing and Maintenance Agreement associated with permits A-073-010121-2-1 and A-073-009624-2-1-1 with the Georgia Department of Transportation for the Gateway Signage & Landscaping project.

(H2h) Bid 2025022-BID3313 and Contract # 2025-3301 with United Signs, LLC for Gateway Signage and Landscaping

Approved awarding the bid and contract to United Signs, LLC. for the Gateway signage and landscaping project in the amount of \$275,872.32; 3503550.601090.35506.

(H2i) Bid 2025026-BID3313 and Contract 2025-3305 with Reeves Construction Company for the LRA 2025 - Resurfacing of Various County Roads

Approved awarding the bid and contract to Reeves Construction Company for the LRA 2025 resurfacing of various county roads.

(H2j) Bid 2025028-BID3313 and Contract #2025-3315 to Summit Construction and Development for the Chastain Place Turn Lanes Project

Approved awarding the bid and contract to Summit Construction and Development for the Chastain Place turn lanes project in the amount of \$777,204.05; 91332.22.015.

(H2k) Contract #2025-3311 with Clean and Green Environmental Property Solutions Group for Property Abatement, Demolition, and Removal Services on the Hereford Farm Rd Widening Project

Approved awarding the bid and contract with Clean and Green Environmental Property Solutions Group for property abatement, demolition and removal services on the Hereford Farm Road widening project in the amount of \$80,050; 91306.27.050.975.

(H2I) Contract #2025-3291 with Thompson Building Wrecking Company for Property Abatement, Demolition, and Removal Services at Various Locations

Approved awarding the bid and contract to Thompson Building Wrecking Company for property abatement, demolition and removal services for parcels 074130F, 069A003 and 078059A for the amount of \$18,000 22430.32.015 and \$62,100 3503550.601090.35559.

(H2m) Contract #2025-3287 with The Sharon Company, Inc. for Guardrail Replacement Services

Approved an Independent Contractor Agreement with The Sharon Company, Inc. for guardrail replacement services in the amount of \$32,900; 2342720.533064.

(H2n) Contract #2025-3304 with Goodwyn Mills Cawood for Engineering Services for the Reed Creek Boardwalk Replacement

Approved an Independent Contractor Agreement with Goodwyn Mills Cawood, LLC. for engineering services related to the Reed Creek boardwalk replacement in the amount of \$55,500; 3503550.601090.35559.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) Alcoholic Beverage License Vault 221 LLC

Vice Chair Couch made a motion to approve the Alcoholic Beverage License for Vault 221, LLC. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a2) VA25-08-03, Variance to Section 90-144 Placement of Buildings & Structures, 725 Herrington Drive, Tax Map 061 Parcel 1842, 0.21 +/- acres, and currently zoned R-2/RCO (Single Family Residential/Residential Cluster Overlay District) and Easement Encroachment

Vice Chair Couch made a motion to approve the request for a variance to section 90-144 for property located at tax map 061 parcel 1842 to reduce the side and rear setbacks for an existing shed subject to the following conditions:

Building Standards: The structure cannot be expanded further into the setbacks, and, if damaged and has to be rebuilt, it will need to be relocated outside of the setbacks.

Planning: The reduction in the side and rear setbacks only applies to the existing structure.

Stormwater: An Easement Encroachment Agreement will be required.

and to approve the accompanying Easement Encroachment Agreement.

Chairman Duncan seconded the motion. The motion carried unanimously.

(I1a3) VA25-08-04, Variance to Section 90-53 List of lot & Structure requirements, 1007 Emerald Place, Tax Map 078 Parcel 398, 0.45 +/- acres, and currently zoned R-2 (Single Family Residential).

Vice Chair Couch made a motion to approve the request for a variance to section 90-53 for property located at tax map 078 parcel 398 to reduce the side setbacks to 5 feet. Commissioner Carraway seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS

(L1) Karin Parham

Howard Johnson

Marlena Bergeron

Susan Warren

Karin Parham stated her concerns with the approved library guidelines.

Howard Johnson stated his opinion on addiction and recovery and how community groups like those found at the libraries can help.

Marlena Bergeron stated her concerns with the approved library guidelines.

Susan Warren stated her concerns with the data center.

M. EXECUTIVE SESSION

(M1) Personnel

(M1a) Promotions and Reclassification to the Engineering Services Division

Vice Chair Couch made a motion to promote Wesley Harris to Supervisor VII non-exempt position 748, grade 27 at an hourly rate of \$26.17 with a \$1,440 cell allowance, reclassify position 2187 to Manager III exempt grade 34 annual salary of \$70,179.20 with a category B vehicle and \$720 annual cell allowance, position 3030 to Manager III exempt grade 34 annual salary of \$70,179.20 with a category B vehicle and \$1,440 annual cell allowance, position 1715 to Specialist VII non-exempt grade 25 hourly rate of \$23.49 with a category A vehicle and \$720 annual cell allowance, position 94 to Engineer I non-exempt grade 28 hourly rate of \$25.66 with \$720 annual cell allowance, position 821 to Manager III non-exempt grade 33 hourly rate of \$37.45 with a \$1,440 annual cell allowance, position 3029 to Manager III non-exempt grade 33 hourly rate of \$35.74 with a \$1,440 annual cell allowance, position 3031 to Manager III non-exempt grade 33 hourly rate of \$33.74 with a \$1,440 annual cell allowance, positions 1985 & 1984 to Roadway Inspector III non-exempt grade 24 hourly rate of \$23.80 with a \$1,440 annual cell allowance and eliminate positions 1916 & 2266 to be effective September 07, 2025. Commissioner Carraway seconded the motion. The motion carried unanimously.

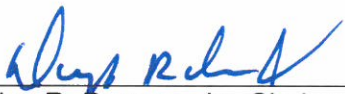
(M2) Property

(M2a) Brenda Marshall parcel 067092, Lisa Harvey parcel 060033 and The Sanctuary of Augusta, Inc. parcels 072D003 & 073015 to obtain right of way and/or easements for the Hereford Farm Road widening project.

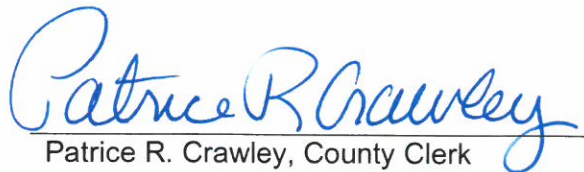
Vice Chair Couch made a motion to approve \$1,900 to Brenda Marshall parcel 067092, \$19,700 to Lisa Harvey parcel 060033 and \$11,000 to The Sanctuary of Augusta, Inc. parcels 072D003 & 073015 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 6:31 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk