



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, November 4, 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
Kyle Titus - Engineering 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

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) October 21, 2025

Commissioner Melear made a motion to approve the minutes of the October 21, 2025 Board of Commissioners meeting as presented. Commissioner Carraway seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the November 04, 2025 agenda.

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 Carraway seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Judicial Circuit Accountability Court Contract for Treatment Services with Still Waters Professional Counseling Services, Inc.

Approved the Judicial Circuit Accountability Court contract for treatment services with Still Water Professional Counseling Services, Inc.

(H1b) Resolution 25-36 Amendment to Convention & Visitors Bureau, Inc. By-Laws

Approved Resolution Number 25-36 Amendment to Convention & Visitors Bureau, Inc. By-Laws.

(H1c) Acceptance of a Soccer Grant from the Atlanta United-Blank Foundation

Approved the acceptance of a soccer grant from Atlanta United -Blank Foundation.

(H1d) Agreement with the Georgia Emergency Management Agency and Homeland Security Agency / Georgia Search and Rescue team (GSAR).

Approved an agreement with Georgia Emergency Management Agency and Homeland Security Agency / Georgia Search and Rescue team.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License Gregory M Parker Inc dba Parker's #149

Approved the Alcoholic Beverage license for Gregory M. Parker, Inc. dba Parker's #149.

(H2b) Alcoholic Beverage License Garcia Coutino Inc dba Agaves Mexican Grill

Approved the Alcoholic Beverage License for Garcia Coutino Inc. dba Agaves Mexican Grill.

(H3) Public Works and Engineering Services Committee

(H3a) Resolution 25-37 Deeding the State Patrol Post (051001C) to the State Properties Commission

Approved Resolution Number 25-37 Deeding the State Patrol Post to the State Properties Commission.

(H3b) Purchase of Grasshopper Mowers For Roads and Bridges.

Approved the purchase of three grasshopper mowers for Roads and Bridges from Moridge Mfg, Inc. in the amount of \$52,396.23; 2342720.601081.

(H3c) Purchase of Vehicles for Storm Water

Approved the purchase of three Ford F-550 from Alan Jay in the amount of \$267,585; 5215200.601079.

(H3d) Purchase of a Skid Steer for Recreation

Approved the purchase of a skid steer for Recreation from Bobcat of Augusta in the amount of \$88,900; 6416400.601080.

(H3e) Purchase from Vermeer Southeast of a VIO-35 Mini-Excavator

Approved the purchase of a VIO-35 mini-excavator from Vermeer Southeast in the amount of \$69,032.78; 511.5155.601081.

(H3f) Purchase from Vermeer Southeast of a VIO-55 Mini-Excavator

Approved the purchase of a VIO-55 mini-excavator from Vermeer Southeast for \$88,289.56; 511.5125.601081.

(H3g) Purchase of Water Meters from Sensus, Inc.

Approved the purchase of water meters from Sensus, Inc. in the amount of \$181,546.92; 511.5120.601090.

(H3h) Independent Contractor Agreement with Advance Industrial Mechanical LLC. (AIM) to replace HVAC at the Jim Blanchard WTP

Approved an Independent Contractor Agreement with Advance Industrial Mechanical LLC. to replace the HVAC at the Jim Blanchard WTP in the amount of \$95,172.43; 511.5105.601081.

(H3i) Independent Contractor Agreement with American Pipeline Solutions for Water Main Cleaning Project

Approved an Independent Contractor Agreement with American Pipeline Solutions for water main cleaning project in the amount of \$785,300; 511.5125.533035.

(H3j) Memorandum of Understanding with Georgia Department Of Transportation for Utility Adjustments at the Intersection of SR 232 and CR 576

Approved a Memorandum of Understanding with Georgia Department of Transportation for utility adjustments at the intersection of SR232 and CR576 in the amount of \$403,201.80; 57037.25.015.698.

(H3k) Independent Contractor Agreement with ISM, LLC. for Engineering Services for Columbia Road and Louisville Road Roundabout Utility Relocation

Approved an Independent Contractor Agreement with ISM, LLC. for Engineering Services for Columbia Road and Louisville Road roundabout utility relocation in the amount at \$20,500; 57037.25.015.698.

(H3l) Independent Contractor Agreement with CROM Corp to Provide Structural Evaluation of the Halali Farm Rd Storage Tank

Approved an Independent Contractor Agreement with CROM Corp to provide structural evaluation of the Halali Farm Road storage tank in the amount of \$35,230; 511.5000.544007.

(H3m) GA Power Agreement to Run Power to Progress Drive Lift Station

Approved the Georgia Power Agreement to run power to Progress Drive lift station in the amount of \$114,871.48; 511.5000.544007.

(H3n) Change Order Number 1 for the Euchee Creek Sewer Forcemain

Approved change order number one for the Euchee Creek sewer forcemain in the amount of \$886,982.72; 57037.25.015.686.

(H3o) Proposal from Georgia Power to provide Safety Lighting at the Intersection of Wrightsboro Rd and Kettle Creek Dr

Approved a proposal from Georgia Power to provide safety lighting at the intersection of Wrightsboro Road and Kettle Creek Drive for an annual cost of \$432; 2342710.522080.20502.

(H3p) Proposal from Jefferson Energy to provide Safety Lighting at the Intersection of Cobbham Rd and Tom Bartles Rd

Approved a proposal from Jefferson Energy to provide safety lighting at the intersection of Cobbham Road and Tom Bartles Road for an annual cost of \$505.80; 205.2050.522080.

(H3q) Change Order #1 to Contract #2025-3155 with Cajenn Construction for the 2025 UV Lining Rehabilitation Project

Approved change order number one with Cajenn Construction for the 2025 UV lining rehabilitation project in the amount of \$96,500; 28712.38.015.

(H3r) Change Order to Furys Ferry Rd Widening Contract 2021-1995 with ER Snell for the Mullikin Rd Waterline Abandonment

Approved change order to Furys Ferry Road widening with ER Snell for the Mullikin Road waterline abandonment in the amount of \$40,534.90; 5115125.601081.

(H3s) Additional Funding for Contract #2025-3156 with JA Long, Inc. for the Riverwood Roundabout

Approved additional funding for the contract with JA Long, Inc. for the Riverwood Roundabout in the amount of \$27,524.81; 22322.32.015.

(H3t) Supplemental Agreement No. 1 with GDOT for Hardy McManus Rd Widening, PI# 0013704

Approved Supplemental Agreement number one with the Georgia Department of Transportation for the Hardy McManus Road widening project.

(H3u) Supplemental Agreement No.1 with GDOT for Euchee Creek Greenway (All Remaining Phases), PI# 0017529

Approved a Supplemental Agreement number one with Georgia Department of Transportation for the Euchee Creek Greenway (all remaining phases).

(H3v) Contract #2025-3370 with Pond & Company for Engineering Services for the Washington Rd Widening Project

Approved Engineering Contract with Pond & Company for the Washington Road widening project in the amount of \$507,780; 91343.27.010.

(H3w) Contract #2025-3371 with S&ME for Geotechnical Consulting Services at the Savannah Rapids Pavilion

Approved an Independent Contractor Agreement with S&ME for geotechnical consulting services at the Savannah Rapids Pavilion in the amount of \$48,000; 2102100.544035.2100.31.214.

(H3x) Contract 2025-3372 with Triple Point Engineering for Post Closure Care Maintenance and Compliance Services at the Baker Place Rd Landfill

Approved Post Closure Care Maintenance and Compliance Services at the Baker Place Road Landfill Agreement with Triple Point Engineering in the amount of \$466,300; 5315300.544008.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) VA25-10-01, Variance to Section 90-53 List of Lot and Structure Requirements, 938 Windmill Lane, Tax Map 059A Parcel 011, 2.08 +/- acres, and currently zoned R-A (Residential Agricultural).

Vice Chair Couch made a motion to approve the request for a variance to Section 90-53 for property located at tax map 059A parcel 011 to reduce the rear setback to 10 feet for a proposed storage structure subject to the following condition:

Building Standards:

The rear property line must be located and marked prior to footing/foundation inspection being inspected and passed.

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

Howard Johnson stated his concerns about a single county library system.

Marcus Todd stated his approval of the Columbia County Library standards.

Karin Parham stated her concerns about the library guidelines.

Diane Jarrett stated her concerns about the proposed new zoning ordinance and the way the library is being managed.

Johnathan Migas stated his thoughts about the data center.

Alexander Dickson stated his thoughts about election reform, data center and library governance.

Alan Wyatt stated his concerns about the data center.

Susan Warren stated her concerns about the data center.

Lee Muns stated his concerns about the lack of adherence to the 2035 Comprehensive Plan.

M. EXECUTIVE SESSION

(M1) Personnel

(M1a) One-time merit payment

Commissioner Melear a motion to approve a one-time merit payment of 2.5% for eligible employees. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Temporary easement from RGG Properties, LLC parcel 061084E and Chamblin Partners parcels 0611863 & 0612153 for the Chastain Place turn lane project.

Vice Chair Couch made a motion to accept the donations of temporary easement from RGG Properties, LLC parcel 061084E and Chamblin Partners parcels 0611863 & 0612153 for the Chastain Place turn lane project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M2b) Temporary easement and/or permanent easement from Mill Branch Investments, LLLP. parcel 062085 and Branch Springs Development, LLC. parcels 062085S & 062085T for the Horizon South Parkway and Chamblin Road Connector project.

Vice Chair Couch made a motion to accept the donation of temporary easement and/or permanent easement from Mill Branch Investments, LLLP. parcel 062085 and Branch Springs Development, LLC. parcels 062085S & 062085T for the Horizon South Parkway and Chamblin Road Connector project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M2c) Amber, Cindy & Chris Marks parcel 060058, Joseph Herring parcel 060045, Bryant Couch parcel 067024, Kay Allen parcel 067020A and Charles & Kay Allen parcel 067017F to obtain right of way and/or easements for the Hereford Farm Road widening project.

Vice Chair Couch made a motion to approve \$60,700 to Amber, Cindy & Chris Marks parcel 060058, \$28,000 to Joseph Herring parcel 060045, \$75,000 to Bryant Couch parcel 067024, \$95,800 to Kay Allen parcel 067020A and \$38,800 to Charles & Kay Allen parcel 067017F to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Carraway seconded the motion. The motion carried unanimously.

(M2d) Relocation and replacement housing supplement to Laura & Frank Pizzi parcel 0671408 to obtain right of way and/or easements for the Hereford Farm Road widening project and to annul the action that was approved on October 15, 2024.

Vice Chair Couch made a motion to approve \$550,000 for relocation and \$281,908.24 for replacement housing supplement to Laura & Frank Pizzi parcel 0671408 to obtain right of way and/or easements for the Hereford Farm Road widening project and to annul the action that was approved on October 15, 2024. Commissioner Carraway seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch adjourned the meeting at 7:00 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk