



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, May 5, 2026 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Vice Chair Alison G. Couch
Commissioner Connie M. Melear
Commissioner Jim M. Steed
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
Absent Chairman Douglas R. Duncan, Jr.

Division Directors:

Leanne Reece – Financial Services
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
Steven Prather – Facility Services
County Staff

Members of the Media and Public

A. CALL TO ORDER

Vice Chair Couch 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

Vice Chair Couch declared a quorum with four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) April 21, 2026

Commissioner Melear made a motion to approve the minutes of the April 21, 2026 Board of Commissioners meeting as presented. Commissioner Steed seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Vice Chair Couch presented the 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 Steed seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Master Services Agreement with Rep'd for AI Chatbot Services

Approved the Master Services Agreement with Rep'd for AI Chatbot Services in the amount of \$38,000; 1011001.533025.

(H1b) Purchase of a Boston Grand Piano from Turner's Keyboards for Jabez Harden Auditorium

Approved the purchase of a Boston Grand Piano from Turner's Keyboards for Jabez Harden Auditorium in the amount of \$62,500; 2252250.544035.10020.

(H1c) Reed Creek Donation for Interpretive Signage

Approved the acceptance of \$500 to Columbia County Reed Creek Park for interpretive signage; 2250301.433019.01718.

(H1d) Animal Services Donation

Approved the acceptance of \$1,000 to Columbia County Animal Services for the medical care of shelter animals; 2250301.433019.01713.

(H1e) Athletic Fields and Park Usage Agreement with GA Bulls Soccer Club, LLC

Approved the Athletic Fields and Park Usage Agreement with GA Bulls Soccer Club, LLC with revenue in the amount of \$47,000; 1010831.488007.

(H1f) Tournament Hosting Agreement with GA Bulls Soccer Club

Approved the Tournament Hosting Agreement with GA Bulls Soccer Club.

(H1g) Canoe, Kayak and Paddleboard Rentals at Riverside Park Concessionaire Agreement with Outdoor Augusta, LLC.

Approved the Canoe, Kayak and Paddleboard Rentals at Riverside Park Concessionaire Agreement with Outdoor Augusta, LLC.

(H1h) Clark Hill Committee of the CSRA Bass Tournaments Agreement

Approved the Clark Hill Committee of the CSRA Bass Tournaments Agreement in the amount of \$5,000; 2242200.533080.

(H1i) Purchase of Nutrition Services Agreement with the Columbia County Sheriff's Office for the Senior Center

Approved the Purchase of Nutrition Services Agreement with the Columbia County Sheriff's Office for the Senior Center at a cost not to exceed \$234,000; 1011623.533035.

(H1j) Service Agreement with the City of Harlem for the Oliver Hardy Festival

Approved the Service Agreement with the City of Harlem for the Oliver Hardy Festival in the amount of \$3,000; 2242200.533081.

(H1k) Athletic Facilities Use and License Agreement with Martinez Evans Little League (MELL)

Approved the Athletic Facilities Use and License Agreement with Martinez Evans Little League (MELL).

(H1l) Donation from Clark Hill Committee for the Fishing Rodeo

Approved the acceptance of \$300 donation from Clark Hill Committee for the fishing rodeo; 1010419.444040.

(H1m) Columbia County Library System Donation

Approved the acceptance of \$500 donation for the Columbia County Library System; 9319310.544035.

(H2) Public Works and Engineering Services Committee

(H2a) Memorandum of Tower Site Land License Agreement and Tower Site Land License Agreement with SBA Structures, LLC. for 580 Stevens Creek Road

Approved the Memorandum of Tower Site Land License Agreement and Tower Site Land License Agreement with SBA Structures, LLC. for 580 Stevens Creek Road.

(H2b) Award Bid# 2026010-BID5100 and contract to Blair Construction for Sawdust Rd Waterline project

Approved awarding the bid and contract to Blair Construction for the Sawdust Road waterline project in the amount of \$3,675,308.08; 58037.39.015.685.

(H2c) Independent Contractor Agreement with Turnipseed Engineers for Crawford Creek Aeration Basin Rehabilitation

Approved an Independent Contractor Agreement with Turnipseed Engineers for the Crawford Creek aeration basin rehabilitation in the amount of \$146,367; 57037.25.015.699.

(H2d) Change Order Number 2 with Blair Construction, Inc. for Crawford Creek Sewer Phase II
Approved Change Order Number 2 with Blair Construction, Inc. for Crawford Creek sewer phase II in the amount of \$72,541.40; 57037.25.015.663.

(H2e) Independent Contractor Agreement with Ardurra Group, Inc. for Biosolids Alternatives Evaluation and Recommendations

Approved an Independent Contractor Agreement with Ardurra Group, Inc. for biosolids alternatives evaluation and recommendations in the amount of \$80,000; 511.5115.533035.

(H2f) Lighting Services Agreements with Georgia Power to install Safety Lights at the Intersections of Columbia Road & Long Creek Falls, Wrightsboro Road & Euchee Creek Drive, Louisville Road & Nature's Way and the Blue Ridge Dr. Crosswalk.

Approved the Lighting Services Agreements with Georgia Power to install Safety Lights at the intersections of Columbia Road & Long Creek Falls with an annual utility cost of \$540, Wrightsboro Road & Euchee Creek Drive with an upfront pole cost of \$1,000 and annual utility cost of \$533.40, Louisville Road & Nature's Way with an upfront pole cost of \$2,200 and annual utility cost of \$540 and Blue Ridge Drive crosswalk with an annual utility cost of \$533.40; 2352710.522080.20502.

(H2g) Revised Lighting Services Agreement with Georgia Power for the Intersection Safety Light at Wrightsboro Rd and Kettle Creek Dr

Approved the revised Lighting Services Agreement with Georgia Power for the intersection safety light at Wrightsboro Road & Kettle Creek Dr. with an upfront installation cost of \$1,900 and an additional annual utility cost of \$228; 2342710.522080.20502.

(H2h) Resolution 26-02 to amend Street Light District (SLD 2024-535B) in Jackson Heights, Phase II

Approved Resolution Number 26-02 amending Street Light District 2024-535B in Jackson Heights, Phase II with an annual utility cost increase of \$1,125.12; 2052050.522080.

(H2i) Resolution 26-10 Concerning a Determination to Declare as Surplus and Sell Real Property located at 4065 Columbia Rd, Martinez, GA (Parcel ID 079 084)

Approved Resolution Number 26-10 concerning a determination to declare as surplus and sell real property located at 4065 Columbia Road, Parcel 079 084.

(H2j) Contract# 2026-3521 with Maner Builders Supply for Perimeter Fence Repair at the Baker Place Rd Landfill

Approved an Independent Contractor Agreement with Maner Builders Supply Company for perimeter fence repair at the Baker Place Road landfill in the amount of \$82,194; 5315300.544008.

(H2k) Contract# 2026-3495 with Southern Asphalt for Parking Lot Repairs and Overlay at Fire Station #3

Approved an Independent Contractor Agreement with Southern Asphalt, LLC. for parking lot repairs and overlay at Fire Station Number 3 located at 704 Furys Ferry Road in the amount of \$63,790; 28210.38.015.

(H2l) Contract #2026-3512 with Thompson Building Wrecking Company for Abatement, Demolition, and Removal Services of Parcel 060 078 and 067 1408 for the Hereford Farm Rd Widening Project

Approved an Independent Contract Agreement with Thompson Building Wrecking Company, Inc. for abatement, demolition and removal services on parcels 060 078 and 067 1408 for the Hereford Farm Road widening project in the amount of \$33,550; 91306.27.050.975.

(H2m) Contract #2026-3531 with Lose Design for Architectural & Engineering Services related to the Columbia County Sports Complex

Approved an Architectural & Engineering Services Agreement with Lose & Associates, Inc. dba Lose Design for the Columbia County Sports Complex in the amount of \$1,624,850; 28160.38.010.

(H2n) Supplemental Agreement #1 to the Project Framework Agreement with GDOT for the Wrightsboro Rd Widening Project

Approved the Supplement Agreement Number One to the Project Framework Agreement with Georgia Department of Transportation for the Wrightsboro Road widening project in amount of \$49,000.

(H2o) Acceptance of Improvements at Greenpoint Phase 4

Approved the acceptance of improvements for Greenpoint Phase 4 contingent upon staff's approval.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) VA26-04-01, Variance to Section 90-135 Signs, 212 Bobby Jones Expressway, Tax Map 078D Parcel 024, 0.598 +/- acres, and currently zoned C-2 (General Commercial).

Commissioner Melear made a motion to approve the request for the variance to Section 90-135 for property located at tax map 078D parcel 024 to allow additional building signage subject to the following conditions:

- 1. The signs facing Rose Lane and the parking lot must be permitted within 30 days of the Board of Commissioners approval or be removed.*
 - 2. Each tenant is limited to two total signs as per the addendum. Each tenant is allowed up to the total square footage by adding together the principal wall sign and miscellaneous sign allowances per code.*
 - 3. All window signs require permitting or removal within 30 days of the Board of Commissioners approval.*
- Commissioner Carraway seconded the motion. The motion carried unanimously.*

(I1a2) VA26-04-02, Variance to Section 90-53 List of lot and structure requirements, 710 Whitetail Trail, Tax Map 017 Parcel 068, 3.09 +/- acres, and currently zoned R-A (Residential Agricultural).

Commissioner Melear made a motion to approve the request for the variance to Section 90-53 for property located at tax map 017 parcel 068 to reduce the rear setback to 10 feet for a proposed storage structure. Commissioner Steed 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 and Susan Warren

Karin Parham explained her concerns over the Columbia County Library Policy and Governance. Susan Warren suggested that the data center ordinance should be amended to include bonds and encouraged voting in the May 19th primary.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Highlands Townhomes HOA, Inc. parcel 061 081i for permanent easement for Ivey Falls sewer line improvement project.

Commissioner Carraway made a motion to accept the donation of .04 of an acre from Highlands Townhomes HOA, Inc. parcel 061 081i for permanent easement for Ivey Falls sewer line improvement project. Commissioner Steed seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Melear made a motion to adjourn the meeting at 6:18 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk