



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, June 2, 2026 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 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

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
Leanne Reece – Financial 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

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 19, 2026

Commissioner Melear made a motion to approve the minutes of the May 19, 2026 Board of Commissioners meeting as presented. Commissioner Steed seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan 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) Proclamation Recognizing the Anniversary of First Mount Moriah Baptist Church

Approved a Proclamation recognizing the anniversary of First Mount Moriah Baptist Church.

(H1b) Animal Services Donation

Approved the donation of \$1,300 to Columbia County Animal Services for the medical care of shelter animals.

(H1c) Independent Contractor Agreement with 1 to 4 Pickleball Services

Approved an Independent Contractor Agreement with 1 to 4 Pickleball Services.

(H1d) Library Services Agreement with the Columbia County Library System

Approved a Library Services Agreement with the Columbia County Library System.

(H1e) Memorandum of Understanding and Annual Financial Agreement with UGA Cooperative Extension for Personnel Salary Reimbursement for Fiscal Year 2027

Approved a Memorandum of Understanding and Annual Financial Agreement with UGA Cooperative Extension for personnel salary reimbursement for Fiscal Year 2027 in the amount of \$246,888.50; 1011514.533035.

(H1f) Contract with Gold Cross EMS for Emergency Medical Services

Approved a Contract with Gold Cross EMS for Emergency Medical Services in the amount of \$2,350,000; 101.1315.

(H1g) Blood Services Agreement with Sheppard Community Blood Center

Approved a Blood Services Agreement with Sheppard Community Blood Center in the amount of \$6,000; 533035.

(H2) Public Works and Engineering Services Committee

(H2a) Ancillary Dwelling Variance, 5314 Magnolia Lane, Tax map 060 Parcel 142, 3.0 +/- acres, and currently zoned R-A (Residential Agricultural).

Approved an ancillary dwelling variance for tax map 060 142.

(H2b) Purchase of a Peterbilt Dump Truck from Peterbilt of Atlanta for Water Utility

Approved a purchase of a Peterbilt dump truck from Peterbilt of Atlanta for Water Utility the amount of \$151,708; 5115130.601079.

(H2c) County Fleet Vehicle Upfitting Service Agreement with Blue Badger Upfitters, LLC.

Approved a County Fleet Vehicle Upfitting Service Agreement with Blue Badger Upfitters, LLC.

(H2d) Payment to Cayenta for Annual Subscription

Approved payment to Cayenta for annual subscription in the amount of \$374,238.24; 511.5000.533035.

(H2e) Independent Contractor Agreement with Bluewater Engineering for W. Milledgeville Rd Sewer Modification

Approved an Independent Contractor Agreement with Bluewater Engineering for W. Milledgeville Road sewer modification in the amount of \$31,750; 511.5130.601100.

(H2f) AT&T Encroachment Agreement at Parcel 052 1837 for the Euchee Creek Harlem Interceptor Project

Approved an Encroachment Agreement with AT&T at parcel 052 1837 for the Euchee Creek Harlem interceptor project.

(H2g) Independent Contractor Agreement with Ardurra for General Engineering Services related to the 620 System Modifications and Upgrades on an as-needed basis

Approved an Independent Contractor Agreement with Ardurra for general engineering services related to the 620 system modifications and upgrades on an as-needed basis not to exceed amount of \$20,000; 511.5140.533060.

(H2h) County Acknowledgment, Permit Transfer Consent and Rent Guarantee Agreement with Alamo Farms and Cattle LLC.

Approved County Acknowledgment, Permit Transfer Consent and Rent Guarantee agreement with Alamo Farms and Cattle, LLC.

(H2i) Contract Amendment Number One with Hudson's Grassing Co, Inc. for Biosolids Management Services

Approved a Contract amendment number one with Hudson's Grassing Co., Inc. for biosolids management services in the amount of \$88,200; 511.5000.544007.

(H2j) Purchase of GameChanger Turning Movement Traffic Systems through Rhythm Engineering

Approved the purchase of GameChanger turning movement traffic systems through Rhythm Engineering in the amount of \$28,050; equipment 2342720.533060 and annual licensing agreement 2342720.533035.

(H2k) Consulting Agreement with GA Power to Install Multiple Electric Vehicle Charging Stations in Columbia County Parks

Approved a Consulting Agreement with Georgia Power to install multiple electric vehicle charging stations in Columbia County Parks in the amount of \$10,000.

(H2l) BID# 2026013-BID5200 and Contract# 2026-3535 with US Infra Rehab Services, LLC for the One Marshall Place Storm Drain UV Lining Rehabilitation Project

Approved awarding the bid and contract to US Infra Rehab Services, LLC. for the One Marshall Place storm drain uv lining rehabilitation project in the amount of \$1,421,374.09; 28713.38.015.

(H2m) Bid# 2026018-BID3313 and Contract# 2026-3567 with East Coast Grading for the 2026 LMIG

Approved awarding the bid and contract to East Coast Grading for the 2026 LMIG in the amount of \$2,570,442; 91305.21.015.026.

(H2n) Supplemental Agreement No. 1 with GDOT for TIA 2, Group 6 Resurfacing

Approved Supplemental Agreement Number One with Georgia Department of Transportation for TIA 2 Group 6 resurfacing.

(H2o) 2026 Local Road Assistance (LRA) Application with Georgia Department of Transportation

Approved the 2026 Local Road Assistance Application with Georgia Department of Transportation.

(H2p) Contract 2024-3013 Renewal # 1 with Infrastructure Consulting and Engineering, LLC for Construction Engineering and Inspection Services for Roadway Projects

Approved contract renewal number one with Infrastructure Consulting and Engineering, LLC. for construction engineering and inspection services for roadway project.

(H2q) Renewal Number 2 of Contract# 2024-2834 with International Appraisal & Research Group (IAR) for Appraisal and Acquisition Services related to TIA and GDOT Projects

Approved renewal number two with International Appraisal & Research Group for appraisal and acquisition services related to TIA and GDOT projects.

(H2r) Easement Agreement with the Department of the Army for the continued Operation and Maintenance of a portion of Burns Road

Approved the Easement Agreement with the Department of Army for the continued operation and maintenance of a portion of Burns Road.

(H2s) Acceptance of Improvements at Highland Lakes West Section II

Approved the acceptance of improvements at Highland Lakes West Section II as depicted on the plat dated April 27, 2026 prepared by H&C Surveying, Inc.

(H2t) Acceptance of Improvements at Wrights Farm Section 4 Lots 285-307

Approved the acceptance of improvements at Wrights Farm Section 4 Lots 285-307 as depicted on a plat prepared by Jachens Land Surveying, Inc. dated April 30, 2026.

(H2u) Acceptance of Utility Easements for Shelby Properties, LLC

Approved the acceptance of utility easements for Shelby Properties, LLC. as shown on the plat prepared by James Swift and Associates dated March 26, 2026.

(H2v) Acceptance of Easements for F&A of Evans, LLC Tractor Supply

Approved the acceptance of easements for F&A of Evans, LLC. Tractor Supply as shown on the plat by Augusta Land Surveying dated April 15, 2026 contingent upon staff approval.

(H2w) Acceptance of Easements for AU Medical Center, Inc.

Approved the acceptance of easements for AU Medical Center, Inc. as shown on the plat prepared by Cranston dated April 13, 2026.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Development and Planning Services Committee

(I1a1) RZ26-05-04, Rezoning from R-A (Residential Agricultural) & PUD (Planned Unit Development) to PRD (Planned Residential Development), off Baker Place Road, Tax Map 051 Parcel 008H, 54.8 +/- acres, and currently zoned R-A (Residential Agricultural) & PUD (Planned Unit Development). -

Postponed from May 19, 2026.

Commissioner Melear made a motion to approve the request to allow the applicant to withdraw without prejudice. Commissioner Steed seconded the motion. The motion carried unanimously.

(I2) New Business

(I2a) Community and Emergency Services Committee

(I2a1) Resolution Number 26-13 Dedicating the New Columbia County Park on Hardy McManus Road in Honor of Former Commissioner Don Skinner, Sr.

Commissioner Steed made a motion to approve Resolution Number 26-13 dedicating the new Columbia County Park on Hardy McManus Road in Honor of Former Commissioner Don Skinner, Sr. Commissioner Carraway seconded the motion. Chairman Duncan, Vice Chair Couch and Commissioners Carraway and Steed voted in favor of the motion. Commissioner Melear voted against the motion. The motion carried.

(I2b) Management and Internal Services Committee

(I2b1) Resolution 26-12 Adopting an Annual Budget for All Funds of Columbia County, Georgia for Fiscal Year 2026/2027

Vice Chair Couch made a motion to approve Resolution Number 26-12 adopting an Annual Budget for All Funds of Columbia County, Georgia for Fiscal Year 2026/2027. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2b2) Acceptance of Additional ARPA Funds for the Columbia Judicial Circuit Grant CY2026 ARPA 3Y009

Vice Chair Couch made a motion to accept the additional CY2026 ARPA grant funds for the Judicial Circuit in the amount of \$71,420. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2c) Development and Planning Services Committee

(I2c1) RZ26-05-06, Conditional Use for Therapeutic Massage, 120 North Belair Road, Tax Map 073C Parcel 053, 1.16 +/- acres, and currently zoned C-2 (General Commercial).

Commissioner Melear made a motion to approve the request for the conditional use for therapeutic massage for property located at tax map 073C parcel 053. Commissioner Steed seconded the motion. The motion carried unanimously.

(I2c2) RZ26-05-07, Rezoning from P-1 (Professional) to C-C (Community Commercial), 406 North Belair Rd and 601 Ponder Place Drive, Tax Map 073 Parcels 366B & 366C, a combined 2.64 +/- acres, and currently zoned P-1 (Professional).

Commissioner Melear made a motion to approve the request for a rezoning from P-1 to C-C for property located at tax map 073 parcels 366B & 366C for a proposed commercial development subject to the subject condition:

Planning: All ground-mounted signs shall be monument-based. The monument base shall be constructed of brick, stacked stone, or a similar masonry type material as compatible with the building on the site.

Commissioner Steed 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

M. EXECUTIVE SESSION

(M1) Property

(M1a) Parcel 026 016B from the Eubank Family LLLP. for the right turn lane at the elementary school located off Ray Owens Road.

Commissioner Carraway made a motion to accept the donation of a portion of parcel 026 016B from the Eubank Family LLLP. for the right turn lane at the elementary school located off Ray Owens Road. Vice Chair Couch seconded the motion. The motion carried unanimously.

(M1b) George Newman & Cheryl Newman for parcel 072 242 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Carraway made a motion to approve \$79,000 to George Newman & Cheryl Newman for parcel 072 242 to obtain right of way and/or easements for the Hereford Farm Road widening project. Vice Chair Couch seconded the motion. The motion carried unanimously.

(M1c) Additional easement from David Byrd & David Byrd Enterprises LLP. from parcel 029 011 for the Harlem force main project.

Commissioner Carraway made a motion to accept the donation of additional easement from David Byrd & David Byrd Enterprises LLP. from parcel 029 011 for the Harlem force main project. Vice Chair Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Vice Chair Couch made a motion to adjourn the meeting at 6:16 p.m. Commissioner Carraway seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk