



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, September 7, 2021 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
Vice Chairman Gary L. Richardson
Commissioner Connie M. Melear
Commissioner Donald Skinner, Sr.
Commissioner Dewey G. Galeas
County Manager Scott Johnson
Deputy County Manager Glenn Kennedy
Deputy County Manager Matt Schlachter
County Attorney Chris Driver
County Clerk Patrice R. Crawley

Division Directors:

John Luton - Community & Leisure Services
Michael Blanchard - Technology Services
Stacey Gordon - Water Utility 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 Chairman Richardson 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) August 17, 2021

Commissioner Galeas made a motion to approve the minutes of the August 17, 2021 Board of Commissioners meeting as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

Chairman Duncan presented the September 07, 2021 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. Vice Chairman Richardson made a motion to approve the consent agenda as presented. Commissioner Skinner seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) American Cornhole Augusta Major- South Atlantic Conference Agreement

Approved the agreement with the American Cornhole Organization to host the 2022 South Atlantic Major in the amount of \$4,000; 2242200.533080.

(H1b) Clark Hill Committee of the CSRA Bass Tournaments Agreement

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

(H1c) CSRA Mustang Club Agreement for the Mustang Club of America Grand National Show

Approved a contract with Mustang Club of America, dba CSRA Mustang Club for the 2022 Mustang Club Association Grand National Show.

(H1d) Purchase of Bobcat 5600

Approved the purchase of a Bobcat 5600 from Bobcat of Augusta in the amount of \$66,927.88; 1011611.601081.

(H2) Public Works and Engineering Services Committee

(H2a) Award BID#2021026-BID2720 Columbia County Sheriff's Administration Building to SD Clifton Construction, Inc.

Approved awarding and entering into a contract with SD Clifton Construction, Inc. for the Columbia County Sheriff's Office Administration Building in the amount of \$6,140,000; 22820.32.015.

(H2b) Columbia County Performing Arts Center Change Order 012

Approved Change Order number 12 for the Columbia County Performing Arts Center in the amount of \$149,046.35 and an addition of 77 days; 17220.37.015.

(H2c) Proposal from Continental Construction to renovate Building G3 for the Board of Elections

Approved the proposal from Continental Construction to complete the renovations to Building G3 in the amount of \$41,311; 22210.32.015.

(H2d) Engineering Proposal Revision, Bluewater Engineering, Laydown Yard

Approved the engineering proposal revision from Bluewater Engineering for the laydown yard improvements in the additional amount of \$6,975; 57037.25.015.593.

(H2e) Purchase, Bobcat of Augusta, Compact Track Loader

Approved the purchase of a compact track loader from Bobcat of Augusta in the amount of \$72,728.12; 511.5115.601081.

(H2f) Bid and Contract with R.D. Brown Contractors for the Water Treatment Plant Electrical Modifications

Approved awarding the bid and entering into a contract with R.D. Brown Contractors for water treatment plant electrical modifications in the amount of \$1,867,000; 57037.25.015.677.

(H2g) Engineering Proposal, Cranston Engineering, Structural Assessment & Observation

Approved an engineering proposal from Cranston Engineering for structural services for Water Utility Administrative Building A in the amount of \$4,985; 511.5000.533064.

(H2h) Engineering Proposal, ISM, LLC, Sawdust Road Water Line to Tank

Approved the engineering proposal from ISM, LLC. to provide services for the Sawdust Road water line to tank project in the amount of \$162,228; 57037.25.015.685.

(H2i) Engineering Proposal, ZEL Engineers, Sewer Force Main to Euchee Creek

Approved the engineering proposal with ZEL Engineers for the sewer force main to Euchee Creek project for the amount of \$355,276; 57037.25.015.686.

(H2j) Engineering Proposal, Turnipseed Engineers, Kiokee Creek Water Pollution Control Plant Expansion

Approved the engineering proposal from Turnipseed Engineers for expanding the capacity of the Kiokee Creek Water Pollution Control Plant in the amount of \$622,815; 57037.25.015.688.

(H2k) Nicoles Lane Sewer Extension to 4110 Nicoles Lane

Approved the acceptance of \$7,500 from Carl Miller and approval to waive the tap fee to allow the connection to the sewer system once construction is complete.

(H2l) Resolution 21-36 to Amend Maple Ridge, Section II, Street Light District #327A

Approved Resolution 21-36 to amend Street Light District #327A and authorizing Georgia Power to add one additional light on a new pole and bill the County \$210 annually for utilities and \$468.19 upfront for the pole.

(H2m) Easement Plat for Michael Siewert

Approved the easement and plat for Michael Siewert property located at tax map 082A 060 contingent upon staff's approval.

(H2n) Easement Plat for West Grove LLC

Approved the easement and plat for West Grove LLC located at tax map 068 1061 contingent upon staff's approval.

(H2o) Final Plat for Champions Overlook Section 1B

Approved the acceptance of the final plat and deed for Champions Overlook Section 1B located at tax map 065 678B with a two year warranty period to begin from the date of written acceptance of the as-built drawings.

(H2p) Rejection of BID# 2021031-BID3313-2021 LMIG SAP Striping of Various Roads

Approved the rejection of BID# 2021031-BID3313-2021 LMIG SAP striping of various roads.

(H2q) Professional Services Contract with Infrastructure Consulting & Engineering (ICE) for Construction Inspections Services on the Lewiston Rd Widening Project

Approved a contract with Infrastructure Consulting & Engineering (ICE) for construction inspection services on the Lewiston Road widening project in the amount of \$530,000; 91312.24.015.

(H2r) Professional Services Contract with Infrastructure Consulting & Engineering (ICE) for Materials Testing and Construction Inspections Services on the Furys Ferry Rd Widening Project

Approved a contract with Infrastructure Consulting & Engineering (ICE) for materials testing and construction inspection services on the Furys Ferry Road widening project in the amount of \$800,000; 91312.24.015.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ21-08-07, Rezone from R-3 (Single Family Residential) to P-1 (Professional), Tax Map 077F Parcel 034, 0.93 +/- acres, located at 4031 River Watch Parkway, and currently zoned R-3 (Single Family Residential).

Commissioner Skinner made a motion to approve the request for the applicant to withdraw their rezoning application without prejudice. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1a2) RZ21-08-08, Rezone from PUD (Planned Unit Development) to M-1 (Light Industrial), Tax Map 072 Parcels 231G & a portion of 200D, 11.7 +/- total acres combined, located at 3001 McCrary Court

and a portion of property off Industrial Park Drive, and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a rezoning from PUD to M1 for property located at tax map 072 231G and a portion of 200D for proposed light industrial uses subject to the following conditions:

Planning:

- 1. All lighting on the site shall be shielded and directed away from any adjacent residential property. A photometric plan, showing that foot-candle readings are 1.0 or less at the property line shall be submitted at site plan review.*
- 2. The 40 foot structural buffer against the residentially zoned property shall remain undisturbed for the 25 feet on the outer edge of the buffer (closest to the residential properties). The remaining 15 feet may be disturbed and revegetated meeting Section 90-139 Buffers & Screening of Columbia County Code.*

Environmental:

Should any of the structures and/or businesses located within the project be considered a critical facility by FEMA's definition of a critical facility, the project must comply with Chapter 42; Article II; Section 42-46: Standards for Critical Facilities. Critical facilities shall not be located in the 100-year floodplain or the 500-year floodplain. All ingress and egress from any critical facility must be protected to the 500-year floodplain elevation.

Critical facility means any public or private facility, which, if flooded, would create an added dimension to the disaster or would increase the hazard to life and health. Critical facilities include:

- 1. Structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials;*
- 2. Hospitals and nursing homes, and housing for the elderly, which are likely to contain occupants who may not be sufficiently mobile to avoid the loss of life or injury during flood and storm events;*
- 3. Emergency operation centers or data storage centers which contain records or services that may become lost or inoperative during flood and storm events; and*
- 4. Generating plants, and other principal points of utility lines.*

Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a3) VA21-08-05, Variance to Section 90-98 List of Lot & Structure Requirements, Tax Map 072 Parcels 231G & a portion of 200D, 11.7 +/- total acres combined, located at 3001 McCrary Court and a portion of property off Industrial Park Drive, and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-98 List of Lot & Structure Requirements for property located at tax map 072 231G and a portion of 200D to remove the maximum building setback in the Evans Town Center Overlay District. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1a4) RZ21-08-09, Rezone from R-1 (Single Family Residential) & C-1 (Neighborhood Commercial) to R-1 (Single Family Residential), Tax Map 069 Parcel 097A, 16.45 +/- acres, located at 4848 Wrightsboro Road, and currently split zoned R-1 (Single Family Residential) & C-1 (Neighborhood Commercial).

Commissioner Skinner made a motion to approve the request for a rezoning from R-1 & C-1 to R-1 for property located at tax map 069 097A. Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1a5) RZ21-08-10, Rezone from C-2 (General Commercial) to C-3 (Heavy Commercial), Tax Map 078D Parcel 012A, 0.61 +/- acres, located at 255 Bobby Jones Expressway, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for a rezoning from C-2 to C-3 for property located at tax map 078D 012A for a proposed construction office with storage and parking. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1a6) VA21-08-06, Variance to Sections 90-98 List of Lot & Structure Requirements, 90-139 Buffers

& Screening, and 90-147(h)(1)(c) Use Provisions, Tax Map 078D Parcel 012A, 0.61+/- acres, located at 255 Bobby Jones Expressway, and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to approve the request for variances to Section 90-98 List of Lot & Structure Requirements, 90-139 Buffers and Screening, and 90-147 (h)(1)(c) Use Provisions for property located at tax map 078D 012A for a 5 foot northern side and rear setback and a 2.5 foot southern side setback, remove buffers to the adjacent C-2 zoning and the 10 foot wide buffer requirement being waived from the side and rear property lines subject to the following condition:

Planning:

The side property lines and the frontage on Settlement Road will require a solid fence for the outdoor storage provision.

Chairman Duncan seconded the motion. The motion carried unanimously.

(I1a7) RZ21-08-11, Change of Conditions, Tax Map 078 Parcel 048F, 6.03 +/- acres, located at 4045 Evans to Locks Road, and currently zoned PRD (Planned Residential Development).

Commissioner Skinner made a motion to approve the request for a change of conditions for property located at tax map 078 048F to remove the condition for buffers to remain undisturbed and subject to the following conditions:

Planning:

1. A 25-foot structural buffer will be provided on the east and northeast property lines as shown on the development plan dated July 22, 2021.

2. All buffer plantings and fencing must be installed prior to approval of the final plat for the project.

Commissioner Galeas seconded the motion.

Bo Slaughter, the applicant, was on hand to answer questions.

Commissioner Skinner amended his motion to add a third condition that a 6' wooden shadowbox privacy fence will be provided on the entire property line, minus the property line along Evans to Locks Road.

Commissioner Galeas seconded the motion. The motion carried unanimously.

(I1b) Public Works and Engineering Services Committee

(I1b1) Proposal from Tanko Lighting for Streetlight Procedure Audit and Update Services

Vice Chairman Richardson made a motion to reject the proposal from Tanko Lighting to audit and update the County's Streetlight Procedure. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b2) Speed Hump Program Procedure Update

Vice Chairman Richardson made a motion to reject the Speed Hump Program Procedure update. The motion died due to a lack of a second.

Commissioner Galeas made a motion to approve the Speed Hump Program Procedure update with the percentage of the participation being 51% instead of the proposed 25%. Commissioner Melear seconded the motion.

Traffic Operations Manager Prickett was available to answer questions concerning the update.

Vice Chairman Richardson voted against the motion. Chairman Duncan and Commissioners Melear, Skinner and Galeas voted in favor of the motion. The motion carried.

(I1b3) Engineering Proposal, Turnipseed Engineers, Euchee Creek Harlem Interceptor

Vice Chairman Richardson made a motion to approve the proposal from Turnipseed Engineers for the Euchee Creek Harlem interceptor sewer project in the amount of \$578,667.60.; 57037.25.015.687.

Commissioner Galeas 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 AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) The Georgia State Properties Commission parcel 069 001V for right of way, permanent and temporary easements for the Horizon South Parkway Road widening project.

Vice Commissioner Richardson made a motion to approve \$15,700 to The Georgia State Properties Commission parcel 069 001V for right of way, permanent and temporary easements for the Horizon South Parkway Road widening project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) Robert Stanley Percival, et al parcel 061 020M for right of way, permanent and temporary easements for the Lewiston Road project.

Vice Chairman Richardson made a motion to approve \$11,100 to Robert Stanley Percival, et al parcel 061 020M for right of way, permanent and temporary easements for the Lewiston Road project. Commissioner Skinner seconded the motion. The motion Carried unanimously.

(M1c) Robert Hair parcel 061 022 for right of way, permanent and temporary easements for the Lewiston Road Project.

Vice Chairman Richardson made a motion to approve \$23,000 to Robert Hair parcel 061 022 for right of way, permanent and temporary easements for the Lewiston Road Project. Commissioner Galeas seconded the motion. The motion carried unanimously.

(M1d) Dwaine Deloach parcel 074 010 and David & Karen Floyd parcel 074G 042 for right of way, permanent and temporary easements for the Crawford Creek sewer project.

Vice Chairman Richardson made a motion to approve \$7,100 to Dwaine Deloach parcel 074 010 and to accept the donation from David & Karen Floyd parcel 074G 042 for right of way, permanent and temporary easements for the Crawford Creek sewer project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1e) Kathryn Selby & Catherine Branch parcel 068 959E for right of way, permanent and temporary easements for the Sugar Gateway waterline project.

Vice Chairman Richardson made a motion to accept the donation from Kathryn Selby & Catherine Branch parcel 068 959E for right of way, permanent and temporary easements for the Sugar Gateway waterline project. Commissioner Skinner seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:42 p.m. Commissioner Galeas made a motion to adjourn the meeting. Commissioner Skinner seconded the motion. The motion carried unanimously.

Signature on File

Douglas R. Duncan, Jr., Chairman

Signature on File

Patrice R. Crawley, County Clerk