



**Columbia County Board of Commissioners Meeting
Minutes for Tuesday, December 21, 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
Sheriff Whittle

Division Directors:
Paul Scarbary - Development Services
Scott Sterling - Planning Services
John Luton - Community & Leisure Services
Chief Wallen - Fire 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

Commissioner Galeas 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) December 07, 2021

Commissioner Melear made a motion to approve the minutes of the December 07, 2021 Board of Commissioners meeting as presented. Commissioner Galeas seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Removal of G2a Fiscal Year 2020/2021 Audit Results Summary

County Manager Johnson requested to remove Item G2a Fiscal Year 2020/2021 Audit Results Summary from the agenda.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Special Recognition

(G1a) Recognition of Sheriff Clay Whittle who was named 2021 Sheriff of the Year by the Georgia Sheriff's Association

The Commissioners recognized Sheriff Whittle, who was named 2021 Sheriff of the Year by the Georgia Sheriff's Association.

(G1b) Recognition of County Manager Scott Johnson who received the Pillars of Excellence Award from Georgia City-County Management Association

The Commissioners recognized County Manager Johnson, who received the Pillars of Excellence Award from the Georgia City-County Management Association.

(G2) Presentation

(G2a) Fiscal Year 2020/2021 Audit Results Summary removed during approval of the agenda

This item was removed during the approval of the agenda.

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 Skinner seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Animal Services Donations

Approved the acceptance of the donation from Cornelia Wells in the amount of \$300, CSRA Mustang Club in the amount of \$100, David Herrity in the amount of \$150, Kathy Anderson in the amount of \$2,000, Erin Sussman in the amount of \$200, and Steven Kaczmark in the amount of \$1,000 for the medical care and spay/neuter of sheltered animals.

(H2) Management and Internal Services Committee

(H2a) Acceptance of the Judicial Council ARPA Grant Funding

Approved the acceptance of the Judicial Council ARPA Grant Funding in the amount of \$955,104.

(H2b) Requesting New Full-Time Administrative Coordinator I Position, Grade 21, Coroner's Office

Approved a new full-time Administrative Coordinator 1 Grade 21 rate of \$19.87 per hour and a category B cell phone allowance for the Coroner's office and authorization for Finance to transfer the funding from Contingency to the Coroner's Salary line code.

(H2c) Acceptance of the Criminal Justice Coordinating Council grant number J22-8-132 for the Accountability Courts

Approved the acceptance of the Criminal Justice Coordinating Council grant number J22-8-132 for the Accountability Courts in the amount of \$64,402.

(H2d) Magistrate Court contract with CSRA Probation Services, Inc.

Approved the contract for probation services and programs with CSRA Probation Services, Inc. for Magistrate Court.

(H2e) Stipend for Columbia County Part-time and Reserve Deputies

Approved a \$500 stipend for each of the fourteen part-time and reserve deputies in the amount of \$7,000 and authorization for Finance to transfer the funding from Contingency to the Sheriff's Salary line code.

(H2f) Reclassification of Risk Management Specialist I Position

Approved the reclassification of the Risk Management Specialist I position Grade 18 to Specialist V Grade 22.

(H2g) GDOT FY 2022 FTA Drug and Alcohol Policy update

Approved the adoption of the Georgia Department of Transportation Fiscal Year 2022 Federal Transit Administration Drug and Alcohol policy as presented.

(H2h) Intergovernmental Agreement with the City of Belton, South Carolina for the purchase of five surplus Dodge Chargers.

Approved an Intergovernmental Agreement with the City of Belton, South Carolina for the purchase of five surplus Dodge Chargers in the amount of \$12,500.

(H2i) Gentry Fund, LLC Dark Fiber IRU - 633 Louisville Rd/7080 Evans Town Center Blvd

Approved the Dark Fiber IRU with Gentry Fund, LLC for 633 Louisville Rd/7080 Evans Town Center Blvd.

(H2j) Amendment of Comprehensive Policy Number 701.1 Information Technology Password Policy

Approved the amendment of Comprehensive Policy Number 701.1 Information Technology Password Policy.

(H2k) Purchase of Cisco Firewall Upgrade and Integration Services from Presidio

Approved the purchase of Cisco Firewall upgrade and Integration Services from Presidio in the amount of \$238,955.69; 1011005.601081.

(H2l) Acceptance of the Criminal Justice Coordinating Council Coronavirus Emergency Supplemental Grant B50-8-128 for Victims Compensation Advocate

Approved the acceptance of the Criminal Justice Coordinating Council Coronavirus Emergency Supplemental Grant B50-8-128 for Victims Compensation Advocate, authorization for Finance to set up a bank account and authorization for the Chairman to sign the required documentation.

(H3) Development and Planning Services Committee

(H3a) Alcoholic Beverage License, Gas World 5 Food Store LLC dba Gas World #5

Approved the alcoholic beverage license for Gas World 5 Food Store LLC dba Gas World #5 to be effective January 01, 2022.

(H3b) Alcoholic Beverage License, Oshun 1 Inc dba La Cocina Del Rey

Approved the alcoholic beverage license for Oshun 1 Inc. dba La Cocina Del Rey to be effective January 01, 2022.

(H3c) Alcoholic Beverage License, Charros Express-Mex Inc

Approved alcoholic beverage license for Charros Express-Mex, Inc. to be effective January 01, 2022.

(H3d) Alcoholic Beverage License, Riverwood Spirits LLC

Approved the alcoholic beverage license for Riverwood Spirits LLC. to be effective January 01, 2022.

(H3e) Alcoholic Beverage License, Southern Wine Shop LLC dba Southern Beverage Outlet

Approved the alcoholic beverage license for Southern Wine Shop LLC dba Southern Beverage Outlet to be effective January 01, 2022.

(H3f) Easement Encroachment Agreement at 582 Farmington Circle

Approved the easement encroachment agreement for 582 Farmington Circle, Parcel 067C 376.

(H3g) Easement Encroachment Agreement at 403 Lakestone Way

Approved the easement encroachment agreement for 403 Lakestone Way, Parcel 082K 115.

(H4) Public Works and Engineering Services Committee

(H4a) Request for a Senior Project Manager Position and Reclassification of Existing Positions in the Facilities Design and Construction Department

Approved hiring a Manager V exempt grade 34 with a category C vehicle and smart phone allowance, and to reclassify Clarence Mobley from a Manager III exempt grade 30 to a Manager V exempt grade 34 and

Dennis Smith from a Supervisor VI grade 23 to a Manager II exempt grade 28 with no salary changes for the Facilities Design and Construction Department.

(H4b) Network Vulnerability Assessment Proposal, Southern Flow, Inc

Approved the proposal from Southern Flow, Inc. to perform a vulnerability assessment of the Columbia County Water Utility SCADA network for an amount not to exceed \$20,000; 511-5105-533035.

(H4c) Anderson Circle Sewer Line Extension

Approved the acceptance of \$10,000 from Pete and Teresa Rodriguez to extend the existing sewer line to reach the property at 4225 Anderson Circle, to waive their tap fee for connection once construction is complete, and to set the participation fee of \$10,000 in lieu of a tap fee for the adjacent property at 4229 Anderson Circle.

(H4d) Resolution 21-48 to Amend Deerwood Estates, Section III, Street Light District 86-244

Approved Resolution 21-48 to amend Street Light District Number 86-244 and authorization for Georgia Power to add one additional light on a new pole, with an upfront cost of \$481.75; 205.2050.522082 and an annual utility cost of \$210.72; 205.2050.522080.

(H4e) Purchase of Applied Information (AI) Glance Smart City Supervisory System Modules

Approved the purchase of fifteen Applied Information Glance Smart City Supervisory System Modules in the amount of \$60,463.20; 2342710.522100.

(H4f) Transfer of Georgia Power billing from the Development Authority to the Board of Commissioners for the street lighting along Innovation Parkway

Approved the transfer of Georgia Power billing from the Development Authority to the Board of Commissioners for the street lighting along Innovation Parkway in the annual amount of \$3,044.52; 2342710.522080.20502.

(H4g) Engineering Proposal with Bluewater Engineering for the Butterfield Ct Detention Pond Improvement Project

Approved the engineering proposal from Bluewater Engineering in the amount of \$35,320.00 for the Butterfield Ct Detention Pond Improvement Project; 5215200.601100.

(H4h) Engineering Proposal with Alfred Benesch & Company for the Autumn Trail Culvert Replacement Project

Approved the engineering proposal from Alfred Benesch & Company in the amount of \$33,450.00 for the Autumn Trail Culvert replacement; 5215200.601100.

(H4i) Engineering Proposal with Ardurra for The Pass Culvert Replacement Project

Approved the engineering proposal from Ardurra in the amount of \$51,500.00 for The Pass Culvert Replacement Project; 5215200.601100.

(H4j) Construction Contract with Reeves Construction Company for William Few Parkway Rehabilitation, Phase I, PI# 0017534, Bid 2021041-BID3313

Approved awarding the bid and entering into a construction contract with Reeves Construction Company for the William Few Parkway Rehabilitation, Phase I, PI# 0017534 in the amount of \$1,512,825.00; 91324.24.015.

(H4k) Construction Contract with Reeves Construction Company for William Few Parkway at Riverwood Parkway Intersection Improvements, Bid 2021034-BID3313

Approved awarding the bid and entering into a construction contract with Reeves Construction Company for the William Few Parkway at Riverwood Parkway Intersection Improvement project in the amount of \$504,245.00; 17370.37.015.

(H4l) Construction Contract with R.D. Brown Contractors, Inc. for Martinez Park, Bid 2021042-BID3313

Approved awarding the bid and entering into a construction contract with R.D. Brown Contractors, Inc. for the Martinez Park Project in the amount of \$1,305,022.00; 17143.37.015.

(H4m) 2022 Local Maintenance Improvement Grant (LMIG) with Georgia Department of Transportation

Approved the presented road list for the 2022 Georgia Department of Transportation LMIG and authorization for the Chairman of the Board to execute all documents necessary for the grant.

(H4n) White Oak Business Park Permanent Utility Easements and Right of Way Parcels

Approved the acceptance of the Right of Way parcel improvements and 12 Utility Easements as specified and depicted on a plat prepared by Jachens Land Surveying, Inc. dated October 22, 2021 for the area south of Innovation Parkway inside the White Oak Business Park.

I. LEGAL MATTERS

(I1) Resolution Number 21-49 Authorizing the Approval, Solely for the Purpose of Section 147(F) of the Internal Revenue Code of 1986, of the Issuance of \$13,000,000 Maximum Aggregate Principal Amount of Revenue Refunding Bonds in One or More Series, Federally Taxable and/or Tax-Exempt (The Series 2021 Bonds) By the Development Authority of Columbia County for the School for Arts-Infused Learning, Inc., (SAIL)

Commissioner Skinner made a motion to approve Resolution Number 21-49. Commissioner Galeas seconded the motion. The motion carried unanimously.

J. DEBATE AGENDA

(J1) Unfinished Business

(J1a) Development and Planning Services

(J1a1) RZ21-09-05, Major PUD (Planned Unit Development) Revision, Tax Map 082 Parcel 526, 5.68 +/- acres, located at 1000 West Lake Commons Drive, and currently zoned PUD (Planned Unit Development) - *Tabled from November 02, 2021*

Commissioner Skinner made a motion to approve the request for a major PUD revision for property located at Tax Map 082 Parcel 526 to revise the site layout and uses for this parcel subject to the following conditions:

Planning:

- 1. The proposed mobile car detailing site shown on the site plan and noted in the narrative is not permitted.*
- 2. All lighting shall be shielded and directed away from adjacent residential properties. A photometric plan, showing that footcandle readings are less than 5 at the property line shall be required at site plan review. If due to phasing, lighting will not be provided at the rear of the site until construction of those buildings, the photometric plan shall be provided with the building permits for those buildings.*
- 3. Dumpsters shall not be picked up between the hours of 11PM and 6AM.*
- 4. Elevations for buildings not submitted with this request shall require review and approval by the Planning Commission prior to issuance of a building permit.*
- 5. All businesses on the site shall have all customers out by 11PM and no amplified music will be permitted outside.*
- 6. A drive thru is permitted only on the building closest to The Claiborne and Furys Ferry (plan southwest) with the drive thru on The Claiborne side of that building.*
- 7. The landscape plan shall be reviewed and approved by representatives of the West Lake POA, the applicant or their consultant, and the Columbia County Landscape Architect prior to approval of the overall site plan.*
- 8. The agreement between the West Lake Property Owners Association and the applicant shall be signed*

and provided prior to or at the October 19th, 2021 Board of Commissioners meeting.

Traffic Engineering:

A Traffic Impact Study is required for the project. The primary focus of the study is the evaluation of the intersection capacity of Inverness Way. Refer to Checklist A-2 in the Project Access Improvement Policy. The study must include ITE land uses and codes, traffic counts, and distributions based on existing conditions and projected trip generations. Including existing conditions analysis (current year), no-build capacity analysis (opening year), and build capacity analysis (opening year). A queue analysis must be included with recommendations for lane assignments and turn lane storage lengths at the Inverness Way/Park Lane/Furys Ferry Road intersection.

Commissioner:

5. Modified to read No amplified music will be permitted outside and all businesses on the site shall have all customers seated by 11 PM

6. Modified to read provide that no drive thrus shall be permitted

8. Entirely deleted

Commissioner Melear seconded the motion. The motion carried unanimously.

(J1a2) VA21-10-03, Variance to Section 90-144(c)(1) Placement of Buildings and Structures, Tax Map 078 Parcel 250, 0.62 +/- acres, located at 3497 Greenway Drive, and currently zoned R-3 (Single Family Residential) - Tabled from October 19, 2021

Commissioner Skinner made a motion to deny the variance and allow the property owner 180 days to bring the fence into compliance. Commissioner Melear seconded the motion. The motion carried unanimously.

(J1a3) VA21-10-07, Variance to Section 90-144(c)(1) Placement of Buildings and Structures, Tax Map 078 Parcel 252, 0.49 +/- acres, located at 3493 Greenway Drive, and currently zoned R-3 (Single Family Residential). -Tabled from November 02, 2021

Commissioner Skinner made a motion to deny the variance and allow the property owner 180 days to bring the fence into compliance. Commissioner Melear seconded the motion. The motion carried unanimously.

(J1a4) Ordinance Number 21-08 Amending the Official Code of Columbia County Chapter 18, Buildings And Building Construction, Article VI, Naming And Renaming Of Roads, Structures, And Facilities, And Allowing Placement Of Memorials, Monuments, Sculptures, Park Benches And Works Of Art On County Owned Designated Property Section 18-239, Memorials, Monuments, Sculptures, Park Benches, And Works Of Art ("Collectively Works Of Art") (b) Application and Chapter 62, Parks and Recreation, Article II Recreation Board, Section 62-42, Functions - Second Reading

Commissioner Skinner made a motion to approve the Second Reading of Ordinance Number 21-08 Amending the Official Code of Columbia County Chapter 18, Buildings and Building Construction, Article VI, Naming and Renaming of Roads, Structures, and Facilities, and Allowing Placement of Memorials, Monuments, Sculptures, Park Benches and Works of Art on County Owned Designated Property Section 18-239, Memorials, Monuments, Sculptures, Park Benches, and Work of Art ("Collectively Works of Art") (b) Application and Chapter 62, Parks and Recreation, Article II Recreation Board, Section 62-42, Functions. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(J1a5) Resolution 21-43 to establish a Street Light District in Crawford Creek South, Phase VIIIB - Second Reading

Commissioner Skinner made a motion to approve the Second Reading of Resolution 21-43 to establish street light district 21-509D for Crawford Creek South, Phase VIIIB and to authorize Georgia Power to proceed with installation per their proposal. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(J2) New Business

(J2a) Management and Internal Services Committee

(J2a1) Gold Cross agreement for Ambulance, Emergency and Non-Emergency Medical Services

Commissioner Melear made a motion to approve the agreement with Gold Cross for Ambulance, Emergency and Non-Emergency Medical Services beginning January 1, 2022, with this agreement superseding all previous agreements, contracts and addendums and the authorization of a budget transfer of \$75,000 from contingency into the EMS budget and \$500,000 of Cares Act Funding to purchase three quick response vehicles which will be strategically placed throughout the county and used to enhance response time and patient care. Commissioner Galeas seconded the motion. The motion carried unanimously.

(J2b) Development and Planning Services Committee

(J2b1) RZ21-12-01, Rezone from S-1 (Special) to P-1 (Professional), Tax Map 051 Parcel 003B (portion of), 2.09 +/- portion of 17.07 +/- total acres, located at 2029 William Few Parkway, and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the applicant to withdraw without prejudice the request for a rezoning from S-1 (Special) to P-1 (Professional) for Tax Map 051 Parcel 003B, a 2.09 +/- acre portion of the 17.07 +/- acre tract, located at 2029 William Few Parkway. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(J2b2) VA21-12-02, Variance to Section 90-98 List of lot & Structure Requirements, Tax Map 082A Parcel 086, 0.9 +/- acres, located at 101 Bellewood Drive, and currently zoned C-2 (General Commercial).

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 082A Parcel 086, 0.9 +/- acres to reduce building setbacks to 40 feet from the centerline along Bellewood Drive subject to the following conditions:

Planning:

- 1. Prior to issuance of a building permit, the building elevations shall be reviewed and approved by the Planning Commission. The materials and building features shall include stucco walls with a stacked stone water table, metal accent panels, a glass store front, and glass garage bay doors. Alternate materials may be approved by the Planning Commission and the elevation shall substantially comply with the submitted concept elevation except for the rear elevation presented shall not be permitted to be CMU as shown. The proposed dumpster enclosure shall also be constructed of materials matching the structures on the site.*
- 2. The landscape plan shall be prepared by a licensed landscape architect and shall include additional landscaping along the Bellewood Drive frontage to break up the back of the proposed building.*

Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(J2b3) VA21-12-03, Variance to Section 90-135 Signs, Tax Map 028 Parcel 027A, 47 +/- acres, located at 785 Innovation Parkway, and currently zoned M-2 (General Industrial).

Commissioner Skinner made a motion to approve the request for a variance to Section 90-135 Signs for the property located at Tax Map 028 Parcel 027A to increase the allowed size and height of a proposed miscellaneous freestanding sign subject to the following conditions:

Planning:

- 1. One miscellaneous freestanding sign is allowed as proposed. Due to the height and size, this sign shall meet the setback and location requirements for principal freestanding signs found in Section 90-135.*
- 2. A sign permit application must be submitted for the miscellaneous freestanding sign in order to verify the location and dimensions are correct as constructed. This application must be submitted within 30 days of approval by the Board of Commissioners.*

Commissioner Galeas seconded the motion. The motion carried unanimously.

(J2b4) Alcoholic Beverage License, Manshiv Enterprise LLC dba Liquor Market

Mike Murray presented his reasons why the Board should not approve liquor stores at this location.

Attorney Jack Long stated his reasons why the Board should approve an alcoholic beverage license for

Manishiv Enterprise LLC.

Commissioner Skinner made a motion to deny the request for an alcoholic beverage license for Manshiv Enterprise LLC dba Liquor Market. Commissioner Melear seconded the motion. The motion carried unanimously.

(J2b5) Alcoholic Beverage License, Pranav Patel

Pranav Patel stated his reasons why the Board should approve an alcoholic beverage license for him. Commissioner Skinner made a motion to deny the request for an alcoholic beverage license for Pranav Patel. Commissioner Galeas seconded the motion. The motion carried unanimously.

(J2b6) Alcoholic Beverage License, APS Beverages LLC

Samrat Patel stated why the Board should approve an alcoholic beverage license for APS Beverages LLC. Commissioner Skinner made a motion to approve the request for an alcoholic beverage license for APS Beverages LLC. Commissioner Galeas seconded the motion. Chairman Duncan, Vice Chairman Richardson and Commissioners Galeas and Skinner voted in favor of the motion. Commissioner Melear opposed the motion. The motion carried.

(J3) Items Added at the Meeting

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

Pam Lightsey thanked the Board for approving the resolution for SAIL.

M. EXECUTIVE SESSION

(M1) Personnel

(M1a) Employment Contracts for Scott Johnson, Glenn Kennedy, Matt Schlachter, Janeabeth Wells, Paul Scarbary, John Luton, Kyle Titus, Leanne Reece, Jeremy Wallen, James Paschal, Michael Blanchard, Scott Sterling and Stacey Gordon.

Commissioner Melear made a motion to approve the employment contracts for Scott Johnson, Glenn Kennedy, Matt Schlachter, Janeabeth Wells, Paul Scarbary, John Luton, Kyle Titus, Leanne Reece, Jeremy Wallen, James Paschal, Michael Blanchard, Scott Sterling and Stacey Gordon. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Miriam Rickerson parcel 074G 001 for the Crawford Creek Sewer Phase II project.

Vice Chairman Richardson made a motion to accept the donation of property from Miriam Rickerson parcel 074G 001 for the Crawford Creek Sewer Phase II project. Commissioner Skinner seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Galeas made a motion to adjourn the meeting at 6:38 p.m. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

Signature on File

Douglas R. Duncan, Jr., Chairman

Signature on File

Patrice R. Crawley, County Clerk