



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, June 6, 2023 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 Alison G. Couch
County Manager Scott Johnson
Deputy County Manager Matt Schlachter
County Attorney Jordan Bell
County Clerk Patrice R. Crawley

Division Directors:
Paul Scarbary - Development Services
Kyle Titus - Engineering Services
Scott Sterling - Planning Services
John Luton - Community Services
Chief Jeremy 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

Chairman Duncan 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 16, 2023

Commissioner Melear made a motion to approve the minutes of the May 16, 2023 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. Vice Chairman Richardson abstained. The motion carried.

F. PRESENTATION AND APPROVAL OF THE AGENDA

County Manager Johnson stated that Commissioner Skinner requested to place on the agenda the reconsideration of the motion made at the May 16, 2023 meeting to deny the request from RZ23-05-02. Chairman Duncan presented the agenda with the reconsideration request added under unfinished business Item 11a.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

Rob Zapata and Mark Ivey presented their comments on the Building Fee Schedule.

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 Couch seconded the motion. The motion carried unanimously.

(H1) Community and Emergency Services Committee

(H1a) Renewal Contract with Simke Tennis Academy for the Tennis Fundamentals Program
Approved the renewal contract with Simke Tennis Academy for the Tennis Fundamentals Program.

(H1b) Tournament Agreement with Clark Hill Committee of the CSRA Bass Tournaments
Approved the Tournament Agreement with Clark Hill Committee of the CSRA Bass Tournaments in the amount of \$5,000; 2242200.533080.

(H1c) Renewal Contract with UGA Board of Regents for Extension Services Office Personnel
Approved the renewal contract with UGA Board of Regents for Extension Services office personnel in the amount of \$191,593.07; 1011514.533035.

(H1d) Renewal Contract with Columbia County Convention & Visitors Bureau, Inc.
Approved the Renewal Contract with Columbia County Convention & Visitors Bureau, Inc.

(H1e) Renewal Contract with Alex Cooper for Computer Instruction at Libraries
Approved the Renewal Contract with Alex Cooper for computer instruction at Libraries.

(H1f) CivicRec Software Agreement
Approved the CivicRec software agreement in the amount of \$21,271.36; 1011005.533035.

(H1g) Reclassification of Fire Technician Officer to Fire Technology Technician position
Approved reclassification of the vacant Fire Technician Officer to Fire Technology Technician grade 22 non-exempt at an hourly rate of \$20.47 with an annual cell phone allowance of \$720 and a category B vehicle allowance.

(H1h) Renewal Contract with EPR Systems USA, Inc. for the Fireworks Software RMS
Approved the Renewal Contract with EPR Systems USA, Inc. for the Fireworks software RMS in the amount of \$45,616; 2322510.533035 & 2012010.522100.

(H1i) Fire Services Mutual Aid Agreement with the City of Grovetown
Approved the Fire Services Mutual Aid Agreement with the City of Grovetown.

(H1j) Fire Services Mutual Aid Agreement with the City of Harlem
Approved the Fire Services Mutual Aid Agreement with the City of Harlem.

(H1k) Fire Services Mutual Aid Agreement with the Clarks Hill Volunteer Fire Department in McCormick County, SC
Approved the Fire Services Mutual Aid Agreement with the Clarks Hill Volunteer Fire Department in McCormick County, SC.

(H1l) Fire Services Mutual Aid Agreement with Thomson-McDuffie County
Approved the Fire Services Mutual Aid Agreement with Thomson-McDuffie County.

(H1m) Fire Services Mutual Aid Agreement with Lincoln County
Approved the Fire Services Mutual Aid Agreement with Lincoln County.

(H2) Development and Planning Services Committee

(H2a) Alcohol Beverage License for Mirin in Evans Inc dba Mirin Fusion Kitchen
Approved the alcohol beverage license for Mirin in Evans Inc. dba Mirin Fusion Kitchen.

(H3) Public Works and Engineering Services Committee

(H3a) Columbia County Wildwood Park Area 2 Bathhouse and Area 3 Restroom Change Order 03

Approved Change Order Number 03 to the Columbia County Wildwood Park area 2 bathhouse and area 3 restrooms to deduct \$2,434.10 from the contract sum; 71103.13.015.

(H3b) Patriots Park Reroof BID#2023009-BID2720

Approved to award the bid and contract to Crosby Roofing & Gutters, LLC. for the Patriots Park reroof in the amount of \$386,000; 22450.32.015.

(H3c) Purchase from Becker Complete Compactor four Marathon Balers for the Recycling Center

Approved the purchase from Becker Complete Compactor four marathon balers for the recycling center in the amount of \$82,489.84; 3503550.601081.35537.

(H3d) Emergency Purchase of an Influent Pump from Xylem Water Solutions USA, Inc. for the Little River WTP

Approved the emergency purchase of an influent pump from Xylem Water Solutions USA, Inc. for the Little River Wastewater Treatment Plant in the amount of \$175,722.40; 511.5115.533064.

(H3e) Water Line Extension for Craig Drive

Approved the water line extension for Craig Drive with each property owner offered to participate in the cost of construction at \$4,940 per lot and tap fees will be waived for existing residents; 511.5125.601090.

(H3f) Independent Contractor Agreement with Turnipseed Engineers for Water Treatment Plant Hypochlorite and Chemical Improvements

Approved an Independent Contractor Agreement with Turnipseed Engineers for Water Treatment Plant Hypochlorite and Chemical Improvements in the amount of \$183,555; 57037.25.015.692.

(H3g) Independent Contract Agreement with Pond & Company for Hardy McManus - 44 Series Production

Approved the Independent Contract Agreement with Pond & Company for Hardy McManus - 44 Series Production in the amount of \$19,935.79; 511.5125.601090.

(H3h) Independent Contractor Agreement with Cranston Engineering Group PC for the Columbia County Watershed Analysis

Approved the Independent Contractor Agreement with Cranston Engineering Group PC for the Columbia County watershed analysis in the amount of \$94,600; 511.5130.601090 & 5215200.601100.

(H3i) Amendment to the Contract with E.R. Snell Contractor, Inc. for Horizon South Parkway Widening

Approved the amendment to the contract with E.R. Snell Contractor, Inc. for Horizon South Parkway widening.

(H3j) Amendment to a Contract with Reeves Construction Company for White Oak Business Park Road Extension, Ph 2

Approved the amendment to the contract with Reeves Construction Company for White Oak Business Park Road Extension Phase 2.

(H3k) Amendment to a Contract with Reeves Construction Company for S Old Belair Road at Old Belair Ln Intersection Improvements REBID

Approved the amendment to the contract with Reeves Construction Company for S. Old Belair Road at Old Belair Lane intersection improvements.

(H3l) Acceptance of Improvements at Southwind Village Phase III-A

Approved the acceptance of improvements at Southwind Village Phase III-A as depicted on a plat prepared by Southern Partners, Inc, dated April 25, 2023 contingent upon staff's approval.

(H3m) Acceptance of Easements for LAXMI 11, LLC (Gas World)

Approved the acceptance of easement for LAXMI 11, LLC. (Gas World) as depicted on a plat submitted by James G. Swift & Associates contingent upon staff's approval.

(H3n) Savannah Rapids Pavilion Parking Lot Expansion - Change Order 4 with Reeves Construction

Approved change order number 4 with Reeves Construction for Savannah Rapids Pavilion parking lot expansion in the amount of \$60,744; 81104.13.015.

I. DEBATE AGENDA

(I1) Unfinished Business

(I1a) Reconsideration of RZ23-05-02, Conditional Use for a Tattoo Parlor, 308 Commerce Drive, Tax Map 082D Parcel 093, 0.76 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to reconsider the motion made on May 16, 2023 to deny the request for a conditional use for a tattoo parlor on property located at tax map 082D Parcel 093.

Commissioner Couch seconded the motion. Chairman Duncan and Commissioners Skinner and Couch voted in favor of the motion. Commissioner Melear voted against the motion. The motion carried. Vice Chairman Richardson did not get to vote due to him being absent at the May 16, 2023 meeting.

Applicant Randy Teston and Lorenze Quinn, Jr. stated why the conditional use should be approved.

Commissioner Skinner made a motion to approve the request for a conditional use for a tattoo parlor for property located at tax map 082D Parcel 093 subject to the following condition:

Planning: Tattooing is limited to one suite on the subject property at any given time.

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

(I2) New Business

(I2a) Community and Emergency Services Committee

(I2a1) Renewal Contract with Brainfuse Inc. for Online Tutoring and Job Assistant Services

Commissioner Couch made a motion to approve the Renewal Contract with Brainfuse, Inc. for online tutoring and job assistant services in the amount of \$12,000; 9319300.533035. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2a2) Library Services Agreement with the Greater Clarks Hill Regional Library System

Commissioner Couch made a motion to approve the Library Services Agreement with the Greater Clarks Hill Regional Library System in the amount of \$440,106.89; 9310301.43310 and 9310301.43314. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2a3) Resolution 23-25 Amending the Parks and Recreation Facility Rental and Membership Fee Schedule - First Reading

Commissioner Couch made a motion to approve the First Reading of Resolution 23-25 amending the Parks and Recreation fee schedule. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2a4) Amendment Number 1 for Ambulance, Emergency and Non-Emergency Medical Services with Gold Cross

Commissioner Couch made a motion to approve amendment number 1 with Gold Cross for Ambulance, Emergency and Non-Emergency Medical Services and allow the county to assume responsibility for EMS dispatching. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2b) Development and Planning Services Committee

(I2b1) Ordinance Number 23-02, Text Amendment, Chapter 54 Mobile Homes and Trailers, Article I In General, Section 54-9 Temporary use authorization - *First Reading*

Commissioner Skinner made a motion to approve the first reading of Ordinance Number 23-02 Chapter 54 Mobile Homes and Trailers, Article I In General, Section 54-9 Temporary use authorization. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b2) Ordinance Number 23-03, Text Amendment, Chapter 74 Subdivisions, Article IV Minimum Standards for Improvements, Section 74-118 Variances - *First Reading*

Commissioner Skinner made a motion to approve the first reading of ordinance number 23-03 Chapter 74 Subdivisions, Article IV Minimum Standards for Improvements, Section 74-118 Variances. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b3) Ordinance Number 23-04, Text Amendment, Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-142 Home occupations - *First Reading*

Commissioner Skinner made a motion to approve the first reading of ordinance number 23-04 to Chapter 90 Zoning, Article IV Supplemental Requirements, Section 90-142 Home occupations. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b4) Ordinance Number 23-05, Text Amendment, Chapter 90 Zoning, Article V Administration, Section 90-179 Appeals, variances, and minor waivers - *First Reading*

Commissioner Skinner made a motion to approve the first reading of ordinance number 23-05 to Chapter 90 Zoning, Article V Administration, Section 90-179 Appeals, variances, and minor waivers. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b5) Ordinance Number 23-06, Text Amendment, Chapter 90 Zoning, Article V Administration, Section 90-180 Zoning changes; ordinance amendments - *First Reading*

Commissioner Skinner made a motion to approve the first reading of ordinance number 23-06 to Chapter 90 Zoning, Article V Administration, Section 90-180 Zoning changes; ordinance amendments. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2b6) Resolution Number 23-34 Halting the Issuance of New Tattoo Applications

Commissioner Melear made a motion to approve Resolution Number 23-34 Halting the Issuance of New Tattoo Applications. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2c) Public Works and Engineering Services Committee

(I2c1) Master Plan for Water Utility

Vice Chairman Richardson made a motion to accept the Water Utility Master Plan as a guide for water and sewer expansion and upgrades. Commissioner Couch seconded the motion. The motion carried unanimously.

(I2c2) Resolution Number 23-26 to Amend the Fee Schedule for Water Utility - *First Reading*

After some discussion, the Board decided to approve the First Reading with the amendment to Exhibit A that the proposed water & sewer rates and tap fees that are set to go into effect July 01, 2024 would be the approved rates.

Vice Chairman Richardson made a motion to approve the First Reading of Resolution Number 23-26 amendment to the Fee Schedule for Water Utility with the proposed rates shown on exhibit A that are stated to go into effect July 01, 2024, being the only approved fee changes and shall be effective July 01, 2023. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2c3) Resolution 23-27 Amendment of the Fee Schedule for Land Development Fees in the Stormwater Compliance Department - *First Reading*

Vice Chairman Richardson made a motion to approve the First Reading of Resolution 23-27 the amendment of the Fee Schedule for Land Development Fees in the Stormwater Compliance Department. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I2c4) Resolution Number 23-29 Amendment of the Fee Schedule for Building Standards - First Reading

Vice Chairman Richardson made a motion to approve the First Reading of Resolution Number 23-29 the amendment of the Fee Schedule for Building Standards. Commissioner Melear seconded the motion. The motion carried unanimously.

(I2c5) Resolution 23-20 to establish a Street Light District in Tillery Park Section 2 - First Reading

Vice Chairman Richardson made a motion to approve the first reading of Resolution 23-20 to establish the street light district for Tillery Park Section 2 and authorize the appropriate power provider to proceed with installation per their proposal. Commissioner Skinner 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 AND PARTICIPATION

M. EXECUTIVE SESSION

(M1) Property

(M1a) Lester Williams parcel 053116, William Cull parcel 053006C, Sidney & Ardine Carrol parcel 052016, Arnold & Pia Gonzales parcel 042272, Hermelinda Aldape-Garcis parcel 052013, Shane Sherwood parcel 052017, Esohe & Charity Uhunmwangho parcel 053005H, Esohe & Charity Uhunmwangho parcel 053005J and Esohe & Charity Uhunmwangho parcel 053005K for temporary and permanent easement for the Euche Creek Interceptor project.

Vice Chairman Richardson made a motion to approve \$1,180 to Lester Williams parcel 053116, \$1,087 to William Cull parcel 053006C, \$500 to Sidney & Ardine Carrol parcel 052016, \$6,389 to Arnold & Pia Gonzales parcel 042272, \$1,500 to Hermelinda Aldape-Garcis parcel 052013, \$291 to Shane Sherwood parcel 052017, \$708 to Esohe & Charity Uhunmwangho parcel 053005H, \$1,591 to Esohe & Charity Uhunmwangho parcel 053005J and \$1,778 to Esohe & Charity Uhunmwangho parcel 053005K for temporary and permanent easement for the Euche Creek Interceptor project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1b) Raymond Connor parcel 042079B, Daniel Moore parcel 031031 and James & Elizabeth Little parcel 042012I for the temporary and permanent easements for Sawdust Road.

Vice Chairman Richardson made a motion to approve \$500 to Raymond Connor parcel 042079B, \$500 to Daniel Moore parcel 031031 and to accept the donation from James & Elizabeth Little parcel 042012I for the temporary and permanent easements for Sawdust Road. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1c) Grand Oak Farms, LLC for parcel 029006 for the temporary and permanent easements for the Euche Creek Force Main project

Vice Chairman Richardson made a motion to accept the donation from Grand Oak Farms, LLC for parcel 029006 for the temporary and permanent easements for the Euche Creek Force Main project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1d) Johnny Johnson parcel number 065012, Journey Community Church Inc. parcel 071002E, Juana Matias parcel number 071004K, Peter & Kathy Hicks parcel number 071004R, Joseph Thomas parcel number 071010A, Ann Woods parcel number 071011B, John Putnam parcel number 071011, Angelica & Angel Montiel parcel number 071011E to obtain right of way and/or easements for the Hardy McManus Road widening project.

Vice Chairman Richardson made a motion to approve \$300,000 to Johnny Johnson parcel number 065012, \$124,900 to Journey Community Church Inc. parcel 071002E, \$8,400 to Juana Matias parcel number 071004K, \$8,300 to Peter & Kathy Hicks parcel number 071004R, \$45,000 to Joseph Thomas parcel number 071010A, \$5,500 to Ann Woods parcel number 071011B, \$3,600 to John Putnam parcel number 071011, \$10,000 to Angelica & Angel Montiel parcel number 071011E to obtain right of way and/or easements for the Hardy McManus Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1e) Miller Finley parcel 060056A to obtain right of way and/or easements for the Hereford Farm Road widening project

Vice Chairman Richardson made a motion to approve \$3,500 to Miller Finley parcel 060056A to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1f) Resolution 23-32, Declarations of Taking and Order by Condemnation for a portion of tax map 071F034 for the improving, widening, paving, aligning and maintaining Hardy McManus Road

Vice Chairman Richardson made a motion to approve Resolution 23-32, Declarations of Taking and Order by Condemnation for a portion of tax map 071F034 for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1g) Resolution 23-33, Declarations of Taking and Order by Condemnation for a portion of tax map 071D077 for the improving, widening, paving, aligning and maintaining Hardy McManus Road

Vice Chairman Richardson made a motion to approve Resolution 23-33, Declarations of Taking and Order by Condemnation for a portion of tax map 071D077 for the improving, widening, paving, aligning and maintaining Hardy McManus Road. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1h) Settlement Agreement, Quitclaim Deed and Consent Final Judgement for a portion of tax map 077002D for the improving, widening, paving, aligning and maintaining Furys Ferry Road

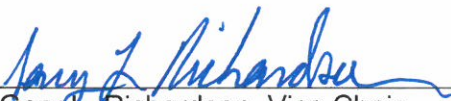
Vice Chairman Richardson made a motion to approve the Settlement Agreement, Quitclaim Deed and Consent Final Judgement for a portion of tax map 077002D for the improving, widening, paving, aligning and maintaining Furys Ferry Road. Commissioner Couch seconded the motion. The motion carried unanimously.

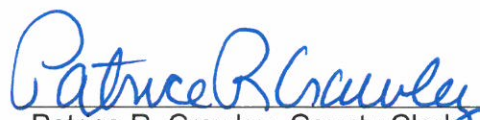
(M1i) Monte & Nicole Holt parcel 071002K for miscellaneous house expenses

Vice Chairman Richardson made a motion to approve an additional \$190,109.74 to Monte & Nicole Holt parcel 071002K for miscellaneous house expenses. Commissioner Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 7:22 p.m. Commissioner Couch made a motion to adjourn the meeting. Vice Chairman Richardson seconded the motion. The motion carried unanimously.


Gary L. Richardson, Vice Chair


Patrice R. Crawley, County Clerk