Columbia County Board of Commissioners Meeting
Minutes of Tuesday, November 7, 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 Glenn Kennedy
Deputy County Manager Matt Schlachter
County Attorney Chris Driver
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 orders at 6:00 p.m.

B. INVOCATION
Commissioner Couch 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) October 17, 2023
Commissioner Melear made a motion to approve the minutes of the October 17, 2023 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a Doctors Hospital 50th Anniversary Proclamation
County Manager Johnson requested to add Item I2a Doctors Hospital 50th Anniversary Proclamation to the agenda. Chairman Duncan presented the agenda with the requested addition.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION
Chairman Duncan welcomed participants of Leadership Columbia County and a Boy Scout to the meeting.

(G1) Declaration

(G1a) Proclamation Honoring Retired Educators
Commissioner Couch presented to Angela Stokes and Joyce Mosley a proclamation honoring retired educators.

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) Proclamation Honoring Retired Educators
Approved the Retired Educators proclamation.

(H2) Development and Planning Services Committee

(H2a) Alcoholic Beverage License, Evergreen Alliance Golf Limited LP dba Champions Retreat Golf Club
Approved the alcoholic beverage license for Evergreen Alliance Golf Limited LP dba Champions Retreat Golf Club.

(H3) Public Works and Engineering Services Committee

(H3a) Independent Contractor Agreement with The Development Group for Abatement and Demolition of a shed off parcel 077I024 and an abandoned mobile home off parcel 077122 for the Furys Ferry Road Widening Project
Approved an Independent Contractor Agreement with The Development Group for abatement and demolition of a shed off parcel 077I024 and an abandoned mobile home off parcel 077122 in the amount of $47,336.40; 91312.24.050.

(H3b) Independent Contractor Agreement with Ardurra for the Chastain Place Turn Lane Project
Approved an Independent Contractor Agreement with Ardurra for the Chastain Place turn lane project in the amount of $84,900; 91332.22.010.

(H3c) Agreement with the University of Georgia Research Foundation, Inc. for Water Level Monitoring associated with the Lakeside Park 319(h) Grant Project
Approved an agreement with the University of Georgia Research Foundation, Inc. for water level monitoring associated with the Lakeside Park 319(h) grant project in the amount of $5,750; 5215200.601100.

(H3d) Independent Contractor Agreement with Benesch for the Euchee Creek Greenway Multi-Use Trail Project
Approved an Independent Contractor Agreement with Benesch for the Euchee Creek Greenway multi-use trail project in the amount of $53,775; 22420.32.010.

(H3e) Acceptance of permanent easement from River Island Property Owners Association, Inc., parcel 081237 and Blackstone Investors, LLC., parcel 081002C for sidewalk improvements along Blackstone Camp Road.
Approved the acceptance of permanent easement from River Island Property Owners Association, Inc. parcel 081237 and Blackstone Investors, LLC. parcel 081002C for sidewalk improvements along Blackstone Camp Road.

I. DEBATE AGENDA

(I1) New Business

(I1a) Community and Emergency Services Committee

(I1a1) Request to purchase a stock Fire Pumper from Pierce Manufacturing.

Commissioner Couch made a motion to approve the purchase of a Fire Pumper from Pierce Manufacturing in the amount of $801,000; 3523522.601079.35211. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1a2) Request to purchase a Heavy Rescue unit from Pierce Manufacturing.
Commissioner Couch made a motion to approve the purchase of a Heavy Rescue Unit from Pierce Manufacturing in the amount of $767,436; 22485.32.090. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Management and Internal Services Committee

(I1b1) Appointment of Sandra Carraway to the Library Board of Trustees
Ayman Fadel stated his concerns with this appointment. Commissioner Melear made a motion to approve the appointment of Sandra Carraway to the Library Board of Trustees with a term ending December 31, 2025. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I1c) Development and Planning Services Committee

(I1c1) RZ23-10-04, Major PRD (Planned Residential Development) Revision, 4045 Evans to Locks Road, Tax Map 078 Parcel 048F, 7.15 +/- acres and currently zoned PRD (Planned Residential Development).
Commissioner Skinner made a motion to accept the request to withdraw without prejudice RZ23-10-04 a Major PRD Revision for property located at tax map 078 parcel 048F. Commissioner Melear seconded the motion. The motion carried unanimously.

(I1c2) VA23-10-01, Variance to Section 90-139 *Buffers & Screening*, 3545 Riverwatch Parkway, Tax Map 082D Parcel 003, 0.79 +/- acres, and currently zoned C-2 (General Commercial).
Commissioner Skinner made a motion to approve the request for a variance to Section 90-139 Buffers & Screening for property located at tax map 082D parcel 003 to reduce the structural buffer against adjacent residentially zoned property as shown on the provided concept plan. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(I2) Items Added at the Meeting

(I2a) Doctors Hospital 50th Anniversary Proclamation
Commissioner Melear made a motion to approve the Doctors Hospital 50th Anniversary Proclamation. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

J. LEGAL MATTERS

K. REQUESTS FOR REVIEW BY COMMITTEE

L. PUBLIC COMMENTS AND PARTICIPATION

(L1) Navina Prasad to discuss water problems on 4555 Willie Daniel Road
Navina Prasad explained that he was having water issues on his property located at 4555 Willie Daniel Road.

M. EXECUTIVE SESSION
At 6:20 p.m. Vice Chairman Richardson made a motion to adjourn to Executive Session. Commissioner Skinner seconded the motion. The motion carried unanimously.

At 6:43 p.m. Commissioner Melear made a motion to adjourn Executive Session. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

At 6:44 p.m. Chairman Duncan called the meeting back to order. County Attorney Driver stated that one personnel item was discussed.

(M1) Personnel

(M1a) Employment Agreement with Linda Peplau as the Office Manager for the Economic Development Authority

Commissioner Melear made a motion to approve an Employment Agreement with Linda Peplau as the Office Manager for the Economic Development Authority at an annual salary of $45,000 with a $1,440 phone allowance to be effective August 28, 2023. Commissioner Couch seconded the motion. The motion carried unanimously.

(M1b) Merit for all eligible employees

Commissioner Melear made a motion to approve a one-time merit payment for eligible employees for the greater of 2 1/2 percent or $1,000. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

(M2) Property

(M2a) Parcel 072A020 and parcel 072A021 Alan Harrison, Larry, Stoney, and Ricky Stewart parcel 072A058, Mary Martin parcel 067096 and Todd & Carol Nattinger parcel 061014B to obtain right of way and/or easements for the Hereford Farm Road widening project.

Vice Chairman Richardson made a motion to approve $4,116 parcel 072A020 and $9,460 parcel 072A021 to Alan Harrison, $184,200 to Larry, Stoney, and Ricky Stewart parcel 072A058, $11,800 to Mary Martin parcel 067096 and to accept a donation from Todd & Carol Nattinger parcel 061014B to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M2b) Sabrina Cliett parcel 072A056 for RA-50 payment for the Hereford Farm Road widening project.

Vice Chairman Richardson made a motion to approve $161,188.50 to Sabrina Cliett parcel 072A056 for RA-50 payment in the Hereford Farm Road widening project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M2c) Settlement Agreement with Christ Church, Presbyterian of Augusta, Inc. for the Furys Ferry Road project.

Vice Chairman Richardson made a motion to approve the Settlement Agreement with Christ Church, Presbyterian of Augusta, Inc. for the Furys Ferry Road project. Commissioner Melear seconded the motion. The motion carried unanimously.

(M2d) SBRG Holdings, LLC. parcel 031261, Hargrove Development LLC parcel 052101, Byron Mangum, Jr. parcel 053004 and Chris & Deidra Stevens parcel 053112 to obtain additional temporary and permanent easements for the Euchee Creek Interceptor project.

Vice Chairman Richardson made a motion to approve $673 to SBRG Holdings, LLC. parcel 031261, $7,613 to Hargrove Development LLC parcel 052101, $2,246 to Byron Mangum, Jr. parcel 053004 and $4,028 to Chris & Deidra Stevens parcel 053112 to obtain additional temporary and permanent easements for the Euchee Creek Interceptor project. Commissioner Couch seconded the motion. The motion carried unanimously.

(M2e) 1138 sq ft permanent and 460 sq ft temporary easements parcel 0681001 from Deere & Company for the John Deere drainage project.

Vice Chairman Richardson made a motion to accept the donation of 1138 sq ft permanent and 460 sq ft temporary easements parcel 0681001 from Deere & Company for the John Deere drainage project. Commissioner Couch seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 7:11 p.m. Vice Chairman Richardson seconded the motion. The motion carried unanimously.

Douglas R. Duncan, Jr., Chairman

Patrice R. Crawley, County Clerk