



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, March 5, 2024 at 6:00 PM
Evans Government Center Auditorium, Evans, Georgia**

Present at the meeting included:

Chairman Douglas R. Duncan, Jr.
Vice Chairman 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
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 Skinner 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 four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) February 20, 2024

Vice Chairman Melear made a motion to approve the minutes of the February 20, 2024 Board of Commissioners meeting as presented. Commissioner Couch 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

Chairman Duncan welcomed members of the 2024 Youth Leadership Class.

(G1) Declaration

(G1a) Proclamation in Remembrance of Al Dempsey

Vice Chairman Melear presented to the family of Al Dempsey a proclamation in remembrance of him.

H. CONSENT AGENDA

In accordance with Columbia County Code of Ordinance Section 2-81(6), the following items were voted on collectively. Vice Chairman 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 in Remembrance of Al Dempsey

Approved a Proclamation in Remembrance of Al Dempsey.

(H1b) Appointment of William Speer to the Library Boards

Approved the appointment of William Speer to the Library Board of Trustees and Greater Clark Hill Regional Library Board to fill the unexpired term of Russell Wilder ending December 31, 2024.

(H1c) Purchase of Vehicles

Approved the purchase of six Ram 2500, three Ram 4500, one Ram 1500, two Ram 5500 from Thomson Dodge, two Dodge Chargers from Jacky Jones Chrysler and six GMC 3500 Sierra, one Ford F-550 from Alan Jay Auto Group for the total amount of \$1,184,923.

(H1d) Purchase of Christmas light displays from LED Holiday Light Displays, Inc. for Evans Towne Center Park

Approved the purchase of Christmas light displays from LED Holiday Light Displays, Inc. in the amount of \$63,000; 2242200.533080.

(H1e) USSSA Baseball 2024 Tournament Hosting Agreement with Gameday JJ, LLC.

Approved the USSSA Baseball 2024 Hosting Agreement with Gameday JJ, LLC in the amount of \$5,000; 2242200.533081.

(H2) Public Works and Engineering Services Committee**(H2a) Independent Contractor Agreement with ISM for Water System Line Cleaning and Conventional Pigging Project**

Approved the Independent Contractor Agreement with ISM for water system line cleaning and conventional pigging project in the amount of \$180,000; 57037.25.015.695.

(H2b) Smart Covers annual warranty and software support

Approved Smart Covers annual warranty and software support in the amount of \$29,373; 511.5000.533035.

(H2c) Independent Contractor Agreement with Bluewater Engineering Services, LLC. for Hunters Ridge Lift Station Replacement

Approved forwarding an Independent Contractor Agreement with Bluewater Engineering Services, LLC for Hunter Ridge lift station replacement in the amount of \$25,000; 57037.25.015.694.

(H2d) Resolution 24-02 - Final Resolution Regarding Abandonment of a Portion of Parcel 078B051P at Wheeler Rd and Flowing Wells Rd

Approved Resolution Number 24-02 concerning a determination to abandon a portion of parcel 078B051P adjacent to the intersection of Flowing Wells Road and Wheeler Road.

(H2e) Speed Hump Installation on Old Belair Lane

Approved the installation of speed humps on Old Belair Lane.

(H2f) Independent Contractor Agreement with Rhythm Engineering, LLC. for InSync Coverage Plan and Warranty

Approved the Independent Contractor Agreement with Rhythm Engineering, LLC for insync coverage plan and warranty in the amount of \$47,908.15; 2342710.533035.

(H2g) Fiscal Year 2024 Safety Striping Project A Contract with Mid State Construction & Striping, Inc.

Approved the Fiscal Year 2024 Safety Striping Project A contract with Mid State Construction & Striping, Inc. in the amount of \$126,227.60; 2342710.522137.

(H2h) Change Order 2 for the Lewiston Rd Widening Project (PI# 008350) with E R Snell Contractor, Inc.

Approved Change Order Number 2 for the Lewiston Road widening project with ER Snell Contractor, Inc. in the amount of \$53,000; 91313.24.015.

(H2i) Supplemental Agreement No. 1 with Georgia Department Of Transportation for CDP Industrial Blvd, Oakley Pirkle Rd, Old Wheeler Rd, Park West Dr, S Old Belair Rd, and Wrightsboro Rd Resurfacing

Approved Supplemental Agreement Number 1 with Georgia Department of Transportation for CDP Industrial Blvd, Oakley Pirkle Rd, Old Wheeler Rd, Park West Dr, S. Old Belair Rd and Wrightsboro Rd resurfacing.

(H2j) Supplemental Agreement No. 1 with Georgia Department Of Transportation for

Faircloth Dr/Library Dr and Government Center Way Resurfacing

Approved Supplemental Agreement Number 1 with Georgia Department of Transportation for Faircloth Drive, Library Drive and Government Center Way resurfacing.

(H2k) Independent Contractor Agreement with Cranston Engineering LLC. for Roundabout Design Services related to the Hereford Farm Rd Widening Project

Approved the Independent Contractor Agreement with Cranston Engineering, LLC for roundabout design services for the Hereford Farm Road widening project in the amount of \$89,160; 91306.27.010.922.

(H2l) Independent Contractor Agreement with Cranston Engineering LLC for Design Services related to the Hereford Farm Rd Widening Project

Approved the Independent Contractor Agreement with Cranston Engineering, LLC for design services related to the Hereford Farm Road widening project in the amount of \$72,795; 91306.27.010.922.

(H2m) Intergovernmental Agreement (IGA) with the City of Harlem for the delivery of the Clary Cut Rd - Old Union Rd Realignment Project

Approved the Intergovernmental Agreement with the City of Harlem for the delivery of intersection of Clary Cut Road and Old Union Road realignment project contingent upon staff's approval.

(H2n) Acceptance of Improvements at Highland Lakes Section II

Approved the acceptance of improvements at Highland Lakes Section II as depicted on the plat dated January 08, 2024 prepared by H&C Surveying, Inc. contingent upon staff's approval.

(H2o) Acceptance of Easements for Whispering Pines of Evans Homeowners Association

Approved the acceptance of easements for Whispering Pines of Evans Homeowners Association as shown on the plat dated December 15, 2023 prepared by H&C Surveying contingent upon staff's approval.

(H2p) Acceptance and abandonment of Easements for Furys Ferry Development

Approved the acceptance of easements and the abandonment of an existing easement for Furys Ferry Development as shown on the plat dated January 11, 2024 upon staff's approval.

(H2q) Acceptance of Easements for Byrd Farm Estates

Approved the acceptance of easements for Byrd Farm Estates as shown on plat dated January 25, 2024 prepared by H&C Surveying Inc. contingent upon staff's approval.

(H2r) Resolution 24-11 and Project Delivery Agreement IGTIA2401767 with Georgia Department Of Transportation for Resurfacing of 14 Various County Roads

Approved Resolution Number 24-11 and Project Delivery Agreement with Georgia Department of Transportation for resurfacing of 14 various county roads.

I. DEBATE AGENDA

(I1) New Business

(I1a) Community and Emergency Services Committee

(I1a1) Resolution 24-10 Establishing Rental Fees for The Market - *First Reading*

Commissioner Couch made a motion to approve the first reading of Resolution Number 24-10 Fee Schedule for The Market. Commissioner Skinner seconded the motion. The motion carried unanimously.

(I1b) Development and Planning Services Committee

(I1b1) RZ23-12-07, Rezoning R-A (Residential Agricultural) to S-1 (Special), 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural).

Commissioner Skinner made a motion to approve the request for a rezoning from R-A to S-1 for property located at tax map 050 portion of parcel 012. Commissioner Couch seconded the motion. The motion Carried unanimously.

(I1b2) VA23-12-08, Variance to Section 18-308 Height of telecommunications tower(s), 0.08 +/- acre portion of 5019 High Meadows Drive, Tax Map 050 portion of Parcel 012, and currently zoned R-A (Residential Agricultural).

Commissioner Skinner made a motion to approve the request for a variance for property located at tax map 050 portion of parcel 012 to permit a 199' high tower. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b3) RZ24-01-08, Major PUD (Planned Unit Development) Revision, 501 Oxbow Drive, Tax Map 061 Parcel 2116, 1.06 +/- acres and currently zoned PUD (Planned Unit Development).

Commissioner Skinner made a motion to approve the request for a major PUD revision for property located at tax map 061 parcel 2116. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b4) RZ24-02-01, Major S-1 (Special) Revision, 3432 Gordon Highway, Tax Map 054 Parcel 099C, 0.99 +/- acres and currently zoned S-1 (Special).

Commissioner Skinner made a motion to approve the request for a major S-1 revision for property located at tax map 054 parcel 099C subject to the following condition:

Planning:

Installation of the gravel primary parking area shall take place within 1 year of the date of approval by the Board of Commissioners. A site plan must be submitted and approved prior to any work beginning on the site.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1b5) RZ24-02-02, Rezoning from R-2 (Single-Family Residential) to S-1 (Special), 4687 Columbia Road, Tax Map 073 Parcel 066, 163.1 +/- acres and currently zoned R-2 (Single-Family Residential).

Commissioner Skinner made a motion to approve the request for a rezoning from R-2 to S-1 for property located at tax map 073 parcel 066. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1c) Public Works and Engineering Services Committee

(I1c1) Resolution 24-08 to Establish a Street Light District in Carrington Subdivision - *First Reading*

Commissioner Couch made a motion to approve the first reading of Resolution Number 24-08 to establish Street Light District 2024.506 in Carrington Subdivision. Commissioner Skinner 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

(L1) Bob Willis spoke in favor of the speed humps and thanks the Engineering Department for making road improvements to Old Belair Lane.

Bob Willis stated that he was appreciative of all the road improvements that the Engineering Department made to Old Belair Lane.

M. EXECUTIVE SESSION

(M1) Property

(M1a) Sonia Sharma, as Trustee of The Sonima Sharma Gifting Trust parcel 042145, William & Lillie Crosier parcel 042156M, Tony & Dianne Mundy parcel 042180A, Constance Storey parcel 042210, Eleanor Verdery c/o Arden Trust parcel 042223 and Christopher & Stephanie Brazell parcel 053113 to purchase additional temporary and permanent easements for the Euchee Creek interceptor project.

Commissioner Couch made a motion to approve \$21,356 to Sonia Sharma, as Trustee of The Sonia Sharma Gifting Trust parcel 042145, \$6,500 to William & Lillie Crosier parcel 042156M, \$8,852 to Tony & Dianne Mundy parcel 042180A, \$4,716 to Constance Storey parcel 042210, \$2,500 to Eleanor Verdery c/o Arden Trust parcel 042223 and \$1,840 to Christopher & Stephanie Brazell parcel 053113 to purchase

additional temporary and permanent easements for the Euchee Creek interceptor project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1b) Settlement Agreement with IDK Homes, Inc. for parcel 039136.

Commissioner Couch made a motion to approve a Settlement Agreement with IDK Homes, Inc. for parcel 039136. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1c) SSB Manufacturing Company parcel 069001G to obtain right of way and/or easements for the Horizon South Parkway Road widening project.

Commissioner Couch made a motion to approve \$2,900 to SSB Manufacturing Company parcel 069001G to obtain right of way and/or easements for the Horizon South Parkway Road widening project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1d) Selvin Madrid, Sr. parcel 060008, Richard & Brandi Cooper parcel 067770, Patrick & Ashlyn McGowan parcel 067769, James & Teresa Kirby parcel 067768, Patrick McGowan parcel 072B141, parcel 072B142 and parcel 072B143 to Holly Davitte, and parcel 060062A and parcel 060062 to Charles White to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Couch made a motion to approve \$6,900 to Selvin Madrid, Sr. parcel 060008, \$49,000 to Richard & Brandi Cooper parcel 067770, \$8,300 to Patrick & Ashlyn McGowan parcel 067769, \$22,800 to James & Teresa Kirby parcel 067768, \$29,900 to Patrick McGowan parcel 072B141, \$8,200 for parcel 072B142 and \$7,900 for parcel 072B143 to Holly Davitte, and \$1,854 to parcel 060062A and \$10,037 for parcel 060062 to Charles White to obtain right of way and/or easements for the Hereford Farm Road widening project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M1e) Resolution Number 24-12, Declaration of Taking and Order by Condemnation for a portion of tax map 071015H for the improving, widening, paving, aligning and maintaining of Hardy McManus Road.

Commissioner Couch made a motion to approve Resolution Number 24-12, Declaration of Taking and Order by Condemnation for a portion of tax map 071015H for the improving, widening, paving, aligning and maintaining of Hardy McManus Road. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1f) Resolution Number 24-13, Declaration of Taking and Order by Condemnation for a portion of tax map 071D073 for the improving, widening, paving, aligning and maintaining of Hardy McManus Road.

Commissioner Couch made a motion to approve Resolution Number 24-13, Declaration of Taking and Order by Condemnation for a portion of tax map 071D073 for the improving, widening, paving, aligning and maintaining of Hardy McManus Road. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M1g) Settlement Agreement with Woodruff Landing Association, Inc, for a portion of parcel number 071E001.

Commissioner Couch made a motion to approve the Settlement Agreement with Woodruff Landing Association, Inc, for a portion of parcel number 071E001. Commissioner Skinner seconded the motion. The motion carried unanimously.

(M1h) Resolution Number 24-14, Amended Declaration of Taking and Amended Order for a portion of tax map 052229 for the Euchee Creek interceptor project.

Commissioner Couch made a motion to approve Resolution Number 24-14, Amended Declaration of Taking and Amended Order for a portion of tax map 052229 for the Euchee Creek interceptor project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(M1i) Resolution Number 24-15, Amended Declaration of Taking and Amended Order for a portion of tax map 0521386 for the Euchee Creek interceptor project.

Commissioner Couch made a motion to approve Resolution Number 24-15, Amended Declaration of Taking and Amended Order for a portion of tax map 0521386 for the Euchee Creek interceptor project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

N. ADJOURNMENT

At 6:19 p.m., Commissioner Couch made a motion to adjourn the meeting. Commissioner Skinner seconded the motion. The motion carried unanimously.



Connie M. Melear, Vice Chairman



Patrice R. Crawley, County Clerk