



**Columbia County Board of Commissioners Meeting
Minutes of Tuesday, April 2, 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
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 four Commissioners present.

E. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(E1) Minutes for the March 19, 2024 Board of Commissioners Meeting

Vice Chairman Melear made a motion to approve the minutes of the March 19, 2024 Board of Commissioners meeting as presented. Commissioner Couch seconded the motion. The motion carried unanimously.

(E2) Minutes for the March 19, 2024 Budget Work Session

Vice Chairman Melear made a motion to approve the March 19, 2024 Budget Work Session minutes. Commissioner Couch seconded the motion. The motion carried unanimously.

F. PRESENTATION AND APPROVAL OF THE AGENDA

(F1) Addition of Item I2a Request to move to Region 7, Area 12 WorkSource CSRA Consortium

(F2) Addition of Item I2b Intergovernmental Agreement and Trust Indenture with the Columbia County School District for the sanitary septic system located at 2890 Ray Owens Road

County Manager Johnson requested to add items I2a and I2b to the agenda. Chairman Duncan presented the agenda with the addition of the requested items.

G. SPECIAL RECOGNITION, PRESENTATION, AND / OR DECLARATION

(G1) Special Recognition

(G1a) Recognition of EMA Deputy Director Hughes and Planning Coordinator Cooney for completing Georgia Professional Emergency Management Certification

Collin Hopf GEMA Field Director for Region 3 recognized EMA Deputy Director Hughes and EMA Planning Coordinator Cooney for completing the Georgia Professional Emergency Management certification.

(G2) Declaration

(G2a) Safe Digging Month Proclamation

Vice Chairman Melear presented a Proclamation to Hope Marshall proclaiming April 2024 as Safe Digging month in Columbia County.

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) National Tennis Month Proclamation

Approved the proclamation recognizing May as National Tennis Month.

(H1b) Animal Services Donations

Approved the acceptance of donations to Columbia County Animal Services for the spay or neuter and medical needs of animals in their care in the amount of \$1,680; 2250301.433019.01713.

(H1c) First Contract Renewal with Keg Creek Watersports LLC. for Jet Ski Rentals at Wildwood Park

Approved the first contract renewal with Keg Creek Watersports, LLC. for jet ski rentals at Wildwood Park.

(H1d) Second Contract Renewal with Savannah Rapids Kayak Rental, LLC. for Canoe, Kayak and Paddleboard Rentals at Savannah Rapids and Wildwood Parks

Approved the second contract renewal with Savannah Rapids Kayak Rental, LLC. for canoe, kayak and paddleboard rentals at Savannah Rapids and Wildwood Park.

(H1e) Second Contract Renewal with Savannah Rapids Kayak Rental for Bicycle Rental Concessionaire

Approved the second contract renewal with Savannah Rapids Kayak Rental for bicycle rental concessionaire.

(H1f) Second Contract Renewal with Outdoor Augusta, LLC. for Canoe, Kayak and Paddleboard Rentals at Riverside Park

Approved the second contract renewal with Outdoor Augusta, LLC. for canoe, kayak and paddleboard rentals at Riverside Park.

(H1g) Agreement with The Clark Hill Committee of the CSRA, Inc. for CSRA Bass Tournaments

Approved the agreement with The Clark Hill Committee of the CSRA, Inc. for CSRA bass tournaments.

(H1h) Blanchard Woods BMX Track License Agreement with Blanchard Woods BMX Parents and Riders Association, Inc.

Approved Blanchard Woods BMX Track License Agreement with Blanchard Woods BMX Parents and Riders Association, Inc.

(H1i) First Contract Renewal with Petersburg Tennis Academy, LLC. for Tennis Contractor at the Columbia County Racquet Center

Approved the first contract renewal with Petersburg Tennis Academy, LLC. for tennis contractor at the Columbia County Racquet Center.

(H1j) Renewal Four of the Contract with Simke Tennis Academy for Tennis Contractor

Approved renewal four of the contract with Simke Tennis Academy for tennis contractor.

(H1k) Request to purchase Scott SCBA cylinders from Municipal Equipment Services

Approved request to purchase Scott SCBA cylinders from municipal Equipment Services in the amount of \$39,096.90; 601081.

(H1l) Request to purchase (15) Scott X3 Self-Contained Breathing Apparatus (SCBA) from Municipal Emergency Services.

Approved the purchase of 15 Scott X3 self-contained breathing apparatus from Municipal Emergency Services in the amount of \$94,659.15; 601081.

(H2) Public Works and Engineering Services Committee

(H2a) Easement Encroachment Agreement, 633 Fury's Ferry Road, Tax Map 081A Parcel 029C, and

currently zoned P-1 (Professional).

Approved an Easement Encroachment Agreement for parcel 081A029C.

(H2b) Donation of Surplus Incinerator at Animal Services to Burke County

Approved the donation of the surplus incinerator from Animal Services to Burke County with the stipulation that they transport it to their facility.

(H2c) Independent Contractor Agreement with Ardurra Group, Inc. for Engineering Services on 2024 Annual Biosolids Land Application Program

Approved the Independent Contractor Agreement with Ardurra Group, Inc. for engineering services on the 2024 Annual Biosolids Land Application Program in the amount of \$15,500; 511.5115.533035.

(H2d) Encroachment Agreement for Fee Simple Property with Georgia Power Company for 30" sewer main crossing thru the Vulcan Rock Quarry

Approved an Encroachment Agreement for Fee Simple Property with Georgia Power Company for 30" sewer main crossing thru the Vulcan Rock Quarry.

(H2e) Reject BID#: 2023012-BID5100: Sugar Creek Booster Station and Waterline

Approved to reject the bid for the Sugar Creek booster station and waterline project.

(H2f) Proposal from Jefferson Energy Cooperative to provide safety lighting at the intersection of Louisville Rd/Brown Circle and Harlem Grovetown Rd

Approved the proposal from Jefferson Energy Cooperative to provide safety lighting at the intersection of Louisville Road/Brown Circle and Harlem Grovetown Road in the annual amount of \$422.40; 2342710.522080.20502.

(H2g) Proposal from Georgia Power to provide safety lighting at the intersection of Riverwood Pkwy and General Wood Pkwy/Mansford Ln

Approved the Proposal from Georgia Power to provide safety lighting at the intersection of Riverwood Parkway and General Woods Parkway/Mansford Lane in the amount of \$15,373.00 upfront and \$888.96 annually; 2342710.522080.20502

(H2h) Resolution 24-09 to Amend Northwood, Section VI, Street Light District 1993-266C

Approved Resolution Number 24-09 to amend Northwood, Section VI Street Light District Number 1993-266C.

(H2i) Resolution 24-16, Initial Resolution Regarding Abandonment of Prescriptive Rights to Harriss Hammond Rd and Grant Rd

Approved Resolution Number 24-16 the initial resolution regarding abandonment of prescriptive rights to Harriss Hammond Road and Grant Road.

(H2j) Professional Services Agreement with International Appraisal & Research Group, Inc. for Appraisal and Acquisition Services for TIA and GDOT Projects

Approved a Professional Services Agreement with International Appraisal & Research Group, Inc. for appraisal and acquisition services for TIA and Georgia Department of Transportation projects.

(H2k) Georgia Department of Transportation General Indemnity Agreements for Columbia County Gateway Signs on I-20

Approved General Indemnity Agreements with the Georgia Department of Transportation for Columbia County Gateway Signs on I-20.

(H2l) Acceptance of Easements from Horizon West Business Park, LLC. parcel 062 3140 and Flag Real Estate Holdings, LLC parcel 062 3550 for the Horizon West Business Park, LLC.

Approved the acceptance of Easements from Horizon West Business Park, LLC. parcel 0623140 and Flag Real Estate Holding, LLC. parcel 0623550 for the Horizon West Business Park, LLC.

(H2m) Acceptance of Permanent Easements with the Board of Education for Sidewalk Maintenance Adjacent to General Woods Pkwy and Riverwood Pkwy Rights-of-Way

Approved acceptance of Permanent Easements with the Board of Education for sidewalk maintenance adjacent to General Woods Parkway and Riverwood Parkway rights of way.

(H2n) Safe Digging Month Proclamation

Approved the proclamation designating April as Safe Digging Month.

I. DEBATE AGENDA

(I1) New Business

(I1a) Development and Planning Services Committee

(I1a1) RZ24-03-02, Rezoning from R-A (Residential Agricultural) to C-1 (Neighborhood Commercial) with a Conditional Use for a Convenience Store with Fuel Pumps, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres, and currently zoned R-A (Residential Agricultural).

Applicant Patel and his attorney Jeff Peal were available to answer questions. Commissioner Skinner made a motion to disapprove the request for a rezoning from R-A to C-1 for property located at tax map 029 parcel 029. Commissioner Couch seconded the motion. Chairman Duncan, Commissioners Skinner and Couch voted in favor of the motion. Vice Chairman Melear opposed the motion. The motion carried.

(I1a2) VA24-03-03, Variance to Section 90-147(g)(10)(b)(2)(i) Use provisions, 1535 Appling Harlem Road, Tax Map 029 Parcel 029, 2.0 +/- acres and currently zoned R-A (Residential Agricultural).

Commissioner Skinner made a motion to disapprove the request for a variance for property located at tax map 029 parcel 029 to decrease building separation from residential properties. Commissioner Couch seconded the motion. The motion carried unanimously.

(I1a3) RZ24-03-03, Rezoning from C-3 (Heavy Commercial) to S-1 (Special), 245 Rose Street, 3262 Rose Court, & 3866 Rose Lane, Tax Map 078D Parcels 123B, 021B & 122, a combined 5.4 +/- acres and currently zoned C-3 (Heavy Commercial).

Commissioner Skinner made a motion to approve the request for a rezoning from C-3 to S-1 for property located at tax map 078D parcels 021B, 122 & 123B with the condition that a combination plat of the subject properties shall be recorded and a copy provided to the Planning Department prior to the issuance of any building permits or site plan approval, or within 60 days of this approval, whichever occurs first. Chairman Duncan seconded the motion. The motion carried unanimously.

(I1a4) RZ24-03-04, Major PUD (Planned Unit Development) Revision, 2024 Highgrass Court, Tax Map 067 Parcel 1120, 0.27 +/- acres and currently zoned PUD (Planned Unit Development) and easement encroachment agreement.

Commissioner Skinner made a motion to approve the request for a major PUD revision and easement encroachment agreement for property located at tax map 067 parcel 1120 subject to the following conditions:

Planning:

The existing shed is allowed to remain in its current location within the 10' setback. All future structures must comply with setback requirements.

Stormwater:

An Easement Encroachment Agreement will be required.

Commissioner Couch seconded the motion. The motion carried unanimously.

(I1a5) VA24-03-05, Variance to Section 90-135 Signs, 925 Husk Box Way, Tax Map 062 Parcel 086N, 1.19 +/- acres and currently zoned C-2 (General Commercial).

Commissioner Skinner made a motion to disapprove the request for a variance for property located at tax map 062 parcel 086N to increase the allowed canopy signage. Commissioner Couch seconded the motion.

Applicant's representative Daniel Ben-Yisrael requested to modify their request to have only one sign on the canopy.

Commissioner Skinner amended his motion to approve the request for a variance for property located at tax map 062 parcel 086N to increase the allowed canopy signage to one canopy sign that shall not exceed 36 sq ft. Commissioner Couch seconded the amended motion. The amended motion carried unanimously.

(I1b) Public Works and Engineering Services Committee

(I1b1) Independent Contractor Agreement with Turnipseed Engineers for Blanchard Water Treatment Plant Hypochlorite and Chemical Improvements

Commissioner Couch made a motion to approve an Independent Contractor Agreement with Turnipseed

Engineers for the Blanchard Water Treatment Plant hypochlorite and chemical improvements in the amount of \$509,580; 57037.25.015.696. Commissioner Skinner seconded the motion. The motion carried unanimously.

(11b2) Resolution 24-07 to Establish a Streetlight District 2023.552 for White Road - First Reading

Commissioner Couch made a motion to approve the First Reading of Resolution 24-07 to establish Streetlight District Number 2023.552 for White Road. Commissioner Skinner seconded the motion. The motion carried unanimously.

(11c) Management and Internal Services Committee

(11c1) Fiber Construction, Maintenance and Restoration Services Agreement with Total Outdoor Plant Solutions, LLC.

Vice Chairman Melear made a motion to award and approve the Fiber Construction, Maintenance and Restoration Services Agreement with Total Outdoor Plant Solutions, LLC. Commissioner Skinner seconded the motion. The motion carried unanimously.

(12) Items Added at the Meeting

(12a) Request to move to Region 7, Area 12 WorkSource CSRA Consortium

Vice Chairman Melear made a motion to move Columbia County to Region 7, Area 12 WorkSource CSRA Consortium. Commissioner Couch seconded the motion. The motion carried unanimously.

(12b) Intergovernmental Agreement and Trust Indenture with The Columbia County School District for the Sanitary Septic System Located at 2890 Ray Owens Road

Vice Chairman Melear made a motion to approve entering into an Intergovernmental Agreement and Trust Indenture with The Columbia County School District for the sanitary septic system located at 2890 Ray Owens Road contingent on final approval of the County Manager. Commissioner Skinner seconded the motion. The motion carried unanimously.

J. PUBLIC COMMENTS AND PARTICIPATION

K. EXECUTIVE SESSION

(K1) Property

(K1a) David Byrd & David Byrd Enterprises LLLP. parcel 029011, Pumpkin Center Properties, LLLP. parcel 029030E and Coel Development Co. Inc. parcel 0511897 to obtain additional temporary and permanent easements for the Harlem force main project.

Commissioner Couch made a motion to accept the donations from David Byrd & David Byrd Enterprises LLLP. parcel 029011, Pumpkin Center Properties, LLLP. parcel 029030E and Coel Development Co. Inc. parcel 0511897 to obtain additional temporary and permanent easements for the Harlem force main project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(K1b) Settlement Agreement and General Release with Heather Dedrickson parcel 082I262B for a stormwater project.

Commissioner Couch made a motion to approve a Settlement Agreement and General Release with Heather Dedrickson parcel 082I262B for a stormwater project. Vice Chairman Melear seconded the motion. The motion carried unanimously.

(K1c) Travis Stewart parcel 067A029, Maria Mann parcel 072A007, Walton & Jacqueline Campbell parcel 060034 and B&R Snead Properties, LLC parcel 072B120 to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Couch made a motion to approve \$8,000 to Travis Stewart parcel 067A029, \$51,000 to Maria Mann parcel 072A007, \$20,600 to Walton & Jacqueline Campbell parcel 060034 and accept the donation from B&R Snead Properties, LLC parcel 072B120 to obtain right of way and/or easements for the Hereford Farm Road widening project. Commissioner Skinner seconded the motion. The motion carried unanimously.

(K1d) Parcel 072D035, parcel 072D036, parcel 072D037 and parcel 072D038 to The Sanctuary of Augusta, Inc. to obtain right of way and/or easements for the Hereford Farm Road widening project.

Commissioner Couch made a motion to approve \$1,200 parcel 072D035, \$4,500 parcel 072D036,

\$447,600 parcel 072D037 and \$301,000 parcel 072D038 to The Sanctuary of Augusta, Inc. 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.

(K1e) Resolution Number 24-20, Declaration of Taking and Order by Condemnation for a portion of tax map 072A057 for the improving, widening, paving, aligning and maintaining of Hereford Farm Road widening project.

Commissioner Couch made a motion to approve Resolution Number 24-20, Declaration of Taking and Order by Condemnation for a portion of tax map 072A057 for the improving, widening, paving, aligning and maintaining of Hereford Farm Road widening project. Commissioner Skinner seconded the motion. The motion carried unanimously.

L. ADJOURNMENT

Commissioner Couch made a motion to adjourn the meeting at 6:44 p.m. Vice Chairman Melear seconded the motion. The motion carried unanimously.



Douglas R. Duncan, Jr., Chairman



Patrice R. Crawley, County Clerk