

THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA,
MET THIS DAY IN REGULAR SESSION.

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

PRESENT: Chairman Bill Kurtz, Vice-Chair Blake McCormack, Commissioners Philipp von Hanstein, Donald Harris, and Ben Riden, Jr.

STAFF: County Manager Adam Mestres, Assistant County Manager Mark Williams, County Attorney Christian Henry, and County Clerk Leslie Brandt.

The meeting was called to order at 10:00 a.m., followed by the Pledge of Allegiance and Invocation.

AGENDA APPROVAL

Motion by Commissioner Riden, Seconded by Commissioner Harris to approve the agenda as presented. Motion Passed Unanimously.

MINUTES

February 06, 2024 BOC Meeting

Motion by Commissioner McCormack, Seconded by Commissioner von Hanstein to approve the minutes as presented. Motion Passed Unanimously.

CONSENT AGENDA

Motion to accept as information the February 2024 payables and financials.

MOTION by Commissioner McCormack, Seconded by Commissioner Harris to approve the consent agenda as presented. Motion Passed Unanimously.

DAVID GERBER IS REQUESTING A TEXT AMENDMENT TO THE MORGAN COUNTY ZONING ORDINANCE TO ADD AUTO PAINTING AND BODYWORK TO THE I2 ZONING DISTRICT

David Gerber is requesting a text amendment to add collision repair as a permitted use in the Heavy Industrial (I2) Zoning District. Mr. Gerber is the owner/operator of DJ’s Auto Painting and Collision, currently located in Social Circle, and is seeking to move his business to Woodkraft Road in Madison. Mr. Gerber did not submit any language with his request to add the use to the I2 Zoning District, other than the request to make it a permitted use.

In the current regulations, automobile repairs and body shops are limited to C2, C3, and TCO Zoning Districts, and is a conditional use in MXD3. The language pertaining to automobile repairs is located in Table 4.1 of the Morgan County Zoning Ordinance and states the following: Automobile repair garage, mechanical and body shops, provided all operations are conducted in a building which shall not have any opening, other than a stationary window, within 100 ft. of a residential zoned district.

Planning staff researched regulations related to automobile repair garages and proposes the following language:

Automobile Repair Garages (including paint and body shops)

The lot of record must be a minimum of five acres in order to operate an Automobile Repair Garage.

The applicant shall submit to the planning department written detailed site plans and landscaping plans for the property to be used including method proposed for

improvement, drainage, parking and display areas, driveways for ingress and egress, signage and buildings to be built or existing buildings to be used in the operation of the business. Off-street parking spaces, site plans, landscaping and buffers, and signage shall be in accordance with the requirements for the applicable zoning district in which the property use is located.

A repair shop building shall be provided and shall meet all requirements of the current building code as adopted by Morgan County.

Setbacks for the zoning district shall be maintained. No vehicles may be displayed or parked on the public right-of-way.

All surface areas for motor vehicle traffic and/or parking shall be an asphalt or concrete surface which shall be maintained in good condition and free of damage. In no event shall vehicles be parked on grass or unprepared surfaces.

Required parking spaces for customers shall be designated separately from those areas used to store repaired motor vehicles or those awaiting repair.

An adequate turn-around area shall be provided so that vehicles shall not back out into traffic from the property.

Disabled or damaged vehicles shall not be permitted to remain in an exterior location unless screened from public view. Screened areas shall only be allowed in areas to the rear of the principal structure of the dealership. Screening fences surrounding storage areas shall be provided on any property line that abuts any right-of-way and any adjoining property.

Any change in business ownership or discontinuance in the use of the property for the purpose of a automobile repair garage shall cancel the repair garage's occupational tax certificate. To become licensed as an automobile repair garage again, all of the necessary requirements and physical improvements described herein must be met. A site plan and landscape plan shall be submitted to ensure compliance and an inspection shall be required.

No loud or boisterous noises, including outdoor public-address systems, shall emanate from the business, either by persons congregating there or by the playing of recording instruments, radios, and/or television sets or other sound-producing equipment.

All motor vehicle repairs shall take place inside the repair shop building. No motor vehicle repairs shall occur outside of the repair shop building.

Motor vehicle repair shops shall not be permitted within 300 feet of any property used for a school, park, playground or hospital or on a lot which is either adjacent to or directly across the street from any residential use.

The Planning Commission voted unanimously to approve the request.

Chairman Kurtz allowed proponents and opponents to speak.

No one spoke in favor or against the request.

MOTION by Commissioner Harris, Seconded by Commissioner von Hanstein to approve the text amendment to the Morgan County Zoning Ordinance to add auto painting and body work to the I2 Zoning District with the language presented by the Planning Staff. Motion Passed Unanimously.

COUNCIL ON AGING BOARD APPLICATION

Geraldine Cooper’s term on the Council on Aging Board has expired. Geraldine submitted an application to be considered for reappointment and no other applications were received. If reappointed, the new term would expire December 31, 2026.

MOTION by Commissioner Riden, Seconded by Commissioner McCormack to appoint Geraldine Cooper to the Council on Aging Board with a term ending December 31, 2026. Motion Passed Unanimously.

BUDGET AMENDMENTS FOR BUILDINGS - PUBLIC SAFETY COMPLEX

Administration is requesting a budget amendment to transfer \$50,000 from contingency to Public Buildings-Public Safety. The amendment is needed due to unexpected expenses. Those expenses include \$9,287 to replace an industrial water heater, \$7,065 for sprinkler system repairs, and \$11,500 for an HVAC replacement.

MOTION by Commissioner McCormack, Seconded by Commissioner Harris to approve the budget amendment request to transfer \$50,000 from contingency to Public Buildings-Public Safety. Motion Passed Unanimously.

2024-RES-004 FY24 BUDGET AMENDMENT

2024-RES-004 resolution is to request FY2024 budget amendments for the following:

Fiscal Year 2024 Budget Amendments		
ACCOUNT CODE	DESCRIPTION	AMOUNT
100-1400-51.1100	Reclass to Elections from payroll contingency for PT elections worker	17,515
100-1595-57.9002	Contingency - Reclass to Elections from payroll contingency for PT elections worker	(17,515)
100-1565-53.1230	Reclas electricity from Public Buildings to Elections	(1,800)
100-1400-53.1230	Reclas electricity from Public Buildings to Elections	1,800
100-1535-52.1200	FY 2023 purchase orders carried over to FY 2024	4,922
100-1565-52.2202	FY 2023 purchase orders carried over to FY 2024	46,185
100-3500-52.2201	FY 2023 purchase orders carried over to FY 2024	2,350
100-3500-53.1600	FY 2023 purchase orders carried over to FY 2024	3,692
100-3500-53.1703	FY 2023 purchase orders carried over to FY 2024	22,500
100-7400-53.1100	FY 2023 purchase orders carried over to FY 2024	2,700
100-3920-53.1600	FY 2023 purchase orders carried over to FY 2024	10,460
100-1595-57.9000	Contingency - FY 2023 purchase orders carried over to FY 2024	(92,809)
100-3920-53.1600	Reimbursed by ACCG Safety Grant for AED equipment	4,000
100-1595-57.9002	Contingency - Reimbursed by ACCG Safety Grant for AED equipment	(4,000)
100-3910-53.1600	Slide in kennel unit for Animal Control - BOC approved 9/5/23	9,500
100-1595-57.9000	Contingency - Slide in kennel unit for Animal Control - BOC approved 9/5/23	(9,500)
100-1535-51.1100	Reclass from Planning and Dev to IT for K Walker	31,870
100-7400-51.1100	Reclass from Planning and Dev to IT for K Walker	(31,870)
100-1595-57.9000	Contingency - Reclass from contingency to Public Buildings for R&M	(100,000)
100-1598-52.2200	Reclass from contingency to Public Buildings for R&M	50,000
100-1566-52.2200	Reclass from contingency to Public Buildings PSC for R&M	50,000
100-1535-52.1200	Use of fund balance for payment to Charter for broadband expansion	1,664,427
	Use of Fund Balance	(1,664,427)

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve resolution 2024-RES-004 for FY2024 budget amendments as presented. Motion Passed Unanimously.

REPLACEMENT OF MOWER

Public Buildings is requesting to replace their current lawn mower that has over 900 hours of operation and is now difficult to find replacement parts for. The following quotes were obtained:

Vendor	A Keese Enterprise	Madison Rentals	John Deere	TK’s	Youngblood
Quote	\$10,469	\$10,374.17	\$10,927.02	\$11,599.20	\$10,995

The Public Buildings Director's recommendation is to purchase a new mower from A Keesee Enterprise for \$10,469. A budget amendment is also needed to transfer the same amount from reserve SPLOST to Public Buildings SPLOST.

MOTION by Commissioner von Hanstein, Seconded by Commissioner McCormack to approve the mower purchase from Madison Rentals for \$10,374.17 and to amend the budget to transfer the same amount from reserve SPLOST to Public Buildings SPLOST. Motion Passed Unanimously.

REPLACEMENT OF WINDOWS AND BUDGET AMENDMENT

The windows in the Creamery Building require replacement due to decaying frames. Multiple vendors were asked to submit bids to replace the windows with PVC sashes and composite sills and nosing. The only responsive bidder was Social Circle Ace Hardware for a total of \$34,333.92. The purchase is for the windows only. County staff will provide the labor.

In addition to this expense, there was an unexpected partial replacement of the roof at the Courthouse for \$18,080. Requesting motion to transfer \$50,000 from contingency to Public Buildings for these expenses.

MOTION by Commissioner von Hanstein, Seconded by Commissioner McCormack to approve the purchase of replacement windows from Social Circle Ace Hardware for \$34,333.92 and to amend the budget to transfer \$50,000 from contingency to Public Buildings. Motion Passed Unanimously.

PROPERTY TO BE DECLARED SURPLUS

The following list identifies equipment and property that are no longer utilized or have exceeded their useful life.

DESCRIPTION	DEPT
Xerox Work Centre 7225 copier	Recreation
Xerox Work Centre 7845i copier	Planning
One wooden desk and 2 drawer file cabinet	Archives
Canon Microfilm Scanner 100 SN: 32201243	Archives
Canon Microfilm Scanner 300 SN: 230556	Archives
Cubicle Desk Componets	BOC
Frigidaire Refrigerator SN BA43849960	Public Buildings
Taser X26 batteries	Sheriff's Office
Taser X26 holsters	Sheriff's Office
Motorola Body Microphones	Sheriff's Office
Decatur Genesis II Radar Unit	Sheriff's Office
8 Motorola Mobile Radios	Sheriff's Office
3 Lightbars	Sheriff's Office
2 Dodge Charger Rear Cages	Sheriff's Office
2 Dodge Charger Weapons Racks	Sheriff's Office
3rd row Seats for 2022 Ford Explorer	Sheriff's Office
Ford F150 Front Row Center Seats	Sheriff's Office
2011 Chevrolet 1500 VIN: 3GCPCREAXBG154354 (Seizure)	Sheriff's Office
2018 Ford F150 VIN: 1FFTMTF1CB1JFC65768	Solid Waste
Lot of reception chairs	Multiple

MOTION by Commissioner McCormack, Seconded by Commissioner Riden to approve the items to be declared surplus and sold or disposed of. Motion Passed Unanimously.

COUNTY MANAGER REPORT

County Manager, Adam Mestres, presented a monthly overview of Morgan County government's current projects and/or issues.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments were made.

COMMISSIONER COMMENTS

Commissioners made comments and gave updates on Liaison assignments.

MOTION by Commissioner McCormack, seconded by Commissioner Riden to exit regular session and adjourn at 11:08 a.m. Motion Passed Unanimously.

Bill Kurtz, Chairman

ATTEST:

Leslie Brandt, County Clerk