

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 Philipp von Hanstein, Vice-Chair Ben Riden, Jr., Commissioners Bill Kurtz, Donald Harris and Andy A. Ainslie, Jr.

STAFF: County Manager Adam Mestres, Procurement Director 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 Ainslie, Seconded by Commissioner Harris to approve agenda with the following addition: Executive Session-Litigation. Unanimously Approved.

SCHEDULE PUBLIC COMMENT-SHARON HUFF

Sharon Huff came before the Board to discuss issues at the intersection of Highway 83 and Sandy Creek Road in reference to vehicle accidents.

MINUTES

June 15, 2021 BOC Meeting

June 22, 2021 BOC Special Called Meeting

MOTION by Commissioner Harris, Seconded by Commissioner Kurtz to approve the minutes as presented. Unanimously Approved.

CONSENT AGENDA

Motion to accept as information the June 2021 payables to include General Fund in the amount of \$852,479.44, TSPLOST in the amount of \$333,779.10, SPLOST in the amount of \$3,290,590.32, General Fund electronic payments in the amount of \$324,643.83 and the June 2021 financials.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the consent agenda as presented. Unanimously Approved.

FENCING FOR NEWBORN ROAD COMPACTOR SITE

The proposed fencing will separate the open top dumpsters for bulk waste, metal, and yard debris from the household garbage compactor.

Bids Received	
Precision Fencing	\$16,812.05
D&D Fencing	\$14,785.00

MOTION by Commissioner Riden, Seconded by Commissioner Kurtz to purchase fencing and installation from D&D Fence for \$14,785 and to transfer \$14,785 from Capital Projects Fund Reserve to Solid Waste. Unanimously Approved.

PURCHASE OF WHEEL LOADER FOR SOLID WASTE

The current wheel loader at Solid Waste is beyond repair. The current loader will be surplus and sold. United Rentals located a 2014 Case model 621F with 2,813 hours. The loader was inspected and determined to be in very good mechanical condition. United Rentals quoted \$77,000 for the wheel loader and an additional \$12,000 to replace the tires with new foam filled tires. The total cost is \$89,000 and is a budgeted item for FY22.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the purchase of the Case wheel loader with foam filled tires for \$89,000 from United Rental. Unanimously Approved.

MAULDIN & JENKINS ENGAGEMENT LETTER FOR FY22 AUDIT

The Board approved a 3-year contract with Mauldin & Jenkins, which goes through FY2022. The amount approved on the original contract for FY2022 was \$37,000. Because of funds from Cares Act and the American Rescue Plan Act, we are now required to have a single audit which cost an additional \$5,000. The total amount of the engagement is now \$42,000.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve to continue the the FY2022 engagement letter for auditing services with Mauldin & Jenkins for \$37,000 and to add the single scope audit for \$5,000 (totaling \$42,000). Unanimously Approved.

PURCHASE AEDs FOR SHERIFF'S OFFICE VEHICLES

The Sheriff's Office is requesting 31 AEDs to be placed in each vehicle. Having the units in each vehicle will increase the potential to provide immediate aid until more skilled responders and an ambulance arrive on scene. A quote was obtained from Boundtree Medical for \$37,200. The County can purchase from National EMS contract for reduced pricing. This is a budgeted item for FY2022.

MOTION by Commissioner Harris, Seconded by Commissioner Ainslie to approve the purchase of 31 AEDs from Boundtree Medical for \$37,200. Unanimously Approved.

CVB BOARD VACANCY

The term of Laura Rotroff expired June 30, 2021. One application was received from Carol Sanchez to be considered for appointment.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to appoint Carol Sanchez to the CVB Board with term ending June 30, 2024. Unanimously Approved.

DEVELOPMENT AUTH. BOARD VACANCY

There is an unexpired vacant term on the Development Authority Board. One application was received from Robert Bell to be considered for appointment.

MOTION by Commissioner Ainslie, Seconded by Commissioner Kurtz to appoint Robert Bell to the Development Authority Board with term ending December 31, 2022. Unanimously Approved.

QUITCLAIM DEED-PORCION OF OLD U.S. HWY. 441

The Board abandoned a portion of Old U.S. Hwy. 441 at the April 6, 2021 Board meeting. This item is for two quitclaim deeds for the two property owners that live along the abandoned portion of Old U.S. Hwy. 441 (Plainview Development, Inc., and Pamela Wolsky Stratton).

MOTION by Commissioner Ainslie, Seconded by Commissioner Kurtz to approve two quitclaim deeds to deed a portion of Old U.S. Hwy. 441 that was officially abandoned April 6, 2021 to Plainview Development, Inc. and Pamela Wolsky Stratton as presented. Unanimously Approved.

QUITCLAIM DEED-PORCION OF CUMMING DR. (CR67)

The Board abandoned a portion of Cumming Drive (CR67) at the April 6, 2021 Board meeting. This quitclaim deed is to deed the abandoned portion to property owner (Barbara Williams Sauerbier) that lives along the abandoned portion.

MOTION by Commissioner Ainslie, Seconded by Commissioner Riden to approve the quitclaim deed to deed a portion of Cumming Drive (CR67) that was officially abandoned April 6, 2021 to Barbara Williams Sauerbier as presented. Unanimously Approved.

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.

TEXT AMENDMENT TO ADD CHAPTER 7.43 RECREATIONAL VEHICLES TO THE MORGAN COUNTY ZONING ORDINANCE.

This item was tabled at the June 1, 2021 BOC meeting. The text amendment is being requested to address recreational vehicles on private property. The Board reviewed the updated changes with Jarrell.

Chairman von Hanstein allowed proponents to speak:

Gary Savage, Buckhead resident spoke in favor of the amendment. He also suggested creating an online registration for landowners and renters.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

MOTION by Commissioner Riden, seconded by Commissioner Harris to table the text amendment regarding recreational vehicles. Unanimously Approved.

MORGAN COUNTY PLANNING & DEVELOPMENT IS REQUESTING A TEXT AMENDMENT TO CHAPTER 7.36 OF THE MORGAN COUNTY ZONING ORDINANCE RELATED TO WELLNESS RETREATS.

Discussion only.

Planning Director, Chuck Jarrell presented a request for a text amendment to remove Chapter 7.36 Wellness Retreats from the Morgan County Zoning Ordinance. In 2014, Wellness Retreat was added to the Zoning Ordinance as part of an overhaul of personal care related uses. In December 2014, Bobby Robinson was approved for Morgan County's only Wellness Retreat, but he never opened the Wellness Retreat and the approval expired.

In the last 6 months, the Planning staff received 4 serious inquiries related to Wellness Retreats. Unfortunately, people have discovered that the definition of Wellness Retreat can be broadly construed and abused. Planning staff is proposing that the use be removed entirely from the Ordinance and anyone who wants to operate a health-related retreat can seek a text amendment in the future to add language specific to their use.

Chairman von Hanstein allowed proponents to speak:

No one spoke in favor.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

No motion was made. This was a discussion item only.

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session at 11:35 a.m. Unanimously Approved.

EXECUTIVE SESSION- LITIGATION

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss litigation at 11:35 a.m. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit Executive Session and adjourn 11:57 a.m. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk