

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, 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 Ainslie to approve agenda with the following additions under new business: Broadband Infrastructure Agreement and Pictometry Contract Amendment. Unanimously Approved.

MINUTES

October 19, 2021 BOC Meeting
October 20 & 21, 2021 BOC Retreat

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

RESOLUTION 2021-RES-017 -NORTHEAST GEORGIA REGIONAL SOLID WASTE MANAGEMENT PLAN

MOTION by Commissioner Harris, Seconded by Commissioner Kurtz to approve resolution 2021-RES-017 as presented. Unanimously Approved.

RESOLUTION 2021-RES-018 - REDISTRICTING 2021

This resolution is to approve the draft redistricting map. Every 10 years in conjunction with the latest census data, counties must ensure that all districts are as close to equal representation based on total population. Morgan County worked with the state reapportionment office to create a district map that would be closest to equal population totals.

MOTION by Commissioner Harris, Seconded by Commissioner Riden to approve resolution 2021-RES-018 as presented. Unanimously Approved.

MORGAN COUNTY SDS UPDATE

Earlier this year, the Joint Development Authority acquired additional acreage for Stanton Springs. This resolution is to amend the 2019 Service Delivery Strategy to allow the Joint Development Authority discretionary rights to designate the most appropriate service provider as it pertains to the area owned by the JDA so they can properly market and develop the new portion of the park.

MOTION by Commissioner Ainslie, Seconded by Commissioner Riden to approve resolution 2021-RES-019 as presented and submit the necessary forms to the Georgia Department of Community Affairs to amend the 2019 Service Deliver Strategy. Unanimously Approved.

JOINT DEVELOPMENT AUTHORITY REVENUE SHARING AGREEMENT AMENDMENT

This is an amendment to the 2016 contract to incorporate the addition of Stanton Springs North, the City of Social Circle and the Social Circle School District, account for the requirements of House Bill 406, and define the procedures, rights and obligations associated with sharing tax revenue and other revenues generated with all parties.

MOTION by Commissioner Ainslie, Seconded by Commissioner Riden to approve the amended and restated revenue sharing agreement for Stanton Springs and Stanton Springs North. Unanimously Approved.

SHERIFF'S OFFICE VEHICLE PURCHASES

The Sheriff's Office is requesting to purchase 2 new vehicles for the criminal investigation division to replace vehicles with high mileage. Staff recommends purchasing from the low bidder, Covington Ford for \$64,346. A total of \$74,346, to include purchase of vehicles and purchase/installation of emergency equipment, needs to be transferred from Capital Project Fund Balance to Capital Project Sheriff's Office.

Bids Received	
Covington Ford	Allan Vigil Ford
\$64,346	\$68,332

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to approve the purchase of 2 vehicles from Covington Ford for \$64,346 and to transfer \$74,346 from Capital Projects Fund Balance to Capital Project Sheriff's Office. Unanimously Approved.

LAPTOP REFRESH

This request is for 20 laptops to replace old/outdated laptops that was approved in the FY2022 budget.

Bids Received		
Dell	Howard	Sterling
\$20,310.40	\$38,820.00	\$24,307.80

MOTION by Commissioner Ainslie, Seconded by Commissioner Riden to approve the purchase of 20 laptops from Dell for \$20,310.40. Unanimously Approved.

VEHICLE PURCHASE

At the October 19th, 2021 BOC meeting, the Board approved the purchase of 8 vehicles for various departments. One vehicle approved for the Public Buildings Department from Allan Vigil Ford was determined to have an error in pricing. After review, the actual low bidder was Courtesy Ford for \$38,479. Staff is requesting to not purchase from Allan Vigil and award the bid to Courtesy Ford for a 2022 Ford F250 with a 8' Knapheide service body.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the purchase of Public Buildings vehicle from Courtesy Ford for \$38,479. Unanimously Approved.

BROADBAND INFRASTRUCTURE AGREEMENT

Charter Communications approached the County with a solution to bring broadband to areas in the county that are currently unserved and not part of the Rural Digital Opportunity Fund (RDOF) federal funding. Charter is asking the Board to move forward with an agreement with Charter picking up the majority of the cost and the County contributing \$588 per passing. It is currently estimated that there are 800 unserved addresses not included in the RDOF federal funding, but it could potentially be higher. If the Board moves forward, the County would commit to at least the 800 addresses that are known, contributing a minimum funding of \$471,000 up to a total of \$1,000,000.

MOTION by Commissioner Riden, Seconded by Commissioner Ainslie to approve the broadband infrastructure agreement with Charter to capture the unserved areas of the county. Unanimously Approved.

PICTOMETRY CONTRACT AMENDMENT

This amendment is to amend the flyer over image quality from 3-inch pictometry in the city limits and 9-inch pictometry in the county to 6-inch pictometry throughout the city and county. This change will add an additional \$6,559 to the original contract.

MOTION by Commissioner Harris, Seconded by Commissioner Riden to approve the pictometry contract amendment as presented. Unanimously Approved.

CATHERINE MOREHEAD IS REQUESTING A ZONING MAP AMENDMENT, FROM C1 TO C3, FOR 2 ACRES LOCATED AT 7181 ATLANTA HIGHWAY (TAX PARCEL 013-004C)

This request is for a zoning map amendment for two acres on Atlanta Highway, from C1 to C3. The property was split from 10+ acres in September 2021 and is located near several commercial businesses nearby. The applicant is seeking approval to locate a data entry and distribution center on the property to provide fulfillment services for its clients. The items arrive via UPS, FedEx and USPS. Tractor trailers are expected only twice a month and no tractor trailers will be permitted to remain on site.

The Planning Commission voted unanimously to approve the request from C1 to C3 on the two-acre tract with the following conditions:

1. Manufactured home, automobile, heavy equipment, farm equipment, portable sale lots, trucking and freight companies are prohibited from the area.
2. Applicant will be given 8 months to install and complete the storm water improvements and paving that are required by the zoning change.

Chairman von Hanstein allowed proponents to speak:

Owner, Catherine Morehead spoke in favor of the application. Morehead stated that her business has outgrown its current location and feels the property at 7181 Atlanta Highway is the perfect location to expand and grow her business.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

MOTION by Commissioner Ainslie, Seconded by Commissioner Riden to approve the zoning map amendment request to change 2 acres located at 7181 Atlanta Highway (Tax Parcel 013-004C) from C1 to C3 with the two conditions presented by the Planning Commission. Unanimously Approved.

SOLID ROCK BAPTIST CHURCH IS REQUESTING CONDITIONAL USE APPROVAL TO LOCATE A COMMUNITY CHURCH ON 10 ACRES LOCATED ON ATLANTA HIGHWAY (TAX PARCEL 012-161)

Solid Rock Baptist Church is requesting conditional use approval for a community church on 10 acres located on Atlanta Highway. Solid Rock is an existing church in Covington and is seeking to move the church to Morgan County. The property is currently zoned Agricultural Residential (AR) and is surrounded by AR zoning.

The church is proposing a metal building with a seating capacity of 399 and are aware the parking lot requires pavement. They intend to develop the property in phases starting with the church building, followed by a ballfield and a concession/restroom building.

The submitted plan meets the county regulations for churches, including setbacks, landscape buffers, state water buffers and parking spaces.

The Planning Commission voted unanimously to approve the church complex, including the church building, ballfield and concession/restroom building with the following condition:

1. Ballfield lighting will be prohibited

Chairman von Hanstein allowed proponents to speak:

Mike Franklin of Covington and founder of Solid Rock Baptist Church spoke in favor of the request.

Jeff Vines of Social Circle also spoke in favor of the request and believes the church will be a good addition to the community.

Chairman von Hanstein allowed opponents to speak:

No one spoke in opposition.

MOTION by Commissioner Ainslie, Seconded by Commissioner Riden to approve the conditional use request to locate a community church on 10 acres on Atlanta Highway (Tax

Parcel 012-161) with the condition presented by the Planning Commission. 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.

EXECUTIVE SESSION- LITIGATION

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss litigation at 11:30 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 at 12:15 p.m. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk