

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, 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.

ABSENT: Vice-Chair Ben Riden

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

AGENDA APPROVAL

Motion by Commissioner Kurtz, Seconded by Commissioner Harris to approve agenda as
presented. Unanimously Approved.

MORGAN MEDICAL CENTER & HOSPITAL AUTHORITY UPDATE

Megan Morris, Director of Development gave an overview of the physicians and specialists at
Morgan Medical Center.

Ralph Castillo, CEO presented a semi-annual update for Morgan Medical Center.

MINUTES

July 20, 2021 BOC Meeting

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

CONSENT AGENDA

Motion to accept as information the July 2021 payables to include General Fund in the amount of
\$2,611,677.67, TSPLOST in the amount of \$1,406,806.42, SPLOST in the amount of
\$282,049.67, General Fund electronic payments in the amount of \$173,294.29 and the July 2021
financials.

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

RESOLUTION-MILLAGE RATE ADOPTION FOR TAX YEAR 2021/FY 2022

The proposed millage rate of 10.623 mills is rolled back from prior year millage of 10.721 mills.

MOTION by Commissioner Kurt, Seconded by Commissioner Harris to approve resolution
2021-RES-015 to adopt the FY2022/Tax Year 2021 millage rate of 10.623 mills as presented.
Unanimously Approved.

PURCHASE OF RESCUE TRUCK

This request is for a new rescue truck to replace the rescue truck at the Buckhead Fire Station.
Bids for the chassis, service body and skid unit were obtained separately. The service body will
provide necessary storage for equipment and the skid unit will provide water and pumping
capability.

Chassis Bids		Service Body Bids	
Akins Ford	\$38,148.00	Transportation Equipment	\$21,654.00
Covington Ford	\$40,309.00	Highway Products	\$37,720.22
Wade Ford	\$43,176.00	Skid Unit Bids	
Courtesy Ford	\$43,260.00	CET Fire Pumps	\$8,975.00
		KimTeck	\$12,850.00

MOTION by Commissioner Ainslie, Seconded by Commissioner Harris to approve the purchase of Ford F550 chassis from Akins Ford for \$38,148, serviced body from Highway Products for \$37,720.22 and skid unit from CET Fire Pumps for \$8,975 totaling \$84,843.22. Unanimously Approved.

PURCHASE OF 3 COMPACTORS

This request is for the purchase of 3 compactors that were included in the FY22 budget. An updated quote was obtained and the current pricing to purchase and install is \$28,766.86 per unit, totaling \$86,300.58. \$80,000 was budgeted in capital projects and staff is requesting the additional \$6,300.58 be transferred from capital projects fund to Solid Waste.

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to approve the purchase and installation of 3 compactors from Container Repair Service for \$86,300.58 and to transfer additional \$6,300.58 from capital projects fund to Solid Waste. Unanimously Approved.

JACOB CHRISTOPHER HILSMAN IS REQUESTING CONDITIONAL USE APPROVAL FOR AN ACCESSORY DWELLING ON 16.51 ACRES LOCATED AT 2520 MONTICELLO HIGHWAY (TAX PARCEL 038-034)

Chris Hilsman is requesting conditional use approval to place an accessory dwelling on 16.51 acres located at 2520 Monticello Highway for his aging father and future use as a guest house. The property currently contains a single-family dwelling and a detached garage/shed. The proposed accessory dwelling is 792 square feet. The Planning Commission voted unanimously to approve the request.

Chairman von Hanstein allowed proponents to speak:
No one spoke in favor.

Chairman von Hanstein allowed opponents to speak:
No one spoke in opposition.

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to approve the conditional use request for an accessory dwelling on 16.51 acres located at 2520 Monticello Highway (Tax Parcel 038-034). 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

This request for a text amendment to remove Chapter 7.36 Wellness Retreats from the Morgan County Zoning Ordinance was presented at the July 6, 2021 BOC meeting as a discussion item. Chairman von Hanstein allowed opponents and proponents to speak, but no public comments were made.

In 2014, Wellness Retreats 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 until they can adequately address the issue with new language. Until then, anyone who wants to operate a health-related retreat can seek a text amendment in the future to add language specific to their use.

Planning Director, Chuck Jarrell also stated the issue could be addressed with a new use table that was recently ruled by the supreme court.

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to table the request to remove Wellness Retreats from the Morgan County Zoning Ordinance and address the issue by incorporating it into the Supreme Court ruling. Unanimously Approved.

COMPACTOR REFURBISH

The compactor at Williams Road is not functioning. A quote was obtained from Container Repair Service to refurbish a unit that was removed from another site to include fabrication of a new hopper and timer system. If approved, the cost will be paid from solid waste repairs and maintenance.

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to approve the compactor refurbish by Container Repair Service for \$12,400. 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.

MOTION by Commissioner Ainslie, seconded by Commissioner Harris to exit regular session and adjourn 11:34 a.m. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk