

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 Ronald H. Milton, 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** made by Commissioner Harris, Seconded by Commissioner Milton to approve agenda with the following additions: Public Comment from April Bridges & Jennifer Moody and Amendment to Temporary Moratorium on Subdivisions. Unanimously Approved.

**SCHEDULED PUBLIC COMMENTS**

Mike Conrads and Jeff Royal on behalf of the Madison-Morgan Lodging Association came before the Board to request flexibility in the timing of Ad Valorem tax payments and leniency regarding penalties and interest charges for their members due to the COVID-19 pandemic impact.

Jennifer Moody and April Bridges expressed concern regarding noise at the 441 event facility.

**MINUTES**

October 06, 2020 Minutes

October 20, 2020 Minutes

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

**CONSENT AGENDA**

Motion to accept as information the October 2020 payables to include General Fund in the amount of \$667,963.06, TSPLOST in the amount of \$200,276.21, SPLOST in the amount of \$213,246.45, General Fund electronic payments in the amount of \$30,793.32 and the October 2020 financials.

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

**AMENDMENT TO TEMPORARY MORATORIUM ON SUBDIVISIONS (2020-RES-011)**

Planning Director, Chuck Jarrell presented an amendment to the temporary moratorium on subdivisions. Jarrell stated it was brought to his attention that the original moratorium included all major, minor, and exempt subdivisions. Jarrell stated it was not the intent to exempt single lot splits and is asking to exclude single lot splits from the moratorium.

**MOTION** by Commissioner Milton, seconded by Commissioner Ainslie to table amendment to temporary moratorium on subdivisions until executive session. Unanimously Approved.

**PURCHASE OF EXTRICATION EQUIPMENT**

The Fire Department has requested a new set of edraulic extrication tools that require no hoses or power unit. They are stronger, smaller, lighter, and easier to use. The new tools are necessary to begin the replacement of older and less effective hydraulic tools. Fire Chief, Jeff Stone obtained quotes from Municipal Emergency Services (MES) for \$29,284.05, Ten-8 for \$27,255.00 and Georgia Fire & Rescue Supply for \$37,398.00. Chief Stone recommends purchasing from MES.

**MOTION** by Commissioner Riden, seconded by Commissioner Milton to approve the purchase from MES for \$29,284.00. Unanimously Approved.

**PURCHASE OF NEW VEHICLES**

The purchase of new vehicles was approved in the FY2021 budget for the Tax Assessor’s Office, Public Buildings, Recreation, Public Works (2), Solid Waste, and a prisoner transport van for the Detention Center. The vehicles will replace current vehicles, which will be declared surplus and sold. It is recommended that the F150 and F250 trucks be purchased from Covington Ford for \$157,916.00 and the F350 van from Wade Ford for \$31,479.00.

|                | 2021 Ford F250 w/Service Body for Public Works | Two 2021 Ford F150 for Public Works | 2021 Ford F150 For Recreation | 2021 Ford F150 for Solid Waste | 2021 Ford F150 for Tax Assesor | 2021 Ford F350 Cargo Van for Detention Center |
|----------------|--|-------------------------------------|-------------------------------|--------------------------------|--------------------------------|---|
| Allan Vigil    | \$35,188.00                                    | \$52,142.00                         | \$23,392.00                   | \$22,695.00                    | \$25,895.00                    | \$32,885.00                                   |
| Covington Ford | \$35,015.00                                    | \$52,134.00                         | \$22,438.00                   | \$22,706.00                    | \$25,623.00                    | No Bid  |
| Wade Ford      | No bid   | \$52,670.00                         | \$22,705.00                   | \$22,974.00                    | \$24,991.00                    | \$31,479.00                                   |

**MOTION** by Commissioner Harris, seconded by Commissioner Milton to approve the purchase the F150 and F250 trucks from Covington Ford for \$157,916.00 and the F350 van from Wade Ford for \$31,479.00. Unanimously Approved.

**PURCHASE OF NEW PATROL VEHICLES**

The purchase of nine new patrol vehicles for the Sheriff’s Office was approved in the FY2021 budget. The new vehicles will replace current patrol vehicles, which will be declared surplus and sold.

Commissioners questions why so many vehicles were being requested for purchase.

Procurement Director, Mark Williams stated due to the order window closing early and a strike impact, four replacement vehicles budgeted in last years SPLOST funds were not purchased. Also, one vehicle is a replacement for a vehicle that was totaled this year. The quotes include the four vehicles budgeted from last years SPLOST, the totaled vehicle plus this year’s four vehicles in the replacement cycle.

| Nine 2021 Chevrolet Tahoes |             |              |
|----------------------------|-------------|--------------|
|                            | Per Vehicle | Total Cost   |
| Ginn Chevrolet             | \$37,041.00 | \$333,369.00 |
| Hardy Chevrolet            | \$37,299.00 | \$335,691.00 |
|                            |             |              |

**\*Ginn does not include the Arges LED spotlight**

**MOTION** by Commissioner Riden, seconded by Commissioner Harris to approve the purchase of nine patrol vehicles from Hardy Chevrolet for \$335,691.00. Unanimously Approved.

**COUNTY MANAGER REPORT**

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

**KIERSTEN LURER, ON BEHALF OF VERIZON, IS REQUESTING CONDITIONAL USE APPROVAL TO LOCATE A TELECOMMUNICATIONS TOWER ON 149.6 ACRES LOCATED ON PAXSON DAIRY ROAD (TAX PARCEL 007-026).**

Kiersten Lurer, on behalf of Verizon came before the Board to request a conditional use approval to locate a telecommunications tower on Paxson Dairy Road. The property is one tax parcel but is split into three pieces. The proposed location for the tower is on the smallest portion of the parcel, which is on the southwest side of Paxson Dairy Road. The parcel is wooded. The larger portions of the parcel are used for row crops by the property owners and mostly fields. The proposed facility will consist of a 195’ monopole-style tower (+3’ lightning rod=198’ overall height), inside a 50’ x50’ fenced compound that will include corresponding ground equipment.

The facility will be surrounded by a minimum 10' wide landscape buffer made of existing foliage to screen the equipment.

The letter submitted by Lurer states the proposed unmanned communications facility is needed to provide capacity relief to Verizon's existing Bostwick site. It will improve coverage to the site's service area and will provide improved service between sites that are now stretching to serve customers in the area.

Chairman von Hanstein allowed proponents to speak:

Kiersten Lurer, on behalf of Verizon spoke in favor of the conditional use request.

Chairman von Hanstein allowed opponents to speak:

No one spoke against the requested text amendment.

**MOTION** by Commissioner Riden, seconded by Commissioner Harris to approve the conditional use request to locate a telecommunications tower on 149.6 acres located on Paxson Dairy Road (Tax Parcel 007-026) with the condition that the engineers analysis must be submitted with the building permit. Unanimously Approved.

**CHADWICK H. & ANA R. SPINKS ARE REQUESTING A ZONING MAP AMENDMENT FOR 31.39 ACRES LOCATED ON EATONTON HIGHWAY, FROM AGRICULTURAL (AG) TO GENERAL COMMERCIAL (C2) (TAX PARCEL 046-00SB).**

The Spinks' are requesting a zoning map amendment for 31.39 acres located on Eatonton Highway between Farmview and Country Boys RV Park from AG to C2 with the intent to construct an ACE Hardware store on the property.

The Planning Commission voted unanimously for approval of the request.

Chairman von Hanstein allowed proponents to speak:

Chad Spinks spoke in favor of the request. Spinks stated he owns three ACE stores and is excited about the opportunity in Morgan County.

Chairman von Hanstein allowed opponents to speak:

No one spoke against the requested text amendment.

**MOTION** by Commissioner Riden, seconded by Commissioner Milton to approve the request for a zoning map amendment for 31.39 acres located on Eatonton Highway (Tax parcel 046-00SB) from AG to C2. Commission Harris voted in favor and Commissioner Ainslie abstained from voting. Approved.

**PUBLIC COMMENTS ON AGENDA ITEMS**

Public comments were made by:

Jeanne Dufort, Morgan County Resident

Ginny Vanoostrom, Algin Realty

**MOTION** by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session. Unanimously Approved.

**EXECUTIVE SESSION-POTENTIAL LITIGATION**

**MOTION** by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss potential litigation. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

**MOTION** by Commissioner Ainslie, seconded by Commissioner Riden to exit Executive Session and enter regular session. Unanimously Approved.

**AMENDMENT TO TEMPORARY MORATORIUM ON SUBDIVISIONS (2020-RES-011)**

This item was tabled previously during regular session until after executive session.

**MOTION** by Commissioner Milton, seconded by Commissioner Riden to table amendment to temporary moratorium on subdivisions until a later date. Unanimously Approved.

**MOTION** by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session and adjourn at 12:21 p.m. Unanimously Approved.

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Philipp von Hanstein, Chairman

ATTEST:

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Leslie Brandt, County Clerk