

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 Staff Member Kim Cox.

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

AGENDA APPROVAL

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

MINUTES

January 16, 2024 BOC Meeting

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

CONSENT AGENDA

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

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

WEAVER ADMINISTRATIVE APPEAL

Dustin and Janeah Weaver are requesting an administrative appeal to Planning Director, Chuck Jarrell's denial of a property split based on subdivision regulations.

Jarrell stated that the Weaver's purchased 35.56 acres on Nolan Store Road. They followed all processes and obtained a building permit. The owners have applied for a loan to complete the construction of their home and the bank is requesting that a minimum of 5 acres be split out for collateral. However, in November of 2022, the BOC adopted new subdivision regulations and for minor subdivisions it allowed someone to split property on an existing road up to 5 parcels. The subject property was a 4-tract parcel that was split, but for a minor subdivision, it limited further splits on the property for 3 years. The subject property was split up and recorded on April 21, 2023. The property has enough road frontage of 654 feet to split but the 3-year rule is what caused the denial of the split.

Dustin Weaver addressed the Board. Mr. Weaver stated that he is a veterinarian and that he and his wife have lived in Morgan County for five years. He understands the challenges of an administrative variance but would like the Board to consider his request. He was unaware of the regulations and construction of his single-family residence is well underway. He has no intent to develop the land and plans to use the land to support beef cattle operations. The split request is to secure a lien on 5 acres of property to obtain financing from United Bank to complete the construction of the primary residence.

Commissioners expressed that the subdivision regulations were intended to slow development and preserve agriculture. It appears that the Weaver's intend to utilize their land for agricultural purposes and plan to continue in the conservation use program.

MOTION by Commissioner Riden, Seconded by Commissioner McCormack to grant Dustin Weaver's variance request to split 5 acres from his property. And to also have Chuck Jarrell draft text amendment language to address similar situations going forward. Motion Passed Unanimously.

STATEWIDE MUTUAL AID AGREEMENT

Communications/EMA Director, Amanda Proctor, is requesting approval for a statewide mutual aid agreement. The agreement would help ensure the timely provision of mutual aid assistance and reimbursement of costs incurred by parties who render mutual aid in emergencies. The agreement also provides the framework to support mutual assistance in managing an emergency or disaster occurring within any political subdivision that is a participating party, whether arising from a natural disaster, technological hazard, human-caused disaster, civil emergency, community disorders, insurgency, enemy attack, acts of terrorism, or other significant events or homeland security activities.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the Statewide Mutual Aid Agreement as presented. Motion Passed Unanimously.

2024-RES-002 PROBATE COURT TECHNOLOGY FEE

This resolution is a request of the General Assembly to enact local legislation for the Probate Court of Morgan County to assess and collect a \$5 surcharge for each civil action filed and each fine assessed by the court. This fee is specifically to help provide support for the technological needs of the Probate Court. The revenue generated would be used exclusively for:

1. Computer hardware and software purchases.
2. Lease, maintenance, and installation of computer hardware and software.
3. Purchase, lease, maintenance, and installation of audio-visual, imaging, scanning, facsimile, communications, recording, projection, printing equipment, and software.
4. Purchase of technical support services.
5. Procurement of services and equipment for the conservation of court records and archiving the same to digital content for public access.

MOTION by Commissioner Harris, Seconded by Commissioner McCormack to approve 2024-RES-002 as presented. Motion Passed Unanimously. (Copy in resolution book)

2024-RES-003 MAGISTRATE COURT TECHNOLOGY FEE

This resolution is a request of the General Assembly to enact local legislation for the Magistrate Court of Morgan County to assess and collect a \$5 surcharge for each civil action filed and each fine assessed by the court. This fee is specifically to help provide support for the technological needs of the Magistrate Court. The revenue generated would be used exclusively for:

6. Computer hardware and software purchases.
7. Lease, maintenance, and installation of computer hardware and software.
8. Purchase, lease, maintenance, and installation of audio-visual, imaging, scanning, facsimile, communications, recording, projection, printing equipment, and software.
9. Purchase of technical support services.
10. Procurement of services and equipment for the conservation of court records and archiving the same to digital content for public access.

MOTION by Commissioner Harris, Seconded by Commissioner McCormack to approve 2024-RES-003 as presented. Motion Passed Unanimously. (Copy in resolution book)

SPLOST VIII INTERGOVERNMENTAL AGREEMENT

The SPLOST VIII will take place March 12, 2024. The Intergovernmental Agreement (IGA) details the approved project list and distribution of the SPLOST funds from April 1, 2026-March 31, 2031.

| <u>Jurisdiction</u> | <u>Project</u> | <u>Estimated Cost</u> |
|---------------------|---|-----------------------|
| Morgan County | Public Safety (Fire, EMS, Sheriff, & 911) | \$11,101,000 |
| | Construction of two joint Fire / EMS stations | |
| | Three replacement fire trucks | |
| | Fire training facility at Public Safety Complex | |
| | Public safety radio system upgrades | |
| | Sheriff vehicle and equipment replacement | |
| | E911 equipment replacement | |
| | Exterior site improvements | |
| | Morgan County Ag Complex | \$5,000,000 |
| | Covered show arena | |
| | Equipment upgrades | |
| | Site improvements | |
| | Indoor 4-H Sports Facility: Archery and BB teams | |
| | Broadband Infrastructure | \$1,500,000 |
| | Non-Public Safety Machinery, Equipment, & Vehicles | \$2,800,000 |
| | Renovations to County Buildings | \$5,160,000 |
| | County-Wide Infrastructure Improvements | \$7,400,000 |
| | County Total | \$32,961,000 |
| | | |
| City of Madison | Buildings & Maintenance | \$6,000,000 |
| | Park Improvements and Maintenance | \$1,170,000 |
| | Vehicles and Mobile Equipment | \$1,930,000 |
| | Transportation Development and Maintenance | \$200,000 |
| | Greenspace Acquisition | \$500,000 |
| | Public Safety Equipment & Infrastructure Improvements | \$500,000 |
| | City of Madison Total | \$10,300,000 |
| | | |
| | | |
| City of Rutledge | Water Infrastructure | \$769,015 |
| | Sewer Infrastructure | \$450,000 |
| | Well Site, Well | \$300,000 |
| | Building Repairs and Maintenance | \$200,000 |
| | Sidewalks | \$150,000 |
| | Equipment | \$150,000 |
| | City of Rutledge Total | \$2,019,015 |
| | | |

| <u>Jurisdiction</u> | <u>Project</u> | <u>Estimated Cost</u> |
|---------------------|--|-----------------------|
| | | |
| City of Bostwick | Water System Infrastructure | \$476,616 |
| | Recreational Facilities | \$100,000 |
| | Roads | \$100,000 |
| | Pedestrian Area Improvements | \$100,000 |
| | Downtown Improvements | \$100,000 |
| | City of Bostwick Total | \$876,616 |
| | | |
| Town of Buckhead | Water System Capital Improvements | \$226,150 |
| | Capital Improvements for Town Property and Buildings | \$150,000 |
| | Recreational Improvements | \$66,147 |
| | Maintenance Equipment | \$10,000 |
| | Town of Buckhead Total | \$452,297 |
| Total | | \$46,608,928 |

MOTION by Commissioner Harris, Seconded by Commissioner Riden to approve the SPLOST VIII IGA as presented. Motion Passed Unanimously.

BRIDGE SCOUR REPAIR PROJECT

The scope of the bridge scour repair project stems from the isolated flash flooding events that the county experienced on August 27, 2023. The county petitioned GADOT for funding for the project and was awarded up to \$225,000 less 30% for the work which was awarded on November 27, 2023. The RFP went out in December for 30 days as required by law, but no bids were received. The RFP deadline was extended two weeks and we received two bids on 01/31/2024. The bids were vetted, and the recommendation is to award the project to Concrete Constructors in an amount not to exceed \$183,943. The county's portion is \$55,182.90 with the remaining coming from grant funds.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to award Concrete Construction the 2023 Bridge Scour Repair project not to exceed \$183,943. 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

Rutledge resident, JoEllen Artz commented on the road condition of Davis Academy Road and Old Mill Road due to GDOT work.

COMMISSIONER COMMENTS

Commissioners made comments and gave updates on Liaison assignments.

MOTION by Commissioner Riden, seconded by Commissioner McCormack to exit regular session at 10:54 a.m. Motion Passed Unanimously.

EXECUTIVE SESSION- POTENTIAL LITIGATION

MOTION by Commissioner Riden, seconded by Commissioner McCormack to enter Executive Session to discuss potential litigation at 10:54 a.m. Motion Passed Unanimously. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner Riden, seconded by Commissioner Harris to exit Executive Session and adjourn at 11:42 p.m. Motion Passed Unanimously.

Bill Kurtz, Chairman

ATTEST:

Leslie Brandt, County Clerk