

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, County Attorney Christian Henry, Procurement Director Mark Williams, and County Clerk Leslie Brandt.

The meeting was called to order at 5:00 p.m., followed by the Pledge of Allegiance and Invocation.

AGENDA APPROVAL

Motion by Commissioner Harris, Seconded by Commissioner Riden to approve agenda with the following addition: County Wireless Refresh, under new business. Unanimously Approved.

MINUTES

July 6, 2021, BOC Meeting

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the minutes with the following motion amendment to Mauldin & Jenkins Engagement Letter for FY22 Audit: “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.

MORGAN COUNTY PLANNING & DEVELOPMENT IS REQUESTING A TEXT AMENDMENT TO ARTICLE 7 OF THE MORGAN COUNTY ZONING ORDINANCE RELATED TO RECREATIONAL VEHICLES

This item was tabled at the July 6, 2021 BOC meeting for further review. Planning Director, Chuck Jarrell stated since the previous meeting Commissioner Riden provided him with additional comments that he felt may resolve some of the issues that the Board may have had with the previous version. Commissioner Riden’s suggestions are in blue.

Below is the proposed ordinance with modifications:

Revised Language based on Comments from Public and Commissioners (Exhibit 3)

Chapter 7.43 ~~Individual~~ Recreational Vehicles

Section 7.43.1 Purpose and Intent

The purpose of this Chapter ~~is~~ to detail Morgan County’s Individual Recreational Vehicle regulations, which are separate from regulations described in this Ordinance for Recreational Vehicle Parks. It is Morgan County’s policy that ~~Individual~~ Recreational Vehicles shall not be considered equivalent to, ~~not~~ ~~nor~~ be permitted as, ~~nor be occupied as~~, a permanent residential structure.

Section 7.43.2 Prohibitions

No Recreational Vehicle ~~may~~ shall be stored on property that does not contain a ~~principal~~ residence.

~~Individual~~ Recreation Vehicles shall not be permitted ~~or occupied~~ as a permanent residence in any zoning district.

No Recreational Vehicle ~~may~~ shall be connected to a well, ~~public water source~~, septic tank, ~~sewer system~~ or to an electrical power ~~pole, temporary or otherwise~~. **Exception:**

1. When a Recreation Vehicle is in a legally approved Recreational Vehicle Park or Campground, or otherwise approved in Section 7.43.4; or
2. When a Recreation Vehicle is part of an established hunting camp that has these amenities pre-existing to the adoption of this ordinance.

Sanitary waste ~~or grey water~~ from Recreational Vehicles shall not be ~~discharged~~, buried, or ~~otherwise~~ disposed of on the ground.

No Recreational Vehicle that is wrecked, dismantled, inoperative, dilapidated, or unregistered shall be parked or stored in any zoning district. Any Recreational Vehicle meeting these criteria, shall be deemed a public nuisance.

Except for the purpose and time frame provided for in Section 7.43.4, no electrical cords or generators may be used to provide power to any Recreational Vehicle, nor may any water line be connected. In addition to the presence of water, septic or electrical connections, the following factors may constitute acts to be considered indicative of residential use:

1. Evidence of persons entering or exiting the vehicle
2. Illumination of the vehicle
3. Accessory structures about the vehicle
4. Window masking
5. ~~Expanded bays "popped out"~~ Slide-outs extended

Section 7.43.3 Storage of Recreational Vehicles

No Recreational Vehicle ~~may~~ shall be stored on property that does not contain a residence.

Legally stored Recreational Vehicles shall not be used for living, sleeping or housekeeping purposes, nor shall they be used as storage sheds.

No more than one Recreational Vehicle may be stored on property in any zoning district, unless approved as a Recreational Vehicle Park or Campground.

Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle.

Recreational Vehicles shall be parked in the side or rear yard of the principal residence. ~~No Recreational Vehicles shall be parked between the principal residence and the street. in the front yard~~ Recreational Vehicles may be parked inside an enclosed accessory building located in the front yard, if permitted.

No Recreational Vehicles shall be parked or stored within any designated setback for the district.

Section 7.43.4 Recreational Vehicles as Temporary Guest Housing

Section 7.43.4.1 – Traveling Guest Accommodations

Recreational Vehicles may be used as temporary guest housing in zoning districts where single family dwellings are permitted. Recreational Vehicles that are owned by non-Morgan County residents, guests or visitors and are registered and tagged from outside the county may be parked or occupied by guests or visitors on property on which a permanent occupied dwelling is located for a total cumulative period not to exceed 30 days per calendar year while visiting the resident of such property. This cumulative total period may include visits by a single guest or multiple guests over the period, but no more than one recreational vehicle at a time.

If guests are staying for more than nine (9) consecutive days at any one time, the property owner must obtain a Recreational Vehicle Temporary Guest permit. ~~The property owner must obtain a Recreational Vehicle Temporary Guest permit, which~~ shall not be valid for more than thirty (30) days in a calendar year.

Recreational Vehicles shall not be parked on a street, sidewalk, right-of-way or within a required setback.

Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle. The Recreational Vehicle must be ~~maintained in good aesthetic appearance and function and be kept~~ road worthy and maintained in good condition. Waste disposal shall be limited only to the Recreational Vehicle's holding tank or to an above ground holding tank that is regularly pumped by a waste disposal company. A Recreational Vehicle shall not be connected directly to a septic tank or sewer connection.

Section 7.43.4.2 – Special Circumstance Accommodations

A Recreational Vehicle may be approved as temporary housing for a limited time up to ~~three (3)~~ six (6) months under special circumstances. Those special circumstances include temporary accommodation during the reconstruction of the principal residence on the subject property after a natural disaster, such as a tornado, or due to fire or water damage, or for temporary medical care of a family member.

Applicant must obtain a Recreational Vehicle Temporary Housing permit, which shall not be valid for more than ~~three (3)~~ six (6) months. To renew this permit, the applicant must receive approval from the Morgan County Board of Commissioners for not more than one (1) additional six (6) month period.

The Recreational Vehicle Temporary Housing permit application must be accompanied by the following:

- "Letter of Need", explaining the circumstances requiring the need for temporary housing.
- Fire damage: Copy of fire report with pictures.
- Tornado and water damage: Copy of insurance report with pictures.
- Medical care: Letter from the medical care provider, identifying the level of home care and approximate time.

The application and supporting documentation will be evaluated to determine if administrative approval may be granted for using a Recreational Vehicle as temporary housing.

Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle. ~~The Recreational Vehicle must be maintained in good aesthetic appearance and function and be kept road worthy.~~ The Recreational Vehicle must be road worthy and maintained in good condition. Waste disposal shall be limited only to the Recreational Vehicle's holding tank or to an above ground holding tank that is regularly pumped by a waste disposal company. A Recreational Vehicle shall not be connected directly to a

septic tank or sewer connection. No structures such as porches, storage space, additional rooms, permanent stairs, or the like, may be attached to the recreational vehicle.

Section 7.43.4.3 – Hunting Lease Accommodations

A Recreational Vehicle may be approved as temporary housing for seasonal hunting accommodations. Applicants shall obtain a yearly Seasonal Hunting Accommodation permit to occupy a Recreational Vehicle on any leased property in Morgan County during hunting season. ~~The Recreational Vehicle shall not be occupied no more than nine (9) consecutive days at any one time during the hunting season.~~

The Seasonal Hunting Accommodation permit application must be accompanied by the following:

- Copy of Hunting Lease with property owner.
- Map of leased property indicating location of Recreational Vehicle.

Recreational Vehicles must be currently registered and tagged, having the official, current license plate mounted in the appropriate location on the vehicle. ~~The Recreational Vehicle must be maintained in good aesthetic appearance and function and be kept roadworthy.~~ The Recreational Vehicle must be road worthy and maintained in good condition. Waste disposal shall be limited only to the Recreational Vehicle's holding tank; to an above ground holding tank or portable toilet that is regularly pumped by a waste disposal company. A Recreational Vehicle shall not be connected directly to a septic tank or sewer connection unless connections are pre-existing. No permanent or temporary electrical poles shall be allowed unless the electrical poles are pre-existing. No structures such as porches, storage space, additional rooms, permanent stairs, or the like, may be attached to the recreational vehicle.

Recreational Vehicles must be removed from leased property at end of said hunting season.

Section 7.43.5 Recreational Vehicle Registration

When required by this Chapter, individuals will be required to file an application with supporting documentation to obtain a permit. Applications can be obtained from Morgan County Planning and Development to register Recreational Vehicle. A copy of the registration certificate must be attached to a window, visible from the exterior of the Recreational Vehicle. A registration fee may be required as approved, from time to time, by the Morgan County Board of Commissioners.

Section 7.43.6 Penalties

Failure to follow the requirements of this Chapter may result in the revocation of the use permit, denial of future use permits, or citations per day that the violation exists. Penalties for Violation is further described in Chapter 2.17 of this Ordinance.

Commissioner Riden requested a modification to the last sentence of the second paragraph under Section 7.43.4.2-Special Circumstance Accommodations, to remove the last nine words modifying the sentence to “To renew this permit, the applicant must receive approval from the Morgan County Board of Commissioners”. With the modification it would be the Board's decision to determine the extension period.

Commissioner Ainslie and Chairman von Hanstein both expressed concerns with the ordinance.

If approved, hunters would be required to obtain a permit from the Planning Office. However, there will not be a permit fee.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the ordinance 7.43 Recreation Vehicles as presented with the requested modification to the last sentence in paragraph 2 of section 7.43.4.2-Special Circumstance Accommodations, to say “To renew this permit, the applicant must receive approval from the Morgan County Board of Commissioners”. Motion Passed-with Commissioner Kurtz voting in favor of the motion and Commissioner Ainslie voting against.

FY22 AGING SERVICES CONTRACT WITH NEGRC

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to approve the FY2022 Aging Services Contract with NEGRC as presented. Unanimously Approved.

ACCEPTANCE OF A PORTION ON WESTMINSTER WAY AND ALL OF LANCASTER LANE IN TO THE COUNTY ROAD NETWORK

Buckhead Manor is a subdivision that was developed in seven phases. The segment of Westminster Way and the entirety of Lancaster Lane is the last phase to be developed in the subdivision. All requested repairs and road resurfacing have been completed by the developers. The storm drains and right of way have been inspected and are in good condition.

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to incorporate the segment of Westminster Way and the entirety of Lancaster Lane into the County Road network and to authorize the Chairman to sign the quit claim deed for right of way as presented. Unanimously Approved.

PURCHASE OF PATROL RIFLES

The Sheriff's Office has requested to purchase new patrol rifles to replace the current military surplus rifles being used which are 60 years old. The proposed new rifles have a shorter overall length that allows for easier storage and access in patrol cars and allow for improved tactical movements. The Sheriff's Office evaluated weapons from three top manufactures and determined the best fit for their needs is the FN15. The overall cost including the rifles, slings, and magazines is \$31,344.25.

MOTION by Commissioner Riden, Seconded by Commissioner Kurtz to approve purchase of rifles from Ed's Public Safety for \$31,344.25 and to transfer \$31,344.25 from capital project reserve to capital projects-Sheriff's Office. Unanimously Approved.

PURCHASE OF SCBAS

This request is for 8 SCBAs for the continuation of the replacement program. The request will outfit 2 engines (4 packs per engine).

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve purchase of 8 SCBAs in the amount of \$65,649.44. Unanimously Approved.

PURCHASE OF EXTRICATION TOOLS

This request is to replace aging rescue tools for the Fire Department.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve purchase of extrication tools in the amount of \$29,153.69. Unanimously Approved.

NEW CONTRACT FOR PRINTERS/COPIERS

The County's current contract for printers/copiers expires September 30, 2021. An RFP was issued to lease new units for 36 months. Bids were received from four potential vendors. The bid

tab outlines the cost of the lease, the cost of copies based on average monthly prints/copies, and the estimated cost for the entire 36-month term. After review of the proposals the recommendation is to award the contract to Toshiba Business Solutions.



PRINTER RFP BID TAB

Company	Brand	Monthly Lease	BW Copies	Color Copies	Lease Cost for 36 Months	Estimated BW Copies for 36 Months	Estimated Color Copies for 36 Months	Total Estimated Cost for 36 Months
Standard Office Systems	HP	\$2,356.19	0.0080	0.0500	\$84,822.84	\$13,142.88	\$35,123.40	\$133,089.12
Toshiba Business Solutions	Toshiba /Lexmark	\$2,897.00	0.0038	0.0358	\$104,292.00	\$6,242.87	\$25,148.35	\$135,683.22
Duplicating Systems, Inc.	Canon	\$3,110.00	0.0095	0.0650	\$111,960.00	\$15,607.17	\$45,660.42	\$173,227.59
GDP Technologies	Xerox	\$2,267.00	.0055/.0099	.045/.089	\$81,612.00	\$15,079.17	\$59,003.17	\$155,694.34

Average Monthly BW Count 45,635
Average Monthly Color Count 19,513

MOTION by Commissioner Harris, Seconded by Commissioner Kurtz to award the contract for printers to Toshiba Business Solutions and authorize the Chairman to sign necessary documents. Unanimously Approved.

COUNTY WIRELESS REFRESH

IT Director, Trevor Giddens presented the Board with three quotes for a county wireless refresh. Giddens informed the Board the current wireless system was purchased in 2015 and has been a good system. However, the company was purchased by a competitor in 2019 and since then he has experienced issues with operational efficacy and customer support. The company is now terminating the life of our current products.

Giddens recommends awarding the contract to 1 Accord for a Cisco Solution called Meraki. The system would be a full wireless replacement of our current access points. It will allow the entire county to operate mobile devices inside county facilities and expand our network footprint. It also includes a 7-year license with warranty.

1Accord Tech	SHI	CDWG
\$33,475.00	\$43,118.50	\$35,249.00

MOTION by Commissioner Riden, Seconded by Commissioner Harris to award the contract to 1 Accord to purchase and install wireless system for the County. Unanimously Approved.

COMMISSIONER LIAISON REPORTS

Commissioners gave updates on Liaison assignments.

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments were made.

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to adjourn at 5:50 p.m. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk