



MORGAN COUNTY COMMISSION A G E N D A

November 07, 2023

10:00 AM

**150 East Washington Street, Madison, GA
2ND Floor Board Room**

Pledge and Invocation

Agenda Approval

Presentations

1. Madison-Morgan Conservancy Presentation-**pg. #2**

Minutes

2. October 17, 2023 BOC Meeting-**pg. #24**

Consent Agenda

3. Motion to accept as information the October 2023 payables and financials-**pg. #30**

Planning Commission New Business

4. Georgia Investment Group, LLC is requesting a zoning map amendment, from AG/C1 to C3, for 3.39 acres located at 4821 Seven Islands Road (Tax Parcel 055-038)-**pg. #46**
5. Madison Methodist Church is requesting conditional use approval to operate a church on 24.42 acres located at 1091 Confederate Road (Tax Parcel 036-039E & 036-039B)-**pg. #58**

New Business

6. Purchase of E-One Pumper/Freightliner Commercial Cab and Chassis-**pg. #74**
7. Acceptance of SWTF Grant-**pg. #80**
8. 2023-RES-007 Mental Health Resolution-**pg. #89**
9. County Manager Report
10. Public Comments on Agenda Items
11. Commissioner Comments

EXECUTIVE SESSION

12. Potential Litigation

Proposal for Services
To be Performed for the
Morgan County (GA) Board of Commissioners

Dorfman Consulting, LLC

November 2023

contact info:

Jeffrey Dorfman
Dorfman Consulting, LLC
3034 Adonis Cir
Raleigh, NC 27612
ph: 706.255.1180
email: dorfmanconsulting@charter.net

SCOPE:

Dorfman Consulting, LLC proposes to perform the following services for the Morgan County Board of Commissioners under the terms specified below. The proposed services are broken down into items and ordered in such a way that each item depends on results from preceding items.

A cost of community service study (COCS) covering the entirety of Morgan County which should include:

1. the overall percentage of local government revenues and expenditures by land use category;
2. the resulting ratio of total revenues to total expenditures for each land use category;
3. the impact of conservation use and agricultural preferential assessments on representative homeowner's property taxes; and
4. the estimated breakeven housing values for the county and the school board.

This COCS will conform to the norm for such reports as established by the American Farmland Trust and demonstrated in other cost of community service studies performed by Dorfman Consulting, LLC in numerous other Georgia counties.

Some fiscal impact simulations of residential development at several densities representative of Morgan County development patterns and of commercial development anticipated in the future.

5. Examples of how changing density of residential development impacts the revenues and expenditures associated with the development.
6. Examples of representative commercial developments with estimated revenues and expenditures that could be expected.

BACKGROUND:

The cost of community service study is a useful planning tool that provides some empirical guidance on the fiscal impact of land uses and new growth on the county's budget. Analysis of the impact of the density of development will indicate how flexible the fiscal impact of residential development is to the placement and style of development. Simulation of possible commercial developments will provide guidance to the Board of Commissioners and economic development officials of the sort of developments that would be most desirable to attract.

Local governments, especially in rural and suburban areas, often have difficulty funding the services that come with this development and are constantly looking to improve their financial health. Local government officials often believe that one solution to their financial difficulties lies through development, by increasing the property tax base; however, a growing body of empirical evidence shows that while commercial and industrial development can indeed improve the financial well being of a local government, residential development can easily worsen it. While residential development brings with it new tax (and fee) revenue, it also brings demand for local government services. A cost of community service study provides numerical guides that allow a local government to assess the impact of different development scenarios on its budget. With these numbers in hand, more informed decisions can be made in the planning process.

The density of new residential development is also an issue, with local citizens often resisting higher density development. However, research has shown that local government's service costs drop at half the rate at which land use decreases. For example, a half-acre lot uses 33% less land than a three-quarter acre lot. The county could expect to provide services to a house on a half-acre lot for 16.5% less when compared to the same house on the larger lot. As Morgan County continues to grow and its government works to contain its budget (and thus the tax rate), allowing new growth to be higher density may be more appealing to citizens when the more fully understand the economic impact of such decisions.

A cost of community service study provides a snapshot of a county in which an allocation of the county's budget numbers reveals the economic service costs and revenue streams of three major land uses and provides a snapshot of the county's overall financial health. It can be a useful planning tool in terms of guiding overall planning decisions and such overview items as a county's long range comprehensive plan.

DELIVERABLES:

Deliverables consist, at a minimum, of the following:

1. A report detailing the results of the study and discussing the findings, including how they relate to land planning and future development of Morgan County.
2. A presentation (if requested) to the board, planning commission, or whatever forum the Board of Commissioners deem appropriate.
3. Electronic copies of the final study report and supporting data tables. The electronic supporting tables should be in a form such that Morgan County staff can easily update key numbers and keep the findings of the study up-to-date without the future need for a consultant.

COST:

Cost for the study is \$30,000. A payment schedule is proposed splitting the total cost into three payments: one-third at the start, one-third upon delivery of a draft report, and the final payment after receipt of the final, revised report and all other deliverables.

TIMEFRAME:

The project can be completed in three months from receipt of the fiscal 2023 county revenues and expenditures for the county (unaudited unless the audited numbers are already available). Thus, completion could be February 2024.

EXPERIENCE:

Dorfman Consulting has performed cost of community service studies and/or built fiscal impact models for over twenty counties and cities in Georgia, Florida, Indiana, and North Carolina. Dorfman Consulting has completed more cost of community service studies than any other company or person in the USA according to the American Farmland Trust which collects the results of such studies. Dorfman Consulting, LLC has also done fiscal and economic impact modeling work for clients such as Gwinnett Convention and Visitors Bureau and a variety of private developers covering projects in Henry, Coweta, Fulton, Athens-Clarke County and other counties in Georgia. For about ten years, Jeffrey Dorfman was a regular speaker in training sessions at ACCG and GMA conventions. From 2019 to 2023, Jeffrey Dorfman served as state fiscal economist for Georgia, appointed by Governor Brian P. Kemp. Currently, he is the Hugh C. Kiger Distinguished Professor of Agricultural and Resource Economics at North Carolina State University.

Outline of Standard Process to Conduct a Cost of Service Study

1. Collection of preliminary revenue and expenditure data.
 2. Preparation of cost and revenue allocation forms for department heads.
 3. Distribution of allocation forms through county/city manager's office.
 4. Working lunch with department heads to explain, fill out, and collect forms.
 5. Consultant remains on site for 1-2 days following up and collecting additional information.
 6. Meeting with appraiser's office to answer questions about tax digest.
 7. Meeting with finance department staff member to work on revenue allocation.
 8. Analysis of the data by consultant, remaining questions handled by phone.
 9. Presentation of the results and desired report text.
-
- Cooperation from County or City Manager's Office is crucial.
 - Total staff time needed should be about 2 hours for the working lunch, additional 1-2 hours with appraiser's office staff member and finance department staff member.
 - Department heads may need to spend a 1-4 hours working on cost allocation forms.
 - Final results can be ready within less than two weeks after the end of data collection.
 - A sample allocation form is attached.
 - A sample of table and chart-style results is attached.
 - Can be done with or without a separate category for manufactured housing.

Specific Requirements to Conduct a Cost of Service Study

1. Cooperation from County/City Manager's Office
2. Latest years (audited) financial statement.
3. Property tax digest for year to match (audited) financial statement.
4. Attendance of relevant personnel at a joint meeting after they receive cost allocation questionnaires to explain process and collect input from department heads.
5. Access to departments following meeting for follow-up questions and completion of data collection.
6. Meeting with staff person in finance department to work on revenue allocations.

If you have any questions or are interested in having a cost of service study performed in your city or county, please contact:

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Jeffrey Dorfman is the Hugh C. Kiger Distinguished Professor of Agricultural and Resource Economics at North Carolina State University. In this role, he will teach, perform research on the broad area of the economics and management of the food industry, and fill an extension role assisting growers, industry, and policy makers on topics of pricing, marketing, management, and policy issues. Previously, he spent four years as State Fiscal Economist of Georgia and 34 years as a professor of economics at The University of Georgia where he taught classes on the economics of the food industry, microeconomics, macroeconomics, and food policy. He has written four books, including a textbook on the economics and management of the food industry, and about one hundred scholarly articles. He was a regular columnist for Forbes and RealClearMarkets.com and a frequent economic expert on television and radio shows before being appointed state economist. Dr. Dorfman is a fellow of the Agricultural and Applied Economics Association and a former editor of the American Journal of Agricultural Economics (AJAE). A 2021 paper he co-authored was selected as the Outstanding AJAE Article of the Year.

Proposal for a Critical Mass Study for Morgan County, Georgia October 30, 2023

TO: Morgan County Board of Commissioners

FROM: Tom Daniels, Ph.D., 590 Northlawn Drive, Lancaster, PA 17603

Definition of critical mass: The number of farms and amount of farmland that is needed to maintain the farm support businesses and the agricultural industry in a county for the foreseeable future.

Morgan County: Morgan County covers 222,000 acres of land. In 2017, the County had 88,000 acres of farmland and County farmers produced \$121 million in crops and livestock, according to the USDA Census of Agriculture.

Scope of Work

1. A review of County USDA Census of Agriculture, 2022, which is expected to be published in February, 2024.
2. Data include: Number of Farms, Land in Farms, Value of Farm Output. Types of Farms, New and Beginning Producers, Young Farmers.
3. Comparison of 2022 Census data with 2012 and 2017 data.
4. Review of County farm support services – Processors, Transporters, Machinery Dealers, Feed and Seed and Hardware Stores, Veterinarians, etc.
5. Visit to Morgan County.
6. Report.

Cost

80 hours @ \$100 per hour = \$8,000

Travel = \$2,000

TOTAL COST = \$10,000

Proposed Timeline for Report: March 31, 2024, depending on the availability of the USDA Census of Agriculture 2022, which is scheduled for release in February, 2024.



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Education

1984 Ph.D. in Agricultural and Resource Economics, Oregon State University.

1977 M.S. in Agricultural and Resource Economics, University of Newcastle-upon-Tyne, England. Study on a Rotary Foundation Fellowship.

1976 B.A. cum laude in Economics, Harvard University.

Planning Experience

July 2003-Present

Full Professor with Tenure, Department of City and Regional Planning,
University of Pennsylvania.

Teach: Land Use Planning, Public Finance, and Land Preservation.

July 1998-June 2003

Full Professor with Tenure, The University at Albany, State University of New York.

May 1989-July 1998

Director, Agricultural Preserve Board of Lancaster County, Pennsylvania.

Administered a nationally-recognized farmland preservation easement acquisition program with an annual budget of over \$4 million. Preserved over 16,000 acres in 188 easement projects. Assisted Planning Commission staff with growth management and agricultural zoning issues. The program received the 1993 Outstanding Program Award from the Small Town and Rural Planning Division of the American Planning Association. Received the

1996 National Achievement Award from the American Farmland Trust.

Aug. 1987-May 1989

Associate Professor with Tenure, Department of Regional and Community Planning, Kansas State University.

Jan. 1985-July 1987

Assistant Professor, Department of Community and Regional Planning, Iowa State University.

Professional Reports

2022 The California Sustainable Agricultural Lands Conservation Program: Evaluating the Use of Cap-and-Trade Funds to Promote Climate Mitigation and Adaptation. Robert Schalkenbach Foundation. September, 2022, 21 pp.

Regulating Utility-Scale Solar Projects on Agricultural Land, Kleinman Center for Energy Policy, University of Pennsylvania. August, 2022, 7 pp. (Senior author with Hannah Wagner).

2020 The State of Farmland Preservation in Lancaster County, PA. For Lancaster Farmland Trust, September 2020, 35 pp.

An Analysis of the Economic Impact of the Farmland Preservation Program in Carroll County, Maryland. Westminster, MD: Carroll County, MD, 53 pp.

2019 Agricultural Land Protection, Annexation, and Housing Development: An Analysis of Programs and Techniques with Potential Use in Napa County: A Report for the Jack L. Davies Napa Valley Agricultural Preservation Fund, 108 pp.

An Analysis of the Economic Impact of Pennsylvania's Farmland Preservation Program, Pennsylvania Department of Agriculture, 78 pp.

2017 Land Use Study, Solebury Township, PA, 25 pp.

2010 Cost of Community Services Study for Four Municipalities and the Hempfield School District, Lancaster County, PA, 51 pp.

2008 Ideas for Rural Smart Growth, Promoting the Economic Viability of Farmland and Forestland in the Northeastern United States, for the Office of Smart Growth, US Environmental Protection Agency, Washington, D.C., 40 pp.

An Evaluation of the Peninsula Township, Michigan Farmland Preservation Program, for the Grand Traverse Regional Land Trust,

Traverse Bay, MI, 60 pages.

2006 Final Report to the National Fish and Wildlife Foundation: An Evaluation of the Foundation's Conservation Easement and Capacity-Building Grants Program. 221 pp.

2003 Dakota County, Minnesota, Farmland and Natural Area Preservation Program Guidelines, 54 pp., co-author with Jean Coleman, June, 2003.

Publications

Books

2018 The Law of Agricultural Land Preservation in the United States. Chicago: American Bar Association. (Senior author with John Keene).

2014 The Environmental Planning Handbook for Sustainable Communities and Regions (Second Edition). Chicago: American Planning Association.

2007 The Small Town Planning Handbook (3rd edition). Chicago: American Planning Association. (Senior author with John Keller, Mark Lapping, Katherine Daniels, and Jim Segedy.)

1999 When City and Country Collide: Managing Growth in the Metropolitan Fringe. Washington, D.C.: Island Press.

1997 Holding Our Ground: Protecting America's Farms and Farmland. Washington, D.C.: Island Press. (Senior author with Deborah Bowers).

1989 Rural Planning and Development in the United States, New York: Guilford Publications. (Second author with Mark Lapping and John Keller).

Refereed Journal Articles

2019 "Assessing the Performance of Farmland Preservation in America's Farmland Preservation Heartland: A Policy Review. *Society and Natural Resources*. 33(6):1-11. DOI: 10.1080/08941920.2019.1659893

"The Napa County Agricultural Preserve: 50 Years as a Foundation of America's Premier Wine Region." *Journal of Planning History* Vol. 18(2): 102-115 .

2017 "Preserving Large Farming Landscapes: The Case of Lancaster County Pennsylvania," *Journal of Agriculture, Food Systems and Community Development* Vol. 7, No. 3, pp. 67-81. (senior author with Lauren Payne-Riley).

- 2005 "Land Preservation as a Key Element of Smart Growth," *Journal of Planning Literature*, 19:3, 316-329. (Senior author with Mark Lapping).
- 2000 "Integrated Working Landscape Protection: The Case of Lancaster County, Pennsylvania," *Society & Natural Resources*, 13:3, pp. 261-271.
- 1991 "The Purchase of Development Rights: Preserving Agricultural Land and Open Space," *Journal of the American Planning Association*, Vol. 57, No. 4, pp. 421-431.

Professional Memberships

- 1983 - Member, American Planning Association
Present
- 2004- Member, Land Protection Committee, Lancaster County
Present Conservancy (PA)
- 2005- Member, Board of Trustees, Orton Family Foundation
2020
- 2011- National Advisory Board, Land Conservation Advisory Network, Yarmouth,
Present Maine.
- 2012- National Advisory Board, Equine Land Conservation Resource,
Present Lexington, KY
- 2014- National Advisory Board, Conservation Finance Network, Washington, DC
Present

The Local Government Fiscal Impacts of Land Uses in Morgan County:

Revenue and Expenditure Streams by Land Use Category

Jeffrey H. Dorfman, Ph.D.
Dorfman Consulting

June 2008

The funding for this study was provided by Morgan County Board of Commissioners. Data were collected with the cooperation of Morgan County officials and staff.

The Local Government Fiscal Impacts of Land Uses in Morgan County

Morgan County is located in northeastern Georgia. It is a mostly rural county that still has 90% of its acreage in agricultural uses, but is beginning to feel some suburban growth pressure due to its location which provides commuting opportunities to Athens and metro Atlanta. Morgan County has some industrial base and opportunities for more due to its location along Interstate 20 and US-441 (a major north-south connector). Morgan County has a per capita income slightly below the average for the state of Georgia but its median household income is above the state and national averages. Madison, the county seat, is famous for its historic housing districts and old-style downtown shopping around the square. These features draw tourists from around the south. Morgan County has grown quite rapidly from 11,572 people in 1980 to an estimated 18,165 in 2007. Growth accelerated in the 1990s and has done so again so far through the 2000s, with the current growth rate around 2.3% per year. Agriculture is still an important contributor to the local economy and most residents wish to preserve the rural character of the county, perhaps by maintaining a rural feel to many of the roads throughout the unincorporated areas. However, residential development is encroaching on agricultural uses in many areas of the county and whether the county can preserve a profitable commercial agricultural sector in the future is an open question. Citizens are generally ambivalent about growth, but want new growth to bear its costs so that tax rates are not increased on all residents to pay for the new arrivals. Everybody would like a better understanding of the benefits and costs of growth.

Around the country, about one million acres of farmland per year are being developed. Local governments, especially in rural and suburban areas, often have difficulty funding the services that come with this development and are constantly looking to improve their financial health. Local government officials often believe that one solution to their government's financial difficulties lies through development, by increasing the property tax base; however, a growing body of empirical evidence shows that while commercial and industrial development can indeed improve the financial well being of a local government, residential development worsens it. While residential development brings with it new tax (and fee) revenue, it also brings demand for local government services. The average cost of providing these services exceeds the average revenue generated by the new houses in every case studied (American Farmland Trust).

Georgia is in the national spotlight for growth and development policies. The state government is trying to encourage and subsidize economic development, particularly in rural areas. Morgan County has two nearby MSAs—Athens and Atlanta—giving it multiple opportunities for growth and commuting. Traffic problems are becoming an issue with people wanting more (and less congested) roads. The density of new residential development is also an issue, with local citizens often resisting higher density development. However, research has shown that local government's service costs drop at half the rate at which land use decreases (Burchell, 2000). That is, if a residential development increased its density so that it used 20% less land per unit, it would cost the county 10% less per unit to provide services. As Morgan County continues to grow and its government works to contain its budget (and thus the tax rate), allowing new growth to be higher density may be more appealing to citizens.

This report provides a snapshot of Morgan County in which an allocation of the county's budget numbers reveals the economic service costs and revenue streams of three major land uses and provides a snapshot of the county's overall financial health. After describing the method of analysis, the results will be presented.

Cost of Community Service Studies

Cost of Community Service (COCS) studies involve a reorganization of a local government's (usually a county's) records in order to assign the government revenues and costs of public services to different classes of land use or development such as residential, commercial, industrial, farm, forest and open lands. For example, a county's expenditures on the Department of Family and Children Services program would be classified as all benefiting residential development; the costs of roads would be allocated across all types of development; and expenditures on the Forestry Commission would likely be allocated to farm and forestland. The resulting totals for revenues generated and expenditures incurred can be presented as a ratio of expenditures-to-revenues for different land use types. Where expenses are difficult to allocate across land use categories, emphasis is placed on the expert knowledge of county staff to estimate service expenditures by land use category. Data on the acreage, population, and property value in each land use category are also used in determining some expenditure allocations.

COCS studies look at average revenues and expenditures, not changes at the margin, and are thus not capable of precisely predicting the impact of future decisions. Still, they provide the benefit of hindsight, a budgetary baseline from which to make decisions about the future. They can also allow for informed decision-making on such policy topics as tax abatements for farm or forestland (or even for commercial/industrial development). Further, educated guesses can often be made from these averages as to the likely marginal cost of development and the impact on a local government's financial situation as a result of land use transition. Finally, COCS studies look at the continuing operational cost of growth, not at one-time capital expenditure impacts.

Review of COCS Studies from Around the Nation and In Georgia

About 90 COCS studies have been completed by a variety of researchers around the country for cities and rural communities. The maximum, median, and minimum ratios of local government revenues-to-expenditures collected from these studies are shown in Table 1. The "Minimum" row states that for every dollar the county generates from the residential category, it spends \$2.11 in services. The commercial/industrial and farm/forestland categories show that, on average, the government receives more than it spends and therefore, these land uses create a surplus. The numbers show the fallacy of depending on residential development as a sound growth policy. In not a single instance did residential development generate sufficient revenue to cover its associated expenditures. Results of other Georgia studies are shown in the appendix.

Table 1. A National Summary of COCS Study Results

Revenue: Expenditures			
County	Residential	Comm./Indus.	Farm/Forest
Minimum	1 : 2.11	1 : 1.04	1 : 0.99
Median	1 : 1.15	1 : 0.27	1 : 0.36
Maximum	1 : 1.02	1 : 0.05	1 : 0.02

Footnote: these figures are for 83 COCS studies compiled by the American Farmland Trust (http://www.farmlandinfo.org/fic/tas/COCS_9-01.pdf).

Morgan County

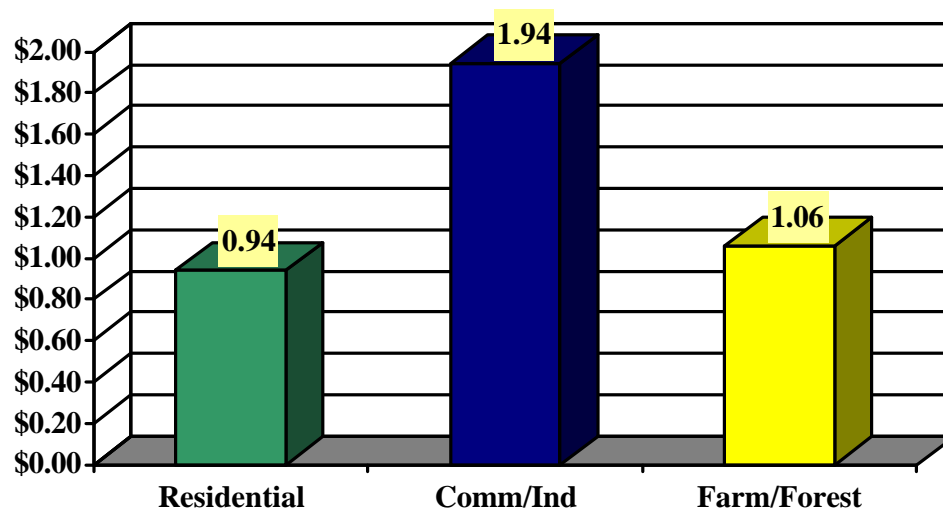
Three land use categories were defined for this study: residential, commercial/ industrial, and farm/forest/open space. Financial information was obtained from Morgan County Board of Commissioners and the Morgan County School System. For Morgan County, the data are for the fiscal year ended June 30, 2007; for the schools, the data are for the 2006-2007 school year. For schools, the analysis is based on local revenues and expenditures, only; state and federal dollars are assumed to remain constant per pupil. The revenues and expenditures in the budgets were allocated to the land use categories based on the review of available records and interviews with local officials and service providers (farmhouses were included in residential category.) All revenues were included for the funds that were part of the study, including sales taxes. In Morgan County, 87% of the LOST revenue was assumed generated from residents (with 1% from farms, 2% from local businesses and 10% from non-county residents); thus, new residential growth was credited with bringing an increase in LOST dollars to the county. Revenues and expenditures were totaled for each land use category and revenues-to-expenditures ratios were calculated. In calculating the ratios, an adjustment was performed to account for revenue generated from sources outside the county (which amounted to 7.7% of the total revenues); this adjustment recognizes that all expenditures are partially funded from these outside sources. The final results are displayed and tabulated in Figures 1 and 2 below. Figure 1 represents the county government only, with schools excluded. Figure 2 shows how the results change when schools are included. The figures are presented as dollars of revenue per dollar of expenditure; numbers greater than one signify land uses generating more in revenue than they are receiving in service expenditures.

Analysis of the revenue-to-expenditure ratio for the residential category in Morgan County reveals a common result: residential development provides less in revenue than it requires in service expenditures (with or without schools included). Just looking at the county government, residential development pays \$0.94 in revenue for every \$1.00 in services received which is more in balance than most places studied. This is a large positive for Morgan County, which combined with average new home prices somewhat above the average existing home value means new residents are bringing in roughly enough new revenue to pay for their associated operating budget expenditures, although the capital expenditure impacts of residential growth are still a concern. The commercial/ industrial category produces a large fiscal surplus for the county government, paying \$1.94 for every \$1.00 in services received. This is somewhat higher than in most counties, but not the highest to be found in Georgia. The farm and forest land in Morgan County generates a small fiscal surplus, providing \$1.06 in revenue per \$1.00 in services. The almost universal use of the conservation use assessment on agricultural land in the county keeps the surplus from agricultural lands from being higher. When school expenses are included, the residential fiscal shortfall grows, while the commercial/industrial and farmland categories both show quite large fiscal surpluses (see figure 2).

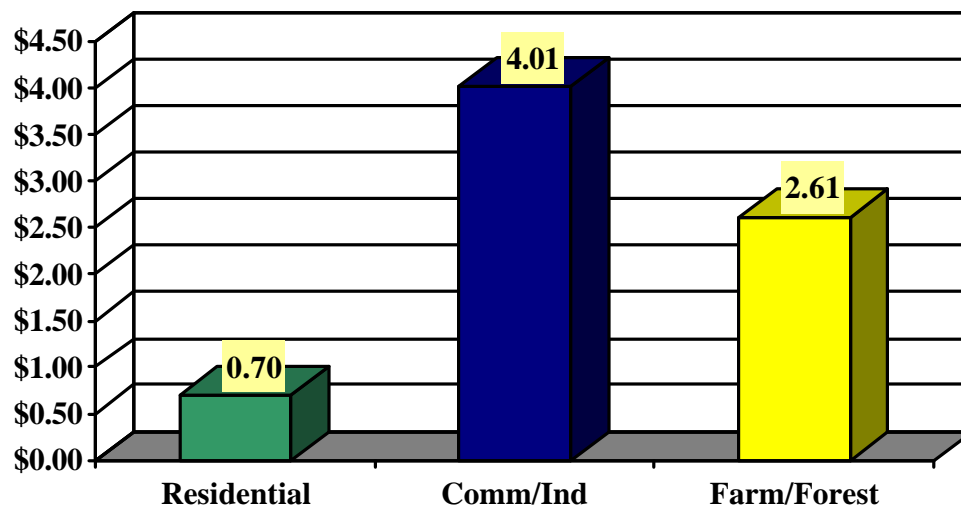
Break-even Home Values

The cost of service and revenue generation numbers that lie behind the ratios reported above can also be used to calculate the home value necessary for a county or school board to break-even. If one assumes that service cost is fairly constant across houses relative to the home value, such computations are straightforward. Further, this is not an unreasonable assumption as local government service costs will vary with location, lot size, and (for schools) with number of school children, but are not particularly correlated with home value. Given this assumption, the

**Figure 1. Revenues per \$1 of Expenditures by Land Use
(County Government Only)**



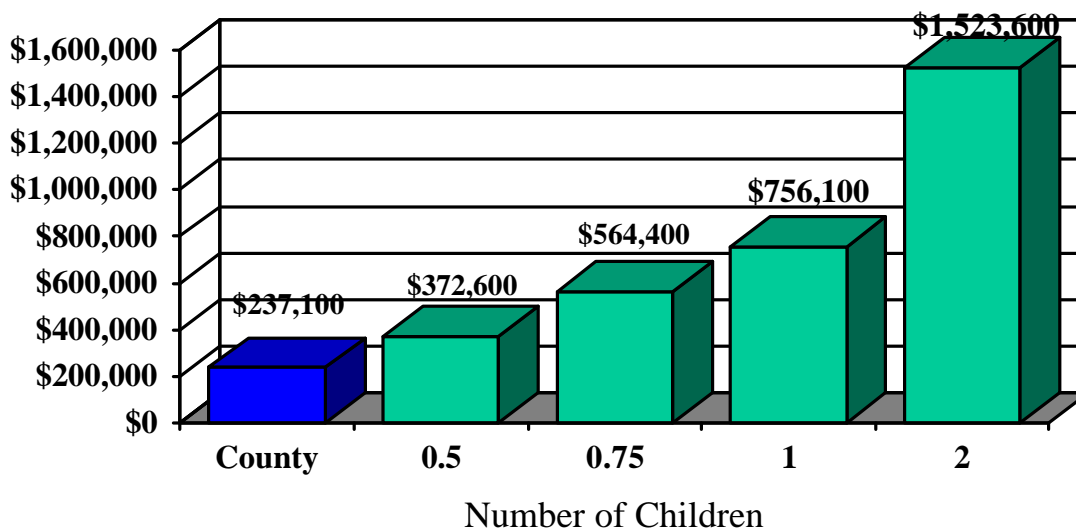
**Figure 2. Revenues per \$1 of Expenditures by Land Use
(County Government Plus County Schools)**



county government's average service cost per house is easily calculated, as is revenue from all residential sources other than property tax from houses. The county millage rate and homestead exemption are then used to find the home value where revenue exactly equals service cost; this is the break-even home value. Figure 3 shows the breakeven home value for Morgan County to be \$237,100 (the average appraised home value in 2007 is about \$180,000). New homes being constructed have averaged between \$210,000 and \$230,000 in the last three years, meaning new residents are nearly paying their way and not imposing much county government cost on existing residents.

While the county government breaks-even on a \$237,100 house, they are just one government entity in the county. For schools, the starting point is the average per pupil cost from local tax money (state and federal money excluded), adjustment is made for the average car value per home, and then the school millage rate and exemptions allow the computation of a break-even home value needed to generate sufficient local revenue to cover whatever number of children per household is expected or is being modeled. From the school systems perspectives, the results are quite different. If a home contains just one child attending the public county schools, the break-even home value is \$756,300 from the point of view of the schools' budget. Thus, the county government will be earning a fiscal surplus off a house with a single child long before the schools. With two children in school, the break-even home price increases to \$1,523,600. Based on Census data, a more realistic estimate is 0.5 public schoolchildren per home in Morgan County. The break-even value for homes from the school system point of view using 0.5 pupils per household is \$372,600. This is still well above the average value of new houses being constructed in Morgan County. Thus, in most cases, public education must be subsidized by taxes paid from other land use classes along with school taxes paid by homeowners without children in the public school system. Schools are the main service burden from residential development, yet growth and land use policies are made separately from school funding and location decisions.

Figure 3. Morgan County Breakeven Home Values



*All values to the nearest \$100. Values do not account for dedicated capital fund revenues and expenditures.

How Much Does Farm Preservation Cost?

There has been an ongoing debate over the equity of state and local government programs that provide tax relief for farm and forestland. These programs provide tax relief by assessing the land at its “current use” in place of its “highest and best use.” In return, landowners must agree to keep the land in its current use for 10 years or be subject to financial penalties. These programs help to slow development and preserve farm/forestland and green space. In Georgia, agricultural lands are eligible for enrollment in the Conservation Use Valuation Assessment (CUVA) or the Agricultural Preferential (AG PREF) program to receive these tax incentives.

A major underlying question, however, is: How much of a tax burden is shifted to homeowners to make up for this loss in revenue? This question can be answered in Morgan County by empirical investigation of the tax digest and the results of the COCS. Table 2 below was compiled from the Morgan County Tax Digest Consolidated Summaries and shows the loss in revenue for Morgan County as a result of the CUVA and agricultural preferential programs.

Table 2. Lost Revenue in Morgan County from Conservation Use Assessment

Government Program	Parcel Count	Value Eliminated	State Tax Loss	County Tax Loss	School Tax Loss	Total Tax Loss
CUVA	1555	\$360,288,199	\$90,072	\$3,037,230	\$4,588,270	\$7,715,572
AGPREF	9	\$399,083	\$100	\$3,364	\$5,082	\$8,546

To compute the impact of the conservation use tax programs, the reduction in the tax digest (the sum total of property value in the county) due to conservation use assessment is added back into the tax digest. This yields a hypothetical tax digest as if this program did not exist. Then a millage rate is computed to produce the same revenue as collected currently by the local government and school combined. This produces a slightly lower millage rate that property owners would pay if these tax incentive programs for farms did not exist. The difference between this lower, hypothetical rate and the actual millage rate (2.245 mills for the county, 3.392 mills for the school district) allows computation of the fiscal impact of these tax programs for any specified property value. Table 3 shows the amount of additional property tax (both county and school) a homeowner pays because of the existence on property tax benefits for agricultural landowners. The numbers are computed for various home prices and a standard homestead exemption. For example, the owner of a \$150,000 house pays an additional \$326.93 per year. These tax impacts are fairly large, particularly given an property tax bill on the average house of about \$1,500 per year for county government and schools combined. However, this tax shift should be weighed against the environmental amenities provided by these lands such as improved air and water quality and the fact that even after accounting for these tax breaks, owners of farm and forest lands are still paying more than their “fair share” toward the services received as evidenced by the ratios in Figures 1 and 2.

Table 3. Homeowner Tax Increases as a Result of Farmland Assessment Programs

House Value	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000
Additional Tax	\$214.20	\$326.93	\$439.67	\$552.41	\$665.14

Implications for Governments and Land Use Planning

The main finding of this study is that residential development does not pay for its services directly in Morgan County. Residents pay \$0.94 for every \$1.00 they receive in services from the county government. When schools are included, the deficit grows bigger (\$0.70 revenue per dollar of services). A fiscal surplus is provided by businesses which pay in \$1.94 for every \$1.00 they receive back in county services, and with schools included businesses provide an even bigger surplus (\$4.01 in revenue per \$1.00 of services). Farms and forest lands also provide surpluses, paying \$1.06 to the county for every \$1.00 in services received (rising to \$2.61 with schools included). New homes built in Morgan County have averaged about \$220,000 in value for the last several years, so this new development is close to paying its operating budget expenses based on a county government break-even home value of \$237,100. It is mainly the capital expenditures of new growth that could cause a large county government tax shift to existing residents (road widening, more traffic lights, new schools, etc.).

With new homes being built at an average price of \$210,000 to \$230,000, the school system is in a very different budget situation. Even at 0.5 public school children per new house, the school system needs an average home price of \$372,600 to break-even. That means that unless new businesses are added along with the new homes at a fairly high rate these new homes will force the county schools to shift the tax burden of public education onto existing residents to pay some of the cost of these new neighbors.

The numbers in this report are also affected by the style of development. For example, denser residential development, multifamily development, and residences closer to the city center are all likely to have a smaller fiscal shortfall or even a surplus for the county government (Burcell, 2000). For example, building a house on a 1 acre lot instead of a 2 acre lot could potentially like save the county government approximately \$350 per year in service delivery costs, enough to lower the break-even value of the house by approximately \$100,000. Including green spaces in new developments, even when the total units in the development remain the same, also reduces service delivery costs by helping with stormwater management and reducing the amount of infrastructure to be maintained (Burchell, et al., 2005).

The findings of this report do not mean that only projects with positive fiscal impacts should be approved. The Board of Commissioners will rightly consider a variety of factors in deciding on proposed projects with non-fiscal impacts such as the need for affordable housing, environmental impacts, and many other issues all part of the decision-making mix. Yet, knowing the fiscal impact of projects is still helping in balancing the budget impact of a project with broader community impacts. For example, assume the Board of Commissioners feels that additional workforce housing is needed in Morgan County. A proposal for 100 homes averaging \$125,000 in value is proposed. Such a project would have a negative fiscal impact on the county budget of \$37,800. If the homes averaged 0.75 public school children per house, the county schools would have a negative fiscal impact of \$232,050 (at 0.5 children per house the school impact shrinks to a \$134,300 shortfall). While these numbers clearly suggest a tax burden to be transferred to existing taxpayers, the burden shifted would be small. The owner of a \$200,000 house would be an additional \$21 per year (\$3 to the county, \$18 to the schools). Also, the Commissioners might consider that the additional affordable housing would help attract new industry whose property taxes would offset part or all of the negative fiscal impact of the housing development. Tradeoffs and other considerations are a part of the political process and while these numbers help make the decisions informed, they are only a piece of the process.

The findings of COCS studies should be carefully evaluated. COCS studies should not be used to promote one land use type over another without a careful and full understanding of their limitations. They use average revenues and expenditures and may not reflect the costs and revenue of a particular development project. Also, this study focused on operating budget revenues and expenditures, not one-time capital expenditures. New growth of all types often requires one-time increases in community infrastructure such as new roads, traffic signals, water and sewer capacity, and new schools. These items must either be paid for with impact fees or their costs will be spread among all community citizens. The key finding is that communities must ensure that their development is balanced with enough commercial and industrial development to “support” residential development that does not generate enough local government revenues to cover the expenditures it requires.

References

- American Farmland Trust (1992). *Does Farmland Protection Pay? The Cost of Community Services in Three Massachusetts Towns*. The Massachusetts Department of Food and Agriculture.
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- Burchell, R. W. (2000). *Costs of Sprawl 2000*. TCRP Report 74 (New Brunswick NJ: Rutgers University’s Center for Urban Policy Research).
- Burchell, R., A. Downs, S. Mukherji, and B. McCann (2005). *Sprawl Costs: Economic Impacts of Unchecked Development* (Washington DC: Island Press).

About Dorfman Consulting

Jeffrey H. Dorfman earned a Ph.D. in agricultural economics from the University of California, Davis in 1989. Since then he has been a professor in the Department of Agricultural & Applied Economics at The University of Georgia where he is also currently co-director of the Land Use Studies Initiative. From 1998-2000 he was the founding director of the Center for Agribusiness and Economic Development at The University of Georgia. He has written one book, co-authored another, authored or co-authored over 50 academic articles, and published a number of pieces for popular press outlets. He is a recognized expert in the economics of growth, sprawl, green space, and farmland preservation. On these topics he has been invited to present talks around the nation, appeared on television, radio, and been quoted in numerous newspaper articles. He has worked for American Farmland Trust, the Turner Foundation, The Georgia Conservancy, 1000 Friends of Florida, and numerous local governments on growth related issues. In addition to his work on the economics of development issues, Dr. Dorfman also does research in the areas of Bayesian econometrics, productivity measurement, and e-commerce's effect on agribusiness. He consults on a range of economic and statistical issues for a variety of companies, government agencies, and non-profit organizations.

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Appendix – Focus on Morgan’s Benchmark Counties

Figure A1. Revenues per \$1 in Expenditures by Land Use (County Government Only)

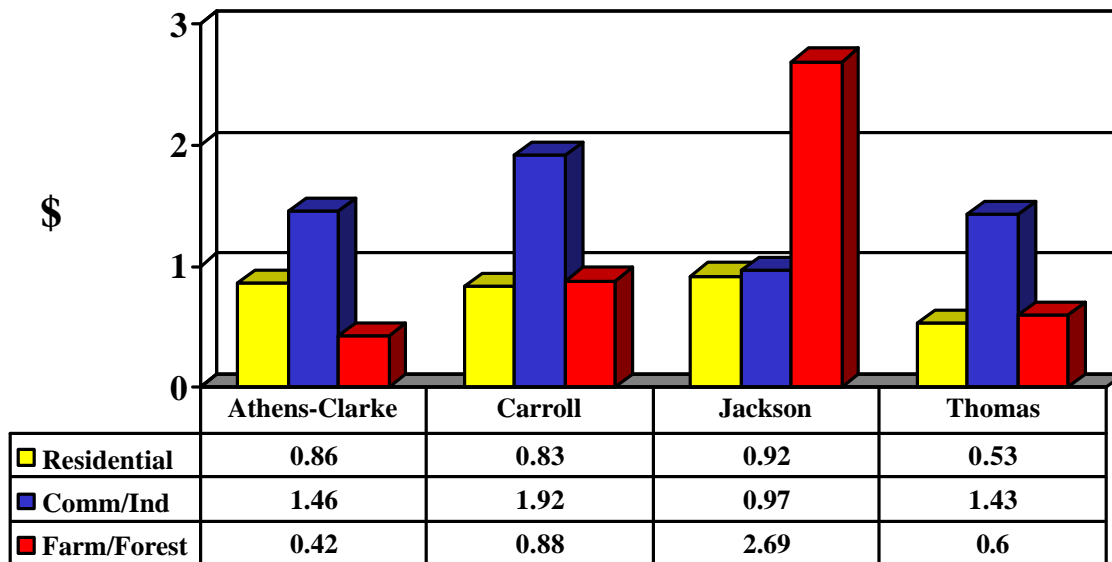
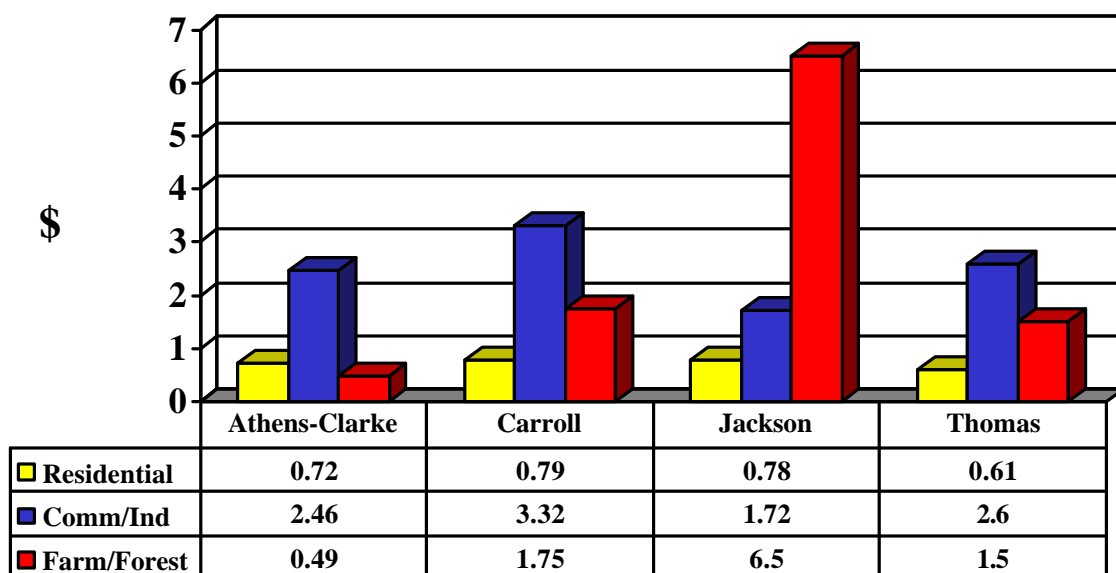


Figure A2. Revenues per \$1 in Expenditures by Land Use (County and Schools)



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 Ben Riden, Jr., Vice-Chair Bill Kurtz, Commissioners Philipp von Hanstein, Donald Harris, and Blake McCormack.

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 5:00 p.m., followed by the Pledge of Allegiance and Invocation.

AGENDA APPROVAL

Motion by Commissioner McCormack, Seconded by Commissioner Kurtz to approve the agenda with the following addition: Executive Session to discuss potential litigation. Motion Passed Unanimously.

PROCLAMATION PRESENTATION-RETIRED EDUCATORS DAY
Chairman Riden presented the 2023 Retired Educators Day Proclamation.

FARMLAND PROTECTION PRESENTATION-CHRISTINE WATTS & ROBERT TRULOCK

Members of the Madison-Morgan Conservancy, Christine Watts, Bruce Gilbert, and Art Dombay addressed the Board regarding farmland protection in Morgan County. The Conservancy’s goal is to raise funds through SPLSOT to purchase conservation easements on farmland, forestland, watersheds, and greenspace. They are asking the Board to consider allocating five million SPLOST funds toward the farmland protection project. The group also asked the Board to consider sharing the cost of two studies needed for the project which are estimated to cost \$45,000. The two studies needed are the Cost of Community Services (COCS) Study and the Critical Mass Study.

Some Board members expressed interest in the project. However, those interested were not comfortable allocating five million SPLOST funds and discussed a lower amount. The Board would like to research the project more and seek legal advice regarding the use of SPLOST funds for the project.

The Board expressed interest in co-funding the COCS Study and the Critical Mass Study. The Conservancy Group was asked to put together a presentation of the studies to be presented at the November 07, 2023 BOC meeting.

MINUTES
September 19, 2023 BOC Meeting

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

HORACE GUINN IS REQUESTING A VARIANCE TO THE REGULATIONS FOR A FAMILY BURIAL PLOT FOR 2.994 ACRES LOCATED AT 1121 GUINN ROAD (TAX PARCEL 043-079)

Horace Guinn is requesting a variance to the regulations for a family burial plot. The applicant wants to locate the cemetery on a small part of his 2+ acre parcel that was divided when Guinn Road was installed.

The applicant owns three parcels for a total of 19.95 acres. He also lists another 1-acre land-locked parcel on his application, although the Tax Assessors show it is owned by another person

(also a Guinn). The parcels are oddly shaped with 2 streams, making it impossible for the applicant to meet the regulations for setbacks associated with family burial plots. The ordinance language, recently updated, requires 200' from water, 100' from any residence, 50' from any other structure, and 50' from any property line. The proposed area for the cemetery contains a tool shed and has an encroaching manufactured home from the adjacent parcel. However, the applicant says the .75-acre area, due to size and location, is basically useless for anything else.

The applicant is requesting a 5' setback from all property lines and to keep the existing shed on the property. The Planning Commission voted 6-0 to approve the request with two conditions: remove the existing shed and a minimum 30' setback from all property lines.

Horace Guinn addressed the Board and stated that he has lived on his property since 1963. He would like to have a resting place for his large family. Mr. Guinn also stated that he would like to keep the existing shed on the property.

Chairman Riden allowed proponents and opponents to speak.

Nikki Guinn spoke in favor of the request.

No one spoke in opposition to the request.

Motion by Commissioner Kurtz, Seconded by Commissioner McCormack to approve the variance with a 25' setback from all property lines and allow the existing shed to remain. Motion Passed Unanimously.

GEORGIA SAFARI & CONSERVATION PARK IS REQUESTING CONDITIONAL USE APPROVAL FOR A ZOO FACILITY ON A COMBINED TOTAL OF 436.5 ACRES LOCATED AT 1761 MONTICELLO HIGHWAY (TAX PARCELS 037D-014, 038-003A, 038-002A)

Georgia Safari and Conservation Park is requesting conditional use approval for a zoo facility on a combined total of 436.5 acres located in Morgan County at 1761 Monticello Highway. The applicant is not seeking any changes from the previous conditions approved by the Board of Commissioners in 2020. This request is to extend the previously approved condition timeline by one year.

The applicant received building permits in 2021 but changed course due to research and funding. Building permits were issued in 2023 and construction of the giraffe and rhino barn is actively underway. Lodging, as well as the main lodge with an eating facility, is expected to be completed in October. The entrance has been moved north on Highway 83, although the long-term plan is to eventually utilize the originally planned entrance. The applicant intends to open the safari park and a reduced-size walkthrough park, with 6 lodging units in January 2024.

The applicant is requesting that their conditional use for a zoo facility be approved with the same conditions placed on their last approval in 2020:

1. Allow a delay in the parking lot paving until one year after phase 1 opens.
2. Elimination of the barbed wire requirements for the perimeter fence.
3. Allow use of regular cattle fence where domestic animals will be kept.
4. Allow the use of existing buffers not located on the applicant's property; if existing buffers are removed, a compliant buffer must be installed immediately.
5. Allow planting of buffers as phases develop; allow use of seedlings. If seedling size is not compliant when a new phase opens, the buffer must be brought into compliance. The buffer installation between the zoo property and the adjacent property (037D-014Z) may wait until the adjacent property is sold or developed (with the exception of Phase 1).
6. No public entrance be allowed on Clack Road.

7. Written permission be given from neighbors regarding the use of buffers.
8. Amend the emergency plan to include notification to City of Madison authorities in the event of an animal escape.
9. Lodging is limited to 80 units.
10. The safari park must be approved and under construction prior to the commencement of construction of the walk-through zoo and lodging, which may be constructed concurrently.
11. Require a 100' setback with a 50' planted buffer along the property line adjacent to residential property (1390 Clack Road).
The opening of both the phase 1 safari park and the phase 1 walk-through park will be used as an end date for conditional use re-approvals, providing that phase 1 meets the intent of the presented project. The project, after phase 1 opens, must continue to meet the intent of the presented project. Any variation from the presented intent will require further approval.

The Planning Commission voted 6-0 to approve the conditional use request to extend 12 months with the previous conditions that were approved in 2020.

Mike Conrads stated that they are underway with construction. They are working with the USDA to finalize their permits. The animals are starting to trickle in a little at a time. Once they obtain the USDA permit in approximately 65-70 days, more animals will begin arriving. However, they need a little extra time to get everything ready to open to the public.

Chairman Riden allowed proponents and opponents to speak.

No one spoke in favor of the request.

Ed Price, 1921 Clack Road spoke in opposition. Mr. Price lives about one mile from the location of the zoo and asked the Board to consider two conditions: an extension be granted with a requirement that construction after December 31, 2024 must be presented to and approved by the Board of Commissioners, and second, the approved exit/entrance on Clack Road can only be used for the purpose of supplying necessities to the animals as a temporary construction entrance.

Motion by Commissioner von Hanstein, Seconded by Commissioner Harris to approve the 12-month extension. Motion Passed Unanimously.

FY24 AGING SERVICES CONTRACT WITH NEGRC

Senior Center Director Mary Nunn presented the FY2024 Aging Services Contract between Morgan County and NEGRC. NEGRC (the Subcontractor) shall render services to eligible persons who are aged 60 and over, or a spouse (regardless of age) of a person aged 60 or older; persons with disabilities who are residents of housing facilities occupied primarily by older adults; volunteers, staff and guests aged 60 and older, the elderly and/or disabled in a satisfactory and proper manner. The Subcontractor shall provide the following services but not limited to meals, nutrition education in a group setting; ongoing outreach in the community; nutrition screening and assessment; access to congregate sites; shopping assistance through transportation services; health/other educational programs, and recreational activities. The total contract for all services for FY2024 is \$102,531.31, a decrease of \$5,066.68 from FY2023.

Motion by Commissioner McCormack, Seconded by Commissioner Harris to approve the FY2024 Aging Services Contract as presented. Motion Passed Unanimously.

GA FOOD SERVICES CONTRACT FOR SFY24

Senior Center Director Mary Nunn is requesting approval of the SFY24 contract with GA Food Services including price increases.

FY23 and FY24 Cost Comparison		
	FY2023	FY2024
Congregate	\$13.73	\$17.73
Home Delivery	\$16.84	\$15.66
Vendor Cost of Meal	\$4.75	\$5.14
Pre-plated	\$5.07	\$5.49
Frozen 5-pack	\$5.28	\$3.20
Shelf Stable	\$5.02	\$5.43
Picnic Meal	\$5.02	\$5.43

MOTION by Commissioner McCormack, Seconded by Commissioner von Hanstein to approve the GA Food Services SFY24 contract as presented. Motion Passed Unanimously.

PURCHASE OF TRAILER

Public Works is requesting to purchase a gooseneck trailer to replace a standard hitch trailer currently being used. The request was included in the FY24 Capital Budget request, but rather than being approved, it was listed as a possible mid-year purchase. Due to savings in other approved capital purchases, funding is available without requiring a budget amendment.

Quotes Obtained		
Hooper Trailers	B&B Fabrication	Youngblood
\$16,150	\$18,000	\$17,095

MOTION by Commissioner McCormack, Seconded by Commissioner Kurtz to approve the purchase of a gooseneck trailer from Hooper Trailers for \$16,150. Motion Passed Unanimously.

WINDSOR CREEK QUIT-CLAIM DEED

Over the last year, county staff have been working closely with Farmers and Merchants Bank regarding the roads contained inside the Windsor Creek Subdivision (Windsor Creek Drive & Windsor Creek Way). These roads were never formally adopted or accepted by the BOC. One of the main reasons was because the roads contained in the subdivision did not comply with county road standards. When Farmers and Merchants Bank took control of the property, they discussed options for road repair to bring them up to the standards. Earlier this year, the roads were repaired and resurfaced to meet county standards. As such, Farmers and Merchants Bank is seeking consideration from the BOC to accept the quit-claim deed of Windsor Creek Dr and Windsor Creek Way and add said roads to the county's road list.

MOTION by Commissioner Kurtz, Seconded by Commissioner McCormack to approve the quit-claim deed for Windsor Creek Drive and Windsor Creek Way from Farmers & Merchants Bank as presented. Motion Passed Unanimously.

BUDGET AMENDMENT FOR ANIMAL SERVICES

Animal Control is requesting a budget amendment to transfer \$12,500 from the Recreation Capital Fund to the Animal Services Capital Fund to paint the interior of the animal shelter, including the kennels. The funds are available to transfer due to savings from painting the Aquatic Center.

MOTION by Commissioner Kurtz, Seconded by Commissioner McCormack to approve the budget amendment request to transfer \$12,500 from the Recreation Capital Fund to the Animal Services Capital Fund to paint the interior of the animal shelter. Motion Passed Unanimously.

CHARTER BROADBAND INFRASTRUCTURE AGREEMENT AMENDMENT

County administration has been working diligently for over a year to ensure that reliable broadband services are expanded to all areas in Morgan County. More specifically, we have been working on a solution with Charter Communications to build out broadband infrastructure in the designated Fiberlight RDOF area. After negotiations, Charter Communications has agreed to build out broadband infrastructure in the designated Fiberlight RDOF area for a total of 1.5

million with 50% payment due at the time of the agreement being adopted and 50% when 100% of the project area is activated.

MOTION by Commissioner von Hanstein, Seconded by Commissioner Kurtz to approve the Charter Communications First Amendment to the Broadband Infrastructure Agreement as presented. Motion Passed Unanimously.

ACCG RETIREMENT PLAN ADDENDUM

The county currently has two different retirement plans - a frozen defined benefit (DB) plan and an active defined contribution (DC) plan. Over the last year and a half, administration has had conversations about the county's retirement plans with our plan administrator the Association of County Commissioners of Georgia (ACCG). After discussions during the September 19, 2023, board meeting, ACCG created the addendum to the county retirement plan to reflect the changes discussed.

If approved the hybrid plan will consist of both a defined benefit (DB) and defined contribution (DC) component for county employees to begin January 01, 2024. Eligible employees hired between January 01, 2014 through December 31, 2023 will have the option to stay on the current DC plan or make a one-time election to move to the hybrid plan. Employees who elect to move to the hybrid plan will be required to purchase credited years of service they would otherwise have earned between January 01, 2014 and December 31, 2023, using their employer basic contribution sub-account in the ACCG 401(a) DC plan. All eligible employees hired or rehired on or after January 01, 2024 will only be eligible to participate in the hybrid plan.

MOTION by Commissioner von Hanstein, Seconded by Commissioner Kurtz to approve the ACCG Retirement Plan Adoption Agreement, Addendum Amendment #1, and resolution 2023-RES-005 to amend the DB & DC plan. Motion Passed Unanimously.

LIBRARY BOARD VACANCY

There are three Library Board vacancies. Hiram Johnston applied to be considered for reappointment. Elizabeth Scott and Mariah Medlin also submitted applications to be considered for the other two vacancies.

Nancy Condon, Deputy Director for the Azalea Regional Library System recommends appointing all three applicants to the Board.

If appointed all three terms would expire June 30, 2029.

Motion by Commissioner von Hanstein, Seconded by Commissioner Harris to appoint Hiram Johnston, Elizabeth Scott, and Mariah Medlin to the Library Board with terms ending June 30, 2029. Motion Passed Unanimously.

ELECTIONS BOARD VACANCY

Mary Kay Clyburn resigned from the Board of Elections on August 9, 2023. Three applications were submitted for consideration to fill the unexpired term that will end December 31, 2025. The applicants are Stenette Brooks, Geraldine Franklin, and Stephen Shepard.

Motion by Kurtz, Seconded by Commissioner von Hanstein to appoint Stenette Brooks to the Elections Board to fill the vacant unexpired term ending December 31, 2025. Commissioner McCormack voted in favor of the motion and Commissioner Harris voted against the motion. Motion Passed 3-1.

PUBLIC COMMENTS ON AGENDA ITEMS

- Morgan County resident, David Moore commented on the farmland protection presentation.
- Morgan County resident, JoEllen Artz commented on the Charter broadband infrastructure agreement amendment.

COMMISSIONER COMMENTS

Commissioners made comments and gave updates on Liaison assignments.

MOTION by Commissioner von Hanstein, seconded by Commissioner Harris to exit regular session at 7:21 p.m. Motion Passed Unanimously.

EXECUTIVE SESSION- POTENTIAL LITIGATION

MOTION by Commissioner McCormack, seconded by Commissioner von Hanstein to enter Executive Session to discuss potential litigation at 7:26 p.m. Motion Passed Unanimously. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner von Hanstein, seconded by Commissioner McCormack to exit Executive Session and adjourn at 7:50 p.m. Motion Passed Unanimously.

Ben Riden, Jr., Chairman

ATTEST:

Leslie Brandt, County Clerk

SPLOST COLLECTIONS BY MONTH AND FISCAL YEAR					
	2020	2021	2022	2023	2024
July	362,200	345,302	534,478	595,830	567,654
August	357,916	349,152	501,667	586,026	569,181
September	366,512	370,178	493,350	583,436	569,800
October	357,312	494,325	469,900	616,503	
November	351,579	414,608	543,180	606,315	
December	373,361	456,465	555,549	604,888	
January	323,164	386,200	492,730	592,045	
February	337,632	392,990	501,444	551,008	
March	347,359	480,342	595,480	633,458	
April	350,572	483,384	601,516	587,285	
May	395,063	512,178	607,880	583,872	
June	369,441	522,517	610,236	599,121	
	\$ 4,292,111	\$ 5,207,643	\$ 6,507,409	\$ 7,139,788	\$ 1,706,634
T-SPLOST COLLECTIONS BY MONTH AND FISCAL YEAR					
	2020	2021	2022	2023	2024 TSPLOST 2
July	310,331	298,568	443,141	465,989	446,635
August	318,932	306,613	411,171	462,257	440,742
September	323,199	317,326	411,458	456,760	446,545
October	316,431	437,104	383,204	492,190	
November	312,979	356,934	449,916	489,356	
December	335,678	396,634	465,468	480,368	
January	288,895	338,894	391,642	474,941	
February	302,355	339,854	408,062	426,220	
March	312,839	414,312	471,876	475,594	
April	319,402	418,646	478,108	460,256	
May	364,286	421,486	472,993	457,790	
June	324,156	436,601	485,171	467,810	
	\$ 3,829,483	\$ 4,482,972	\$ 5,272,210	\$ 5,609,531	\$ 1,333,923
LOST COLLECTIONS BY MONTH AND FISCAL YEAR					
	2020	2021	2022	2023	2024
July	264,405	240,174	390,168	434,956	403,815
August	261,677	254,881	366,217	429,787	402,273
September	268,145	270,230	360,145	409,148	402,796
October	261,323	360,857	343,025	435,570	
November	302,664	396,522	397,646	427,486	
December	333,219	405,551	405,551	427,192	
January	281,926	359,693	359,693	417,690	
February	286,883	366,054	366,054	389,213	
March	350,650	434,759	434,759	447,287	
April	352,870	439,183	439,183	416,123	
May	372,973	442,490	442,490	414,586	
June	382,354	446,596	445,472	417,760	
	\$ 3,719,090	\$ 4,416,990	\$ 4,750,404	\$ 5,066,799	\$ 1,208,884

MORGAN COUNTY CASH BALANCE	
PERIOD ENDING OCTOBER 31, 2023	
General Fund	
Pooled	2,085,521.40
Investments	6,032,944.16
Senior Center Money Market	91,589.50
	\$ 8,210,055.06
Special Revenue Fund	\$ 371,449.11
T-Splost	
Truist cash account	2,200,182.96
Investments	1,000,000.00
	\$ 3,200,182.96
Splost	
Truist cash account	2,812,333.27
Investments	4,000,000.00
	\$ 6,812,333.27
Capital Projects Revenue Bonds	
Regions cash account	\$ 10,164,552.50
MBS Investments	\$ 10,000,000.00
Total Cash	\$ 38,758,572.90

MORGAN COUNTY REVENUE COMPARISON						
PERIOD ENDING OCTOBER 31, 2023						
		2022 ACTUAL	2023 Actual	2024 Budget	2024 YTD Actual	% to Actual
GENERAL FUND						
31.1	Property Taxes	13,723,530	14,514,325	15,243,400	1,646,784	10.80%
31.3	Sales And Use Taxes	4,750,404	5,066,799	5,040,000	1,208,884	23.99%
31.4	Selective Sales And Use Taxes	58,449	58,965	50,000	12,223	24.45%
31.6	Business Taxes	1,031,391	1,154,451	1,170,000	1,168,164	99.84%
31.9	Penalties & Interest On Delinquent T	50,639	51,412	46,000	2,136	4.64%
32.1	Business Licenses	5,020	3,500	5,500	500	9.09%
32.2	Non-Business Licenses And Permits	20,668	15,085	14,000	2,813	20.09%
32.3	Regulatory Fees	460,943	278,843	250,000	64,311	25.72%
33.1	Federal Government Grants	387,587	566,656	535,335	169,501	31.66%
33.3	Federal Government Payments In Lieu	734	1,056	-	3,309	0.00%
33.4	State Government Grants	25,070	38,810	42,442	-	0.00%
33.5	State Government Payments In Lieu Of	371,660	238,453	190,800	147,057	77.07%
33.6	Local Government Revenue	9,462	1,564	-	-	0.00%
34.1	Charges For Services - General Gov't	905,179	853,740	860,500	-	0.00%
34.2	Charges For Services - Judicial	67,808	81,235	71,750	34,626	48.26%
34.3	Charges For Svcs-Local Gov't Reimbursements	164,421	163,822	160,000	-	0.00%
34.5	Charges For Svcs-Transit	26,695	41,422	40,000	7,326	18.31%
34.6	Charges For Svcs-Other Fees	12,349	20,446	12,500	8,734	69.87%
34.7	Charges for Services - Recreation	352,592	369,230	320,500	118,712	37.04%
34.9	Charges for Services - Other	8,490	11,352	5,000	-	0.00%
35.1	Fines And Forfeitures	708,194	953,014	910,000	197,044	21.65%
36.1	Interest Revenues	6,861	281,379	300,500	179,142	59.61%
37.1	Contributions And Donations From Pri	33,344	27,713	30,000	14,565	48.55%
38.1	Rents And Royalties	283,854	293,888	310,000	98,675	31.83%
38.2	Telephone Commissions	63,690	69,872	75,000	19,078	25.44%
38.3	Reimbursement For Damaged Property	29,556	15,611	-	3,601	0.00%
38.9	Miscellaneous Revenue-Other	284,842	208,021	26,000	2,199	8.46%
39.1	Interfund Transfers	142,853	2,862,056	90,000	-	0.00%
39.2	Proceeds Of Capital Asset Dispositio	102,146	27,956	50,000	39,889	79.78%
	Total General Fund Revenue	\$ 24,088,426	\$ 28,270,677	\$ 25,849,227	\$ 5,149,274	19.92%

MORGAN COUNTY REVENUE COMPARISON						
PERIOD ENDING OCTOBER 31, 2023						
		2022 ACTUAL	2023 Actual	2024 Budget	2024 YTD Actual	% to Actual
HOTEL MOTEL						
31	Taxes	\$ 104,422	\$ 102,591	\$ 100,000	\$ 21,889	21.89%
SPECIAL REVENUE FUND						
35	Fines and Forfeitures	109,395	126,820	90,000	25,326	28.14%
36	Investment Income	-	1	-	-	-
		\$ 109,395	\$ 126,821	\$ 90,000	\$ 25,326	28.14%
ARPA FUND						
33	Federal Grants	\$ 85,873	\$ 3,514,624	\$ -	\$ -	0.00%
E911 FUND						
33	Reimbursements	53,818	66,906	60,000	-	-
33	Grants	-	-	-	-	-
34	911 Fees	421,722	428,561	437,000	109,996	25.17%
	Transfer in from General Fund	544,891	850,000	577,864	-	0.00%
		\$ 1,020,432	\$ 1,345,467	\$ 1,074,864	\$ 109,996	10.23%
CAPITAL PROJECTS FUND						
		\$ -	\$ 1,000,000	\$ -	\$ -	0.00%
CAPITAL PROJECTS FUND - PARK & REC PROJECT						
36	Interest		198,260	200,000	128,793	
	Transfers in from General Fund		10,000,000	-	-	
	Bond proceeds		10,000,000	-	-	
		\$ 1,506,950	\$ 20,198,260	\$ 200,000	\$ 128,793	0.00%

MORGAN COUNTY REVENUE COMPARISON						
PERIOD ENDING OCTOBER 31, 2023						
		2022 ACTUAL	2023 Actual	2024 Budget	2024 YTD Actual	% to Actual
SPLOST						
36	Interest		5,700		63,875	
31	Sales Tax	6,507,409	7,139,788	6,300,000	1,706,634	
		\$ 6,507,409	\$ 7,145,488	\$ 6,300,000	\$ 1,770,509	28.10%
T-SPLOST						
36	Interest				37,125	
31	Sales Tax	5,272,558	5,609,531	5,400,000	1,333,923	24.70%
33	Intergovernmental - LMIG	576,857	587,729	550,000	-	0.00%
		\$ 5,849,415	\$ 6,197,260	\$ 5,950,000	\$ 1,371,048	23.04%
ENTERPRISE FUNDS						
	Sewer Fund - tap fees	\$ 149,595	\$ 61,227	\$ 30,000	\$ 52,496	174.99%
	Solid Waste					
	Charges for Services	484,616	560,781	478,000	238,010	49.79%
	Transfer in from General Fund	1,097,581	1,444,272	1,349,395	-	0.00%
	Proceeds from sale of capital assets	39,330	15,425	-	-	
		\$ 1,621,527	\$ 2,020,478	\$ 1,827,395	\$ 238,010	13.02%

MORGAN COUNTY EXPENDITURE COMPARISON						
PERIOD ENDING OCTOBER 31, 2023						
		2022 Actual	2023 Actual	2024 Budget	2024 YTD Actual	% to Actual
GENERAL FUND						
1100	Legislative	102,264	125,055	157,130	45,249	28.80%
1130	Clerk Of Commission	87,044	92,539	104,702	36,207	34.58%
1300	Coutny Manager	246,943	297,671	357,702	110,490	30.89%
1400	Elections	163,148	170,028	235,797	42,247	17.92%
1510	Financial Administration	329,194	352,907	375,645	149,101	39.69%
1517	Purchasing	99,481	67,115	70,033	306	0.44%
1530	Law	69,884	57,846	100,000	16,412	16.41%
1535	MIS	544,024	573,467	594,057	150,125	25.27%
1540	Human Resources	67,130	74,680	93,893	26,327	28.04%
1545	Tax Commissioner	303,280	305,940	331,874	101,497	30.58%
1550	Tax Assessor	500,693	580,295	584,614	173,245	29.63%
1551	Board Of Equalization	12,535	15,646	21,842	5,823	26.66%
1555	Risk Management	215,435	160,633	491,350	457,914	93.20%
1565	General Government Buildings	828,944	862,722	1,186,632	392,207	33.05%
1566	General Gov'T Buildings - PSC	145,523	155,048	67,000	31,189	46.55%
1580	Archives	12,622	13,658	15,336	4,501	29.35%
1595	General Administration	22,343	24,179	841,558	19,694	2.34%
2150	Superior Court	40,308	41,922	146,478	93,486	63.82%
2180	Clerk Of Superior Court	574,716	559,985	607,212	182,569	30.07%
2200	District Attorney / Juvenile	148,617	148,103	165,118	83,292	50.44%
2400	Magistrate Court	357,118	399,898	423,386	132,204	31.23%
2450	Probate Court	307,688	313,783	380,538	130,488	34.29%
2800	Public Defender	66,493	55,376	75,412	75,412	100.00%
3310	Sheriff Adminstration	480,718	732,543	785,327	220,986	28.14%
3321	CID	440,410	472,840	518,332	167,477	32.31%
3323	Uniform Patrol	1,590,235	1,831,866	1,965,987	669,653	34.06%
3326	Jail	2,074,672	2,137,186	2,417,410	771,516	31.92%
3360	Court Services	272,530	264,163	296,866	86,853	29.26%
3500	Fire	1,126,646	1,185,039	1,573,064	343,493	21.84%
3600	EMS	326,965	506,340	513,005	238,834	46.56%

MORGAN COUNTY EXPENDITURE COMPARISON						
PERIOD ENDING OCTOBER 31, 2023						
		2022 Actual	2023 Actual	2024 Budget	2024 YTD Actual	% to Actual
3700	Coroner	31,175	63,788	34,317	8,883	25.89%
3910	Animal Services	268,456	324,357	339,747	94,337	27.77%
3920	EMA	42,504	52,272	82,297	51,244	62.27%
4200	Roads And Bridges / Shop	991,055	977,159	1,575,485	259,938	16.50%
5100	Health - Hospital and Health Dept.	1,249,960	1,249,670	1,249,960	583,203	46.66%
5520	Senior Center	351,922	323,825	393,342	117,180	29.79%
5540	Transit	397,453	400,288	562,975	190,516	33.84%
6180	Ag Center	4,082	5,294	10,000	664	6.64%
6200	Park And Recreation	1,216,598	1,374,113	1,436,368	442,751	30.82%
6500	Libraries	217,621	226,021	226,021	226,021	100.00%
7130	Ag Resources	178,732	245,638	253,657	73,468	28.96%
7131	Soil Conservation (NRCS)	50,354	22,572	45,176	14,199	31.43%
7140	Forest Resources	29,879	14,879	16,000	14,879	92.99%
7200	Building Insprection	330,168	343,761	466,686	103,333	22.14%
7400	Planning And Zoning	339,526	349,621	515,285	113,085	21.95%
7500	Economic Development	54,000	50,000	50,000	16,667	33.33%
8000	Debt Service	6,258	1,564	1,167,352	1,005,325	86.12%
	Transfer out to Solid Waste	906,262	1,318,272	1,349,395	-	0.00%
	Transfer out to E911	544,891	700,000	577,864	-	0.00%
	Transfer out to Debt Service	-	-	-	-	0.00%
	Transfer out to Capital Projects	1,506,950	11,000,000	-	-	0.00%
	Total General Fund Expenditures	\$ 20,275,450	\$ 31,621,567	\$ 25,849,227	\$ 8,274,490	32.01%
	E911 FUND					
	Operating	\$ 973,459	\$ 1,150,645	\$ 1,086,604	\$ 315,953	29.08%
	ARPA FUND					
	MIS	\$ 241,078	\$ 3,514,624	\$ -	\$ -	0.00%

MORGAN COUNTY EXPENDITURE COMPARISON						
PERIOD ENDING OCTOBER 31, 2023						
		2022 Actual	2023 Actual	2024 Budget	2024 YTD Actual	% to Actual
HOTEL MOTEL						
	Payments to CVB and transfer to General Fund	\$ 162,427	\$ 102,591	\$ 110,000	\$ 18,000	16.36%
SPECIAL REVENUE FUND						
	Law Enforcement Administration	2,324	11,252	26,000	2,124	
	Transfer out to General Fund	40,000	40,000	40,000	-	
	Payments to Other Agencies	24,000	24,000	24,000	24,000	
	Total Expenditures	\$ 66,324	\$ 75,252	\$ 90,000	\$ 26,124	29.03%
SPLOST						
	MIS	-	17,800	-	-	
	General Administration	-	820,866	-	-	
	Law Enforcement	421,032	819,398	1,409,109	992,387	
	Jail	67,167	-	-	-	
	Fire	86,219	407,469	517,476	52,690	
	E911		101,413	-	-	
	Animal Services	-	-	-	-	
	Solid Waste	89,000	-	-	-	
	Payments to Cities	999,343	2,116,233	1,867,320	505,846	
	Transfer out to Park & Recreation	278,801	(98)	3,000,000	-	
	Ag Center			100,000	-	
	Debt Service	4,659,637	1,512,334	1,185,756	216,873	
	Total Splost Fund Expenditures	\$ 6,601,199	\$ 5,795,417	\$ 8,079,661	\$ 1,767,796	21.88%
T-SPLOST						
	Roads & Bridges	2,588,141	5,680,226	5,172,564	760,680	
	Payments to Cities	1,536,849	1,635,178	1,620,000	390,973	
	Total T-Splost Fund Expenditures	\$ 4,124,990	\$ 7,315,404	\$ 6,792,564	\$ 1,151,652	16.95%

MORGAN COUNTY EXPENDITURE COMPARISON						
PERIOD ENDING OCTOBER 31, 2023						
		2022 Actual	2023 Actual	2024 Budget	2024 YTD Actual	% to Actual
CAPITAL PROJECTS FUND						
	MIS	1,200	636,130	325,000	89,738	
	General Government Buildings	53,193	-	200,000	-	
	Contingency	-	-	136,000	-	
	Sheriff / CID	94,766	250,961	105,000	-	
	Fire	-	69,988	234,500	146,333	
	EMS	-	-	-	-	
	Animal Services	-	22,624	95,917	66,946	
	Roads & Bridges	26,500	-	-	-	
	Aquatic Center	-	-	25,000	10,994	
	Park and Recreation	267,968	158,013	78,525	14,025	
	Ag Resources	9,904	-	15,000	-	
	Solid Waste	102,319	276,000	-	-	
	Total Capital Projects Fund Expenditures	\$ 555,850	\$ 1,413,717	\$ 1,214,942	\$ 328,037	27.00%
CAPITAL PROJECTS FUND - PARK & REC PROJECT						
	Recreation Complex Project	\$ -	\$ 1,413,717	\$ 20,000,000	\$ 292,535	1.46%
ENTERPRISE FUNDS						
	Sewer Fund	\$ 54,029	\$ 57,143	\$ 54,400	\$ 5,628	10.35%
	Solid Waste	\$ 1,549,377	\$ 1,765,303	\$ 1,917,395	\$ 553,153	28.85%

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100-SUNTRUST		GENERAL POOLED-SUNTRUST					
43990	08/10/2023	INTERSTATE BATTERIES OF CENTRA	INTERSTATE BATTERIES OF CENTRAL SA	MANUAL	\$ 0.00		No
44190	09/14/2023	GJT AUTO PARTS, INC.	GJT AUTO PARTS, INC.	MANUAL	\$ 0.00		No
44194	09/14/2023	MORGAN COUNTY BOARD OF EDUCATI	MORGAN COUNTY BOARD OF EDUCATION	MANUAL	\$ 0.00		No
44259	09/28/2023	INTERSTATE BATTERIES OF CENTRA	INTERSTATE BATTERIES OF CENTRAL SA	MANUAL	\$ 0.00		Yes
44289	09/28/2023	PIGGLY WIGGLY #198	PIGGLY WIGGLY #198	MANUAL	\$ 0.00		Yes
44305	10/05/2023	BANKS, NATHAN	NATHAN BANKS	DIRECT	\$ 110.00		Yes
44306	10/05/2023	BANKS, NATHAN	NATHAN BANKS	DIRECT	\$ 220.00		Yes
44307	10/05/2023	COUSINS, RICHARD BENNETT	RICHARD BENNETT COUSINS	DIRECT	\$ 110.00		Yes
44308	10/05/2023	DICKENS, BRIAN C.	BRIAN C. DICKENS	DIRECT	\$ 110.00		Yes
44309	10/05/2023	ELDER, JAYLEN	JAYLEN ELDER	DIRECT	\$ 115.00		Yes
44310	10/05/2023	ELLIS, ALISHA D	ALISHA D ELLIS	DIRECT	\$ 202.50		Yes
44311	10/05/2023	GREEN, TALON LEE	TALON LEE GREEN	DIRECT	\$ 145.00		Yes
44312	10/05/2023	HANSON, CHARLES	CHARLES T. HANSON	DIRECT	\$ 672.00		Yes
44313	10/05/2023	HILSMAN, RYAN	RYAN HILSMAN	DIRECT	\$ 110.00		Yes
44314	10/05/2023	HOOD, JEFFERY GLYN	JEFFERY GLYN HOOD	DIRECT	\$ 110.00		Yes
44315	10/05/2023	HUGHES, JAMES ALDEN	JAMES ALDEN HUGHES	DIRECT	\$ 110.00		Yes
44316	10/05/2023	JACKSON, MITZI	MITZI JACKSON	DIRECT	\$ 117.60		Yes
44317	10/05/2023	MERCER, GAINES	GAINES MERCER	DIRECT	\$ 55.00		Yes
44318	10/05/2023	MORGAN COUNTY RECREATION DEPT	MORGAN COUNTY RECREATION DEPT	DIRECT	\$ 750.00		Yes
44319	10/05/2023	OGLESBY, JACOB	JACOB OGLESBY	DIRECT	\$ 80.00		Yes
44320	10/05/2023	PHILLIPS, JOSEPH	JOSEPH HUGH PHILLIPS	DIRECT	\$ 280.00		Yes
44321	10/05/2023	RENAUD, ROBERT GUY	ROBERT GUY RENAUD	DIRECT	\$ 140.00		Yes
44322	10/05/2023	SAM'S CLUB/GEGRB	SAM'S CLUB/SYNCHRONY BANK	DIRECT	\$ 191.86		Yes
44323	10/05/2023	SEWELL, ALEXANDER	ALEXANDER SEWELL	DIRECT	\$ 150.00		Yes
44324	10/05/2023	SNOW, CHARLES C.	CHARLES C. SNOW	DIRECT	\$ 280.00		Yes
44325	10/05/2023	SPINKS, MAE ANNA	MAE ANNA SPINKS	DIRECT	\$ 45.00		Yes
44326	10/05/2023	STEPHENS, DENIS	DENIS STEPHENS	DIRECT	\$ 140.00		Yes
44330	10/09/2023	MORGAN COUNTY TAX COMMISSIONER	MORGAN COUNTY TAX COMMISSIONER	MANUAL	\$ 89.00		Yes
44331	10/10/2023	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 84.45		Yes
44332	10/10/2023	HOMES 2 SUITES BY HILTON	HOMES 2 SUITES BY HILTON	MANUAL	\$ 0.00	VOIDED	Yes
44333	10/12/2023	A BETTER BUILT FENCE	A BETTER BUILT FENCE	DIRECT	\$ 3,348.00		Yes
44334	10/12/2023	ALL TURF	ALL TURF	DIRECT	\$ 2,400.00		Yes
44335	10/12/2023	AT&T	AT&T	DIRECT	\$ 2,366.28		Yes
44336	10/12/2023	BAILEY, ROBERT T.	ROBERT T. BAILEY	DIRECT	\$ 120.00		Yes
44337	10/12/2023	BROOKS, JONATHAN D.	JONATHAN D. BROOKS	DIRECT	\$ 80.00		Yes
44338	10/12/2023	CORRCARE, INC., C/O HUDSPETH A	CORRCARE, INC., C/O HUDSPETH ACCOU	DIRECT	\$ 17,960.29		Yes
44339	10/12/2023	CUSTOM MOBILITY	CUSTOM MOBILITY	DIRECT	\$ 753.58		Yes
44340	10/12/2023	DAVIDSON ELECTRICAL CONTRACTOR	DAVIDSON ELECTRICAL CONTRACTORS	DIRECT	\$ 2,081.62		Yes
44341	10/12/2023	DIRECTV	DIRECTV	DIRECT	\$ 98.99		Yes
44342	10/12/2023	DJ'S AUTO PAINTING INC.	DJ'S AUTO PAINTING INC.	DIRECT	\$ 14,062.73		Yes
44343	10/12/2023	DRAGONEYE TECHNOLOGY, LLC	DRAGONEYE TECHNOLOGY, LLC	DIRECT	\$ 4,280.00		Yes
44344	10/12/2023	ESSLINGER, ASHLEY	ASHLEY ESSLINGER	DIRECT	\$ 775.50		Yes
44345	10/12/2023	FIRST SOURCE HEATING & AIR	FIRST SOURCE HEATING & AIR	DIRECT	\$ 6,880.00		Yes
44346	10/12/2023	GAINESVILLE PARKS & RECREATION	GAINESVILLE PARKS & RECREATION	DIRECT	\$ 330.00		Yes
44347	10/12/2023	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 6,568.30		Yes
44348	10/12/2023	INTERSTATE BATTERIES OF CENTRA	INTERSTATE BATTERIES OF CENTRAL SA	DIRECT	\$ 263.90		Yes
44349	10/12/2023	MADISON MORGAN CHAMBER OF COMM	MADISON MORGAN CHAMBER OF COMMERCE	DIRECT	\$ 4,166.67		Yes
44350	10/12/2023	MADISON WELDING & FABRICATION	MADISON WELDING & FABRICATION LLC	DIRECT	\$ 3,995.08		Yes
44351	10/12/2023	MADISON-MORGAN COUNTY	MADISON-MORGAN COUNTY CONVENTION	DIRECT	\$ 4,500.00		Yes
44352	10/12/2023	MAINSTREET VETERINARY HOSPITAL	MAINSTREET VETERINARY HOSPITAL	DIRECT	\$ 76.91		Yes
44353	10/12/2023	MCGARITY'S BUSINESS PRODUCTS	MCGARITY'S BUSINESS PRODUCTS	DIRECT	\$ 3,125.45		Yes
44354	10/12/2023	MIKE'S FLOOR COVERING	MIKE'S FLOOR COVERING	DIRECT	\$ 14,887.70		Yes
44355	10/12/2023	MORGAN MEMORIAL HOSPITAL	MORGAN MEDICAL CENTER	DIRECT	\$ 83,333.33		Yes
44356	10/12/2023	NEIGH, CHRISTOPHER	CHRISTOPHER NEIGH	DIRECT	\$ 500.00		Yes
44357	10/12/2023	NEWELL, MARIBELLA F.	MARIBELLA F. NEWELL	DIRECT	\$ 922.50		Yes
44358	10/12/2023	OAK GROVE LANDFILL	OAK GROVE LANDFILL	DIRECT	\$ 42,981.96		Yes
44359	10/12/2023	OGLESBY, JACOB	JACOB OGLESBY	DIRECT	\$ 500.00		Yes
44360	10/12/2023	OXBLUE, LLC	OXBLUE, LLC	DIRECT	\$ 11,397.00		Yes
44361	10/12/2023	PORTER, SALLY	SALLY PORTER	DIRECT	\$ 31,735.08		Yes
44362	10/12/2023	SAMPSON, PHD, STEPHEN J	STEPHEN J SAMPSON, PHD	DIRECT	\$ 300.00		Yes
44363	10/12/2023	SHERWIN-WILLIAMS	SHERWIN-WILLIAMS	DIRECT	\$ 924.84		Yes
44364	10/12/2023	SHUMA, LLC	SHUMA, LLC	DIRECT	\$ 9,632.04		Yes
44365	10/12/2023	SIDNEY LEE WELDING SUPPLY, INC	SIDNEY LEE WELDING SUPPLY, INC.	DIRECT	\$ 2,132.92		Yes
44366	10/12/2023	SKYLINE CONSTRUCTION SERVICES,	SKYLINE CONSTRUCTION SERVICES, INC	DIRECT	\$ 3,980.00		Yes
44367	10/12/2023	SLAUGHTER SALES & SERVICE CO I	SLAUGHTER SALES & SERVICE CO IN	DIRECT	\$ 14,000.00		Yes
44368	10/12/2023	TK'S TIRE & AUTO PARTS	TK'S TIRE & AUTO PARTS	DIRECT	\$ 195.98		Yes
44369	10/12/2023	VERIZON CONNECT NWF, INC.	VERIZON CONNECT NWF, INC.	DIRECT	\$ 161.90		Yes
44370	10/12/2023	VERIZON WIRELESS	VERIZON WIRELESS	DIRECT	\$ 1,819.89		Yes

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44371	10/12/2023	WHETZEL, JACQUELYN	JACQUELYN WHETZEL	DIRECT	\$ 1,053.50		Yes
44376	10/12/2023	BURKS, JEFF PRESTON	JEFF PRESTON BURKS	DIRECT	\$ 1,250.00		Yes
44377	10/12/2023	MORGAN COUNTY PETTY CASH	MORGAN COUNTY PETTY CASH-KIM COX	DIRECT	\$ 479.00		Yes
44378	10/12/2023	MORRIS LAW, LLC	MORRIS LAW, LLC	DIRECT	\$ 1,650.00		Yes
44379	10/12/2023	MOSS, LLC, LEE R.	LEE R. MOSS, LLC	DIRECT	\$ 6,250.00		Yes
44380	10/12/2023	NATIONAL EMERGENCY MEDICAL SER	NATIONAL EMERGENCY MEDICAL SERVICE	DIRECT	\$ 118,001.24		Yes
44381	10/12/2023	STEPHENS, TARA R.	TARA R. STEPHENS	DIRECT	\$ 70.00		Yes
44382	10/19/2023	ACADEMY LOCK & KEY INC	ACADEMY LOCK & KEY INC	DIRECT	\$ 353.80		Yes
44383	10/19/2023	ACCG	ACCG-IRMA #0375	DIRECT	\$ 2,369.18		Yes
44384	10/19/2023	ATHENS MICROCOMPUTER CENTER, I	ATHENS MICROCOMPUTER CENTER, INC.	DIRECT	\$ 2,854.00		Yes
44385	10/19/2023	BANKS, NATHAN	NATHAN BANKS	DIRECT	\$ 75.00		Yes
44386	10/19/2023	BROOKS, JONATHAN D.	JONATHAN D. BROOKS	DIRECT	\$ 25.00		Yes
44387	10/19/2023	CARL VINSON INSTITUTE OF GOVER	CARL VINSON INSTITUTE OF GOVERNMENT	DIRECT	\$ 1,440.00		Yes
44388	10/19/2023	COUSINS, RICHARD BENNETT	RICHARD BENNETT COUSINS	DIRECT	\$ 70.00		Yes
44389	10/19/2023	CUSTOM MOBILITY	CUSTOM MOBILITY	DIRECT	\$ 704.13		Yes
44390	10/19/2023	DATAMATX, INC	DATAMATX, INC	DIRECT	\$ 1,124.61		Yes
44391	10/19/2023	DICKENS, BRIAN C.	BRIAN C. DICKENS	DIRECT	\$ 185.00		Yes
44392	10/19/2023	DUNN, WILLIAM T.	WILLIAM T. DUNN	DIRECT	\$ 75.00		Yes
44393	10/19/2023	EIDSON III, JOEL F.	JOEL F. EIDSON III	DIRECT	\$ 90.00		Yes
44394	10/19/2023	ELDER, JAYLEN	JAYLEN ELDER	DIRECT	\$ 95.00		Yes
44395	10/19/2023	ELLIS, ALISHA D	ALISHA D ELLIS	DIRECT	\$ 145.00		Yes
44396	10/19/2023	FARLEY, BRYAN	BRYANT FARLEY	DIRECT	\$ 110.00		Yes
44397	10/19/2023	GEORGIA FIREFIGHTERS PENSION F	GEORGIA FIREFIGHTERS PENSION FUND	DIRECT	\$ 1,325.00		Yes
44398	10/19/2023	GREEN, TALON LEE	TALON LEE GREEN	DIRECT	\$ 110.00		Yes
44399	10/19/2023	HI-LINE INC	HI-LINE INC	DIRECT	\$ 76.17		Yes
44400	10/19/2023	HUGHES, JAMES ALDEN	JAMES ALDEN HUGHES	DIRECT	\$ 110.00		Yes
44401	10/19/2023	J C NASH TRUCK PARTS	J C NASH TRUCK PARTS	DIRECT	\$ 1,101.20		Yes
44402	10/19/2023	JIMMY BRITT CHEVROLET	JIMMY BRITT CHEVROLET	DIRECT	\$ 919.49		Yes
44403	10/19/2023	LANCASTER III, RALPH	RALPH LANCASTER III	DIRECT	\$ 35.00		Yes
44404	10/19/2023	LEGAL RESEARCH ASSOCIATES	GLOBAL RESEARCH SOLUTIONS, LLC	DIRECT	\$ 75.00		Yes
44405	10/19/2023	MADISON CAR CARE	MADISON CAR CARE	DIRECT	\$ 25.00		Yes
44406	10/19/2023	MADISON RENTALS, INC	MADISON RENTALS, INC	DIRECT	\$ 520.00		Yes
44407	10/19/2023	MADISON WELDING & FABRICATION	MADISON WELDING & FABRICATION LLC	DIRECT	\$ 2,658.96		Yes
44408	10/19/2023	MED EXPRESS	MED EXPRESS	DIRECT	\$ 495.20		Yes
44409	10/19/2023	MERCER, GAINES	GAINES MERCER	DIRECT	\$ 45.00		Yes
44410	10/19/2023	METRO COPIER SERVICES	METRO COPIER SERVICES, LLC	DIRECT	\$ 247.40		Yes
44411	10/19/2023	MORGAN COUNTY 4-H	MORGAN COUNTY 4-H	DIRECT	\$ 83.97		Yes
44412	10/19/2023	MORGAN COUNTY RECREATION DEPT	MORGAN COUNTY RECREATION DEPT	DIRECT	\$ 750.00		Yes
44413	10/19/2023	MORGAN COUNTY TRANSACTION REPO	MORGAN COUNTY TRANSACTION REPORT	DIRECT	\$ 75.00		Yes
44414	10/19/2023	OGLESBY, JACOB	JACOB OGLESBY	DIRECT	\$ 60.00		Yes
44415	10/19/2023	PHILLIPS, JOSEPH	JOSEPH HUGH PHILLIPS	DIRECT	\$ 105.00		Yes
44416	10/19/2023	PRINTABILITY	PRINTABILITY	DIRECT	\$ 300.00		Yes
44417	10/19/2023	RENAUD, ROBERT GUY	ROBERT GUY RENAUD	DIRECT	\$ 70.00		Yes
44418	10/19/2023	ROSSEE OIL COMPANY, INC.	ROSSEE OIL COMPANY, INC.	DIRECT	\$ 734.98		Yes
44419	10/19/2023	S&L INTEGRATED	S&L INTEGRATED	DIRECT	\$ 407.40		Yes
44420	10/19/2023	SCOTT, DAVID P.	DAVID P. SCOTT	DIRECT	\$ 90.00		Yes
44421	10/19/2023	SEWELL, ALEXANDER	ALEXANDER SEWELL	DIRECT	\$ 35.00		Yes
44422	10/19/2023	SHRED-IT	SHRED-IT US JV LLC	DIRECT	\$ 222.20		Yes
44423	10/19/2023	SNOW, CHARLES C.	CHARLES C. SNOW	DIRECT	\$ 105.00		Yes
44424	10/19/2023	SPINKS, MAE ANNA	MAE ANNA SPINKS	DIRECT	\$ 35.00		Yes
44425	10/19/2023	STEPHENS, DENIS	DENIS STEPHENS	DIRECT	\$ 70.00		Yes
44426	10/19/2023	THOMSON REUTERS	THOMSON REUTERS	DIRECT	\$ 863.00		Yes
44427	10/19/2023	TIMES JOURNAL, INC.	TIMES JOURNAL, INC.	DIRECT	\$ 45.00		Yes
44428	10/19/2023	TRACTOR & EQUIPMENT CO.	TRACTOR & EQUIPMENT CO.	DIRECT	\$ 146.76		Yes
44429	10/19/2023	TSW	TSW	DIRECT	\$ 70,762.65		Yes
44430	10/19/2023	WILSON, JODI LYNN	JODI LYNN WILSON	DIRECT	\$ 798.00		Yes
44431	10/19/2023	WILSON, MATTHEW	MATTHEW WILSON	DIRECT	\$ 70.00		Yes
44436	10/26/2023	AG-PRO COMPANIES	AG-PRO LLC	DIRECT	\$ 618.03		Yes
44437	10/26/2023	AT&T	AT&T	DIRECT	\$ 1,126.00		Yes
44438	10/26/2023	BANKS, NATHAN	NATHAN BANKS	DIRECT	\$ 110.00		Yes
44439	10/26/2023	BLUE360 MEDIA	BLUE360 MEDIA	DIRECT	\$ 174.59		Yes
44440	10/26/2023	BO'S WRECKER SERVICE	BO'S WRECKER SERVICE	DIRECT	\$ 2,023.24		Yes
44441	10/26/2023	BROOKS, JONATHAN D.	JONATHAN D. BROOKS	DIRECT	\$ 25.00		Yes
44442	10/26/2023	BUTTS, ALVIN	ALVIN BUTTS	DIRECT	\$ 110.00		Yes
44443	10/26/2023	CARRIER CORPORATION	CARRIER CORPORATION	DIRECT	\$ 6,156.00		Yes
44444	10/26/2023	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 12,761.13		Yes
44445	10/26/2023	CORO MED	CORO MED	DIRECT	\$ 23,115.18		Yes
44446	10/26/2023	COUSINS, RICHARD BENNETT	RICHARD BENNETT COUSINS	DIRECT	\$ 110.00		Yes
44447	10/26/2023	DE LA REZA, DANIEL	DANIEL DE LA REZA	DIRECT	\$ 584.54		Yes
44448	10/26/2023	DICKENS, BRIAN C.	BRIAN C. DICKENS	DIRECT	\$ 220.00		Yes
44449	10/26/2023	DIRECTV	DIRECTV	DIRECT	\$ 98.99		Yes
44450	10/26/2023	EIDSON III, JOEL F.	JOEL F. EIDSON III	DIRECT	\$ 120.00		Yes

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44451	10/26/2023	EIDSON IV, JOEL F.(DREW)	JOEL F.(DREW) EIDSON IV	DIRECT	\$ 40.00		Yes
44452	10/26/2023	ELDER, JAYLEN	JAYLEN ELDER	DIRECT	\$ 165.00		Yes
44453	10/26/2023	ELLIS, ALISHA D	ALISHA D ELLIS	DIRECT	\$ 145.00		Yes
44454	10/26/2023	EMC SECURITY	EMC SECURITY	DIRECT	\$ 7,981.00		Yes
44455	10/26/2023	FARLEY, BRYAN	BRYANT FARLEY	DIRECT	\$ 110.00		Yes
44456	10/26/2023	FOWLER-FLEMISTER CONCRETE	FOWLER-FLEMISTER CONCRETE	DIRECT	\$ 1,552.50		Yes
44457	10/26/2023	GA VOTER REGIST GAVREO	GA VOTER REGISTRATION & ELECTION O	DIRECT	\$ 135.00		Yes
44458	10/26/2023	GEORGIA POWER C 105090	GEORGIA POWER COMPANY	DIRECT	\$ 45,549.73		Yes
44459	10/26/2023	GEORGIA POWER COMPANY	GEORGIA POWER COMPANY	DIRECT	\$ 266.36		Yes
44460	10/26/2023	GEORGIA TECHNOLOGY AUTHORITY	GEORGIA TECHNOLOGY AUTHORITY	DIRECT	\$ 435.12		Yes
44461	10/26/2023	GRANITE TELECOMMUNICATIONS	GRANITE TELECOMMUNICATIONS	DIRECT	\$ 109.92		Yes
44462	10/26/2023	GREAT ESTATES LANDSCAPING	GREAT ESTATES LANDSCAPING, LLC	DIRECT	\$ 200.00		Yes
44463	10/26/2023	GREEN, TALON LEE	TALON LEE GREEN	DIRECT	\$ 182.50		Yes
44464	10/26/2023	HOMES 2 SUITES BY HILTON	HOMES 2 SUITES BY HILTON	DIRECT	\$ 537.00		Yes
44465	10/26/2023	HUGHES, JAMES ALDEN	JAMES ALDEN HUGHES	DIRECT	\$ 110.00		Yes
44466	10/26/2023	INRUSH ELECTRICAL SOLUTIONS LL	INRUSH ELECTRICAL SOLUTIONS LLC	DIRECT	\$ 2,075.00		Yes
44467	10/26/2023	INTERSTATE BATTERIES OF CENTRA	INTERSTATE BATTERIES OF CENTRAL SA	DIRECT	\$ 676.75		Yes
44468	10/26/2023	JIMMY BRITT CHEVROLET	JIMMY BRITT CHEVROLET	DIRECT	\$ 159.46		Yes
44469	10/26/2023	JUST RIGHT SIGNS & ENGRAVING	JUST RIGHT SIGNS & ENGRAVING	DIRECT	\$ 260.00		Yes
44470	10/26/2023	KIMBALL MIDWEST	KIMBALL MIDWEST	DIRECT	\$ 299.76		Yes
44471	10/26/2023	LANCASTER III, RALPH	RALPH LANCASTER III	DIRECT	\$ 35.00		Yes
44472	10/26/2023	MADISON RENTALS, INC	MADISON RENTALS, INC	DIRECT	\$ 1,225.00		Yes
44473	10/26/2023	MERCER, GAINES	GAINES MERCER	DIRECT	\$ 165.00		Yes
44474	10/26/2023	METRO COPIER SERVICES	METRO COPIER SERVICES, LLC	DIRECT	\$ 90.00		Yes
44475	10/26/2023	MORGAN COUNTY BOARD OF EDUCATI	MORGAN COUNTY BOARD OF EDUCATION	DIRECT	\$ 43.25		Yes
44476	10/26/2023	NAFECO INC	NAFECO INC	DIRECT	\$ 1,202.00		Yes
44477	10/26/2023	NU-ART PRINTERS	NU-ART PRINTERS	DIRECT	\$ 245.00		Yes
44478	10/26/2023	O'REILLY AUTO PARTS	O'REILLY AUTO PARTS	DIRECT	\$ 731.03		Yes
44479	10/26/2023	OAK GROVE LANDFILL	OAK GROVE LANDFILL	DIRECT	\$ 41,121.16		Yes
44480	10/26/2023	OGLESBY, JACOB	JACOB OGLESBY	DIRECT	\$ 75.00		Yes
44481	10/26/2023	PIGGLY WIGGLY #198	PIGGLY WIGGLY #198	DIRECT	\$ 876.03		Yes
44482	10/26/2023	PUTNAM COUNTY COMMISSIONERS	PUTNAM COUNTY COMMISSIONERS	DIRECT	\$ 707.55		Yes
44483	10/26/2023	RENAUD, ROBERT GUY	ROBERT GUY RENAUD	DIRECT	\$ 105.00		Yes
44484	10/26/2023	S&W TRUCK AND EQUIPMENT REPAIR	S&W TRUCK AND EQUIPMENT REPAIR, INC	DIRECT	\$ 113.37		Yes
44485	10/26/2023	SCOTT, DAVID P.	DAVID P. SCOTT	DIRECT	\$ 90.00		Yes
44486	10/26/2023	SEWELL, ALEXANDER	ALEXANDER SEWELL	DIRECT	\$ 70.00		Yes
44487	10/26/2023	SHERWIN-WILLIAMS	SHERWIN-WILLIAMS	DIRECT	\$ 71.82		Yes
44488	10/26/2023	SHUMA, LLC	SHUMA, LLC	DIRECT	\$ 199.18		Yes
44489	10/26/2023	SIDNEY LEE WELDING SUPPLY, INC	SIDNEY LEE WELDING SUPPLY, INC.	DIRECT	\$ 163.75		Yes
44490	10/26/2023	SLAUGHTER SALES & SERVICE CO I	SLAUGHTER SALES & SERVICE CO IN	DIRECT	\$ 546.65		Yes
44491	10/26/2023	SNOW, CHARLES C.	CHARLES C. SNOW	DIRECT	\$ 105.00		Yes
44492	10/26/2023	SOUTHERN PRODUCTS & SERVICES,	SOUTHERN PRODUCTS & SERVICES, INC	DIRECT	\$ 679.00		Yes
44493	10/26/2023	SPINKS, MAE ANNA	MAE ANNA SPINKS	DIRECT	\$ 110.00		Yes
44494	10/26/2023	STEPHENS, DENIS	DENIS STEPHENS	DIRECT	\$ 70.00		Yes
44495	10/26/2023	WILSON, MATTHEW	MATTHEW WILSON	DIRECT	\$ 60.00		Yes
44496	10/26/2023	YOUR TINT GIRL	YOUR TINT GIRL	DIRECT	\$ 250.00		Yes
TOTAL BANK 100-SUNTRUST					\$ 681,590.28		

335-SUNTRUST TSPLOST-SUNTRUST

1383	10/12/2023	MARTIN MARIETTA MATERIALS	MARTIN MARIETTA MATERIALS	DIRECT	\$ 5,686.35		Yes
1384	10/12/2023	SOUTHEASTERN ROAD TREATMENT	SOUTHEASTERN ROAD TREATMENT	DIRECT	\$ 8,333.16		Yes
1385	10/12/2023	THE BIG GREEN SIGN CO., LLC	THE BIG GREEN SIGN CO., LLC	DIRECT	\$ 501.46		Yes
1386	10/19/2023	CITY OF BOSTWICK	CITY OF BOSTWICK	DIRECT	\$ 8,285.95		Yes
1387	10/19/2023	CITY OF BUCKHEAD	CITY OF BUCKHEAD	DIRECT	\$ 4,275.20		Yes
1388	10/19/2023	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 97,536.22		Yes
1389	10/19/2023	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 19,084.13		Yes
1390	10/19/2023	HANSON AGGREGATES SOUTHEAST LL	HEIDELBERG MATERIALS SOUTHEAST AGG	DIRECT	\$ 965.24		Yes
1391	10/19/2023	TIRE DISCOUNTERS	TIRE DISCOUNTERS	DIRECT	\$ 6,532.22		Yes
1392	10/19/2023	UNIQUE PAVING MATERIALS CORP	UNIQUE PAVING MATERIALS CORP	DIRECT	\$ 826.56		Yes
1393	10/20/2023	THE BIG GREEN SIGN CO., LLC	THE BIG GREEN SIGN CO., LLC	DIRECT	\$ 592.39		Yes
1394	10/27/2023	AG-PRO COMPANIES	AG-PRO LLC	DIRECT	\$ 431.37		Yes
1395	10/27/2023	BO'S WRECKER SERVICE	BO'S WRECKER SERVICE	DIRECT	\$ 3,695.14		Yes
1396	10/27/2023	CITY OF BOSTWICK	CITY OF BOSTWICK	DIRECT	\$ 8,396.74		Yes
1397	10/27/2023	CITY OF BUCKHEAD	CITY OF BUCKHEAD	DIRECT	\$ 4,332.36		Yes
1398	10/27/2023	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 98,840.35		Yes
1399	10/27/2023	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 19,339.30		Yes
1400	10/27/2023	LNCO	LNCO	DIRECT	\$ 13,097.76		Yes
1401	10/27/2023	MARTIN MARIETTA MATERIALS	MARTIN MARIETTA MATERIALS	DIRECT	\$ 4,124.86		Yes
1402	10/27/2023	S&W TRUCK AND EQUIPMENT REPAIR	S&W TRUCK AND EQUIPMENT REPAIR, INC	DIRECT	\$ 45.00		Yes
1403	10/27/2023	SOUTHEASTERN ROAD TREATMENT	SOUTHEASTERN ROAD TREATMENT	DIRECT	\$ 5,124.74		Yes

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1404	10/27/2023	THE BIG GREEN SIGN CO., LLC	THE BIG GREEN SIGN CO., LLC	DIRECT	\$ 316.46		Yes
TOTAL BANK 335-SUNTRUST					\$ 310,362.96		
SPLOST POOLED SPLOST POOLED ACCOUNT-SUNTRUST							
3218	10/19/2023	CITY OF BOSTWICK	CITY OF BOSTWICK	DIRECT	\$ 11,611.29		Yes
3219	10/19/2023	CITY OF BUCKHEAD	CITY OF BUCKHEAD	DIRECT	\$ 5,464.14		Yes
3220	10/19/2023	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 126,756.58		Yes
3221	10/19/2023	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 24,873.20		Yes
3222	10/19/2023	MADISON CAR CARE	MADISON CAR CARE	DIRECT	\$ 2,400.00		Yes
3223	10/27/2023	CITY OF BOSTWICK	CITY OF BOSTWICK	DIRECT	\$ 11,580.13		Yes
3224	10/27/2023	CITY OF BUCKHEAD	CITY OF BUCKHEAD	DIRECT	\$ 5,449.47		Yes
3225	10/27/2023	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 126,416.44		Yes
3226	10/27/2023	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 24,806.46		Yes
3227	10/27/2023	COMTECH COMMUNICATIONS OF GEOR	COMTECH COMMUNICATIONS OF GEORGIA,	DIRECT	\$ 149,550.70		Yes
3228	10/27/2023	YOUR TINT GIRL	YOUR TINT GIRL	DIRECT	\$ 925.00		Yes
TOTAL BANK SPLOST POOLED					\$ 489,833.41		
TOTAL ALL					\$ 1,481,786.65		

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Bank: 100-SUNTRUST		GENERAL POOLED-SUNTRUST								
ELECTRONIC TYPE: DIRECT DEPOSIT ACH FILE										
68474	10/05/2023	BEAR CREEK REPORTING, INC.	BEAR CREEK REPORTING, INC.	DIRECT	\$ 1,434.08	Yes	Yes	Yes	Yes	Yes
68475	10/05/2023	BRYAN, ANGELA M	ANGELA M BRYAN	DIRECT	\$ 93.10	Yes	Yes	Yes	Yes	Yes
68476	10/05/2023	CATSNIP SPAY/NEUTER SERVICES O	CATSNIP SPAY/NEUTER SERVICES OF GEOR	DIRECT	\$ 1,235.00	Yes	Yes	Yes	Yes	Yes
68477	10/05/2023	CENTRAL GEORGIA EMC	CENTRAL GEORGIA EMC	DIRECT	\$ 941.63	Yes	Yes	Yes	Yes	Yes
68478	10/05/2023	CINTAS #201 DECATUR	CINTAS #201 DECATUR	DIRECT	\$ 897.06	Yes	Yes	Yes	Yes	Yes
68479	10/05/2023	COE, WENDY	WENDY COE	DIRECT	\$ 163.80	Yes	Yes	Yes	Yes	Yes
68480	10/05/2023	COONER, TARA	TARA COONER	DIRECT	\$ 80.00	Yes	Yes	Yes	Yes	Yes
68481	10/05/2023	DAVIS, BRENDA C. - CCR	BRENDA C. DAVIS, CCR	DIRECT	\$ 1,169.00	Yes	Yes	Yes	Yes	Yes
68482	10/05/2023	FARRINGTON, RICHARD JORDAN	RICHARD JORDAN FARRINGTON	DIRECT	\$ 730.00	Yes	Yes	Yes	Yes	Yes
68483	10/05/2023	HOWARD, ADAM	ADAM HOWARD	DIRECT	\$ 120.00	Yes	Yes	Yes	Yes	Yes
68484	10/05/2023	JARRELL, JR, CHARLES B.	CHARLES B. JARRELL, JR	DIRECT	\$ 80.00	Yes	Yes	Yes	Yes	Yes
68485	10/05/2023	MACK ,CCR, DENNI K.	DENNI K. MACK ,CCR	DIRECT	\$ 576.00	Yes	Yes	Yes	Yes	Yes
68486	10/05/2023	MALONE, WILLIAM	WILLIAM MALONE	DIRECT	\$ 64.20	Yes	Yes	Yes	Yes	Yes
68487	10/05/2023	MARKLEY, ROBERT	ROBERT MARKLEY	DIRECT	\$ 120.00	Yes	Yes	Yes	Yes	Yes
68488	10/05/2023	MCREYNOLDS, MATTHEW	MATTHEW MCREYNOLDS	DIRECT	\$ 246.80	Yes	Yes	Yes	Yes	Yes
68489	10/05/2023	PUBLIC SAFETY UNIFORM & SUPPLY	PUBLIC SAFETY UNIFORM & SUPPLY	DIRECT	\$ 13,234.51	Yes	Yes	Yes	Yes	Yes
68719	10/12/2023	BRANDT, LESLIE SMITH	LESLIE SMITH BRANDT	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes	Yes
68720	10/12/2023	BRITT, CHRISTINA	CHRISTINA BRITT	DIRECT	\$ 25.00	Yes	Yes	Yes	Yes	Yes
68721	10/12/2023	CAGLE, ALAN	ALAN CAGLE	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes	Yes
68722	10/12/2023	CAGLE, SHANNON	SHANNON CAGLE	DIRECT	\$ 40.00	Yes	Yes	Yes	Yes	Yes
68723	10/12/2023	CANON SOLUTIONS AMERICA	CANON SOLUTIONS AMERICA	DIRECT	\$ 354.24	Yes	Yes	Yes	Yes	Yes
68724	10/12/2023	CHARTER COMMUNICATIONS	CHARTER COMMUNICATIONS	DIRECT	\$ 2,764.92	Yes	Yes	Yes	Yes	Yes
68725	10/12/2023	DTN, LLC	DTN, LLC	DIRECT	\$ 4,464.00	Yes	Yes	Yes	Yes	Yes
68726	10/12/2023	MAULDIN, MISSY	MISSY MAULDIN	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes	Yes
68727	10/12/2023	MERRITT, JR., CHARLES W.	CHARLES W. MERRITT, JR.	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes	Yes
68728	10/12/2023	MUNICIPAL EMERGENCY SERVICES	MUNICIPAL EMERGENCY SERVICES	DIRECT	\$ 2,949.27	Yes	Yes	Yes	Yes	Yes
68729	10/12/2023	NUNN, MARY S.	MARY S. NUNN	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes	Yes
68730	10/12/2023	OAKLEY, MARY	MARY ELIZABETH OAKLEY	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes	Yes
68731	10/12/2023	PROCTOR, AMANDA WAGES	AMANDA WAGES PROCTOR	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes	Yes
68732	10/12/2023	PTAK, THOMAS	THOMAS PTAK	DIRECT	\$ 224.28	Yes	Yes	Yes	Yes	Yes
68733	10/12/2023	REGIONS	REGIONS	DIRECT	\$ 1,000.00	Yes	Yes	Yes	Yes	Yes
68734	10/12/2023	STAPLES	STAPLES ADVANTAGE	DIRECT	\$ 342.90	Yes	Yes	Yes	Yes	Yes
68735	10/12/2023	TIRE DISCOUNTERS	TIRE DISCOUNTERS	DIRECT	\$ 2,994.85	Yes	Yes	Yes	Yes	Yes
68736	10/12/2023	WEX BANK	WEX BANK	DIRECT	\$ 1,416.02	Yes	Yes	Yes	Yes	Yes
68737	10/12/2023	WOODARD, JANET	JANET WOODARD	DIRECT	\$ 40.00	Yes	Yes	Yes	Yes	Yes
68742	10/16/2023	TOLBERT, MARY	MARY TOLBERT	DIRECT	\$ 45.36	Yes	Yes	Yes	Yes	Yes
68743	10/16/2023	WILLIAMS, MARK	MARK H WILLIAMS	DIRECT	\$ 160.00	Yes	Yes	Yes	Yes	Yes
68749	10/19/2023	ASSOCIATED PAPER	BRADY INDUSTRIES GEORGIA,LLC	DIRECT	\$ 116.83	Yes	Yes	Yes	Yes	Yes
68750	10/19/2023	CES-CITY ELECTRIC ACCOUNTS	CES-CITY ELECTRIC ACCOUNTS	DIRECT	\$ 48.00	Yes	Yes	Yes	Yes	Yes
68751	10/19/2023	COVETRUS NORTH AMERICA	COVETRUS NORTH AMERICA	DIRECT	\$ 1,024.29	Yes	Yes	Yes	Yes	Yes
68752	10/19/2023	FARRINGTON, RICHARD JORDAN	RICHARD JORDAN FARRINGTON	DIRECT	\$ 295.00	Yes	Yes	Yes	Yes	Yes
68753	10/19/2023	FEDERAL EASTERN INTERNATIONAL,	FEDERAL EASTERN INTERNATIONAL, LLC	DIRECT	\$ 267.00	Yes	Yes	Yes	Yes	Yes

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68754	10/19/2023	FONTIS WATER	FONTIS WATER	DIRECT	\$ 98.00	Yes	Yes	Yes	Yes	Yes
68755	10/19/2023	GA FOOD SERVICE, INC	GA FOOD SERVICE, INC	DIRECT	\$ 4,258.75	Yes	Yes	Yes	Yes	Yes
68756	10/19/2023	GRAINGER	GRAINGER	DIRECT	\$ 2,179.91	Yes	Yes	Yes	Yes	Yes
68757	10/19/2023	HARRIS COMPUTER SYSTEMS	HARRIS COMPUTER SYSTEMS	DIRECT	\$ 2,777.74	Yes	Yes	Yes	Yes	Yes
68758	10/19/2023	HOLT, CONNIE J	CONNIE J HOLT	DIRECT	\$ 120.00	Yes	Yes	Yes	Yes	Yes
68759	10/19/2023	METROPOLITAN COMMUNICATIONS	METROPOLITAN COMMUNICATIONS	DIRECT	\$ 1,050.00	Yes	Yes	Yes	Yes	Yes
68760	10/19/2023	PC SOLUTIONS & INTEGRATION, INC	PC SOLUTIONS & INTEGRATION, INC.	DIRECT	\$ 89,738.43	Yes	Yes	Yes	Yes	Yes
68761	10/19/2023	PITNEY BOWES INC	PITNEY BOWES BANK INC RESERVE ACCOUN	DIRECT	\$ 398.36	Yes	Yes	Yes	Yes	Yes
68762	10/19/2023	QUALITY TIRE RECYCLING, INC	QUALITY TIRE RECYCLING, INC	DIRECT	\$ 768.50	Yes	Yes	Yes	Yes	Yes
68763	10/19/2023	SAYER, LORI	LORI SAYER	DIRECT	\$ 361.94	Yes	Yes	Yes	Yes	Yes
68764	10/19/2023	WATERLOGIC AMER DBA PURE WATER	QUENCH USA, INC.	DIRECT	\$ 557.10	Yes	Yes	Yes	Yes	Yes
69020	10/26/2023	ADVANTAGE FIRE SPRINKLER CO IN	ADVANTAGE FIRE SPRINKLER CO INC	DIRECT	\$ 6,639.00	Yes	Yes	Yes	Yes	Yes
69021	10/26/2023	ASSOCIATED PAPER	BRADY INDUSTRIES GEORGIA, LLC	DIRECT	\$ 4,645.25	Yes	Yes	Yes	Yes	Yes
69022	10/26/2023	BEAR CREEK REPORTING, INC.	BEAR CREEK REPORTING, INC.	DIRECT	\$ 414.00	Yes	Yes	Yes	Yes	Yes
69023	10/26/2023	CES-CITY ELECTRIC ACCOUNTS	CES-CITY ELECTRIC ACCOUNTS	DIRECT	\$ 205.60	Yes	Yes	Yes	Yes	Yes
69024	10/26/2023	CHARTER COMMUNICATIONS	CHARTER COMMUNICATIONS	DIRECT	\$ 199.98	Yes	Yes	Yes	Yes	Yes
69025	10/26/2023	CINTAS #201 DECATUR	CINTAS #201 DECATUR	DIRECT	\$ 1,105.95	Yes	Yes	Yes	Yes	Yes
69026	10/26/2023	CLEAR IMAGE AUTO GLASS, INC	CLEAR IMAGE AUTO GLASS, INC	DIRECT	\$ 344.14	Yes	Yes	Yes	Yes	Yes
69027	10/26/2023	DAVIS, DENNIS W.	DENNIS W. DAVIS	DIRECT	\$ 1,431.66	Yes	Yes	Yes	Yes	Yes
69028	10/26/2023	GALLS	GALLS	DIRECT	\$ 1,157.87	Yes	Yes	Yes	Yes	Yes
69029	10/26/2023	GOTO COMMUNICATIONS	GOTO COMMUNICATIONS	DIRECT	\$ 2,269.15	Yes	Yes	Yes	Yes	Yes
69030	10/26/2023	HARRIS COMPUTER SYSTEMS	HARRIS COMPUTER SYSTEMS	DIRECT	\$ 10,412.99	Yes	Yes	Yes	Yes	Yes
69031	10/26/2023	KOFILE	KOFILE	DIRECT	\$ 3,290.88	Yes	Yes	Yes	Yes	Yes
69032	10/26/2023	MADDOX, TAMARA	TAMARA MADDOX	DIRECT	\$ 570.24	Yes	Yes	Yes	Yes	Yes
69033	10/26/2023	MAULDIN & JENKINS, LLC	MAULDIN & JENKINS, LLC	DIRECT	\$ 25,000.00	Yes	Yes	Yes	Yes	Yes
69034	10/26/2023	MCCURLEY, SANDY	SANDY MCCURLEY	DIRECT	\$ 284.91	Yes	Yes	Yes	Yes	Yes
69035	10/26/2023	MOSS, JODY	JODY M. HIGDON	DIRECT	\$ 790.56	Yes	Yes	Yes	Yes	Yes
69036	10/26/2023	NATIONAL BUSINESS FURNITURE	NATIONAL BUSINESS FURNITURE	DIRECT	\$ 238.60	Yes	Yes	Yes	Yes	Yes
69037	10/26/2023	OFFICE DEPOT	ODP BUSINESS SOLUTIONS, LLC	DIRECT	\$ 56.73	Yes	Yes	Yes	Yes	Yes
69038	10/26/2023	PUBLIC SAFETY UNIFORM & SUPPLY	PUBLIC SAFETY UNIFORM & SUPPLY	DIRECT	\$ 179.97	Yes	Yes	Yes	Yes	Yes
69039	10/26/2023	SMARTWAVE TECHNOLOGIES, LLC	SMARTWAVE TECHNOLOGIES, LLC	DIRECT	\$ 750.00	Yes	Yes	Yes	Yes	Yes
69040	10/26/2023	STAPLES	STAPLES ADVANTAGE	DIRECT	\$ 1,354.13	Yes	Yes	Yes	Yes	Yes
69041	10/26/2023	WATERLOGIC AMER DBA PURE WATER	QUENCH USA, INC.	DIRECT	\$ 128.55	Yes	Yes	Yes	Yes	Yes
TOTAL TYPE: DIRECT DEPOSIT ACH FILE					\$ 203,886.03					
ELECTRONIC TYPE: DIRECT DRAFTED/TRANSFERRED FROM ACCOUNT										
68748	08/25/2023	BANK OF AMERICA	BANK OF AMERICA	MANUAL	\$ 0.00	No	No	No	No	No
68473	10/02/2023	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 22,571.14	No	No	No	No	No
68718	10/12/2023	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 55,234.72	No	No	No	No	No
68741	10/16/2023	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 22,982.64	No	No	No	No	No
68766	10/23/2023	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 24,948.10	No	No	No	No	No
TOTAL TYPE: DIRECT DRAFTED/TRANSFERRED FROM ACCOUNT					\$ 125,736.60					

MORGAN COUNTY GOVERNMENT
 VENDOR ELECTRONIC PAYMENTS REGISTER REPORT
 Executed By: lbrandt

Page: 3
 Date: 11/03/23
 Time: 14:37:43

ETF NUMBER	ETF DATE	VENDOR IDENTIFICATION	VENDOR NAME	TYPE	AMOUNT	CHECKING	ACCOUNT #?	ROUTING #?	ACH	ACTIVE
=====										
TOTAL BANK: 100-SUNTRUST					\$	329,622.63				
						=====				
TOTAL ALL ELECTRONIC TRANSFERS =					\$	329,622.63				



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: ZONING MAP AMENDMENT

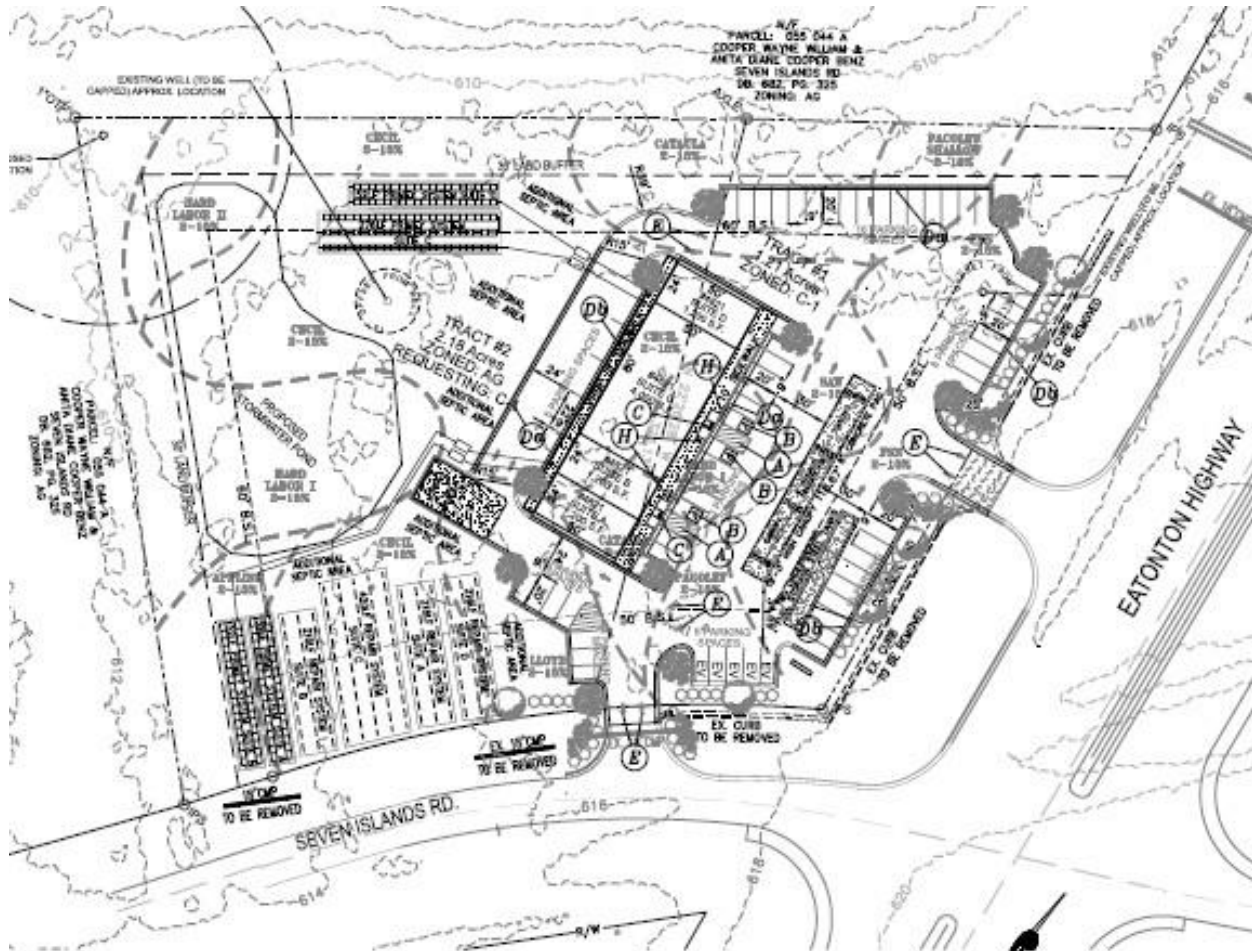
Property location:	4821 Eatonton Highway
Property tax parcel:	055-038
Acreage:	3.39 acres
Applicant:	Khan Nahidul/GA Investment Group
Applicant's Agent:	Thiep Huynh
Property Owner:	Georgia Investment Group, LLC
Existing Zoning:	AG (Agricultural) and C1 (Neighborhood Commercial)
Proposed Zoning:	C3 (Heavy Commercial)

Summary



Khan Nahidul/GA Investment Group is requesting a Zoning Map Amendment, from AG/C1 to C3 for 3.39 acres located at the corner of Highway 441 and Seven Islands Road. The site is known locally as the old Joe's Store location. Joe's Store was a gas station on 1.21 acres that was zoned C1. The store closed years ago and the buildings were removed. A 2.18

acre parcel was behind it that was zoned AG but used residentially. The current owner combined the parcels but did not address the different zoning designations, resulting in a split zoned parcel. The parcel is located on Highway 441 and the property size has been reduced by the increased right-of-way for the newly widened highway. GDOT installed two entrances for the parcel, one on the highway and one on Seven Islands Road. Both are located on the portion of the parcel that is zoned commercial.



The applicant proposes to use the parcel as a strip center, which is identified in the Morgan County Zoning Ordinance as a Shopping Center and requires C3 (Heavy Commercial) zoning. A 4,000 square foot gas station and convenience store will be the main use, but the plan also shows 3 additional suites of 1,200 square foot each. (See attached for enlarged plan.) The site plan also shows parking, EV charging stations, a detention pond, a proposed well location, septic tank locations and septic drain fields. Regarding the potential uses to be located in the suites and the septic systems, as well as other dimensional requirements, please see the following email conversation between Senior Planner Tara Cooner and the applicant's engineer, Thiep Huynh:

Email sent from Tara Cooner, September 8, Response from Thiep Huynh on September 11.

Ms. Conner,

Please see our response below in red:

Our ordinance considers multiple businesses like this to be a shopping center, which requires C3 zoning.

Changed the request to C3.

Prior to submittal for rezoning, you will need to submit this plan to the Health Department for review. Our Director does not think you have adequate repair drain line shown.

I have set aside additional areas for septic fields/repair. Please see attached. At this point we do not know the end user of those spaces, therefore we are showing a standard system with additional area to enlarge the system if needed. Health department will not do an official review until the specific use is known and designed for.

The septic line appears to be for offices, as the amount shown is not sufficient for water-heavy uses, such as restaurants or hair salons. Septic use varies by occupancy. Does your client have a list of businesses he will allow in these spaces to make sure the septic space is adequate?

I have additional areas that are not used for septic purposes. At this point we do not know the end user of those spaces, therefore we are showing a standard system with additional area to enlarge the system if needed.

Have you had a soils test done to confirm the septic is adequate?

Level 3 soils are shown.

Please be advised for C3 zoning, your setbacks are incorrect. You need 50' on both roads and 60' from the side and rear.

Revised the setbacks to 50' and 60' as shown.

No landscaping is shown.

Shown landscaping. To be revised per code once a tree survey is done for the site and landscape plan prepared during land disturbance permitting process.

The disturbed acreage appears to be incorrect.

Removed. Not necessary for rezoning. I will show the exact amount of disturbed acreage when site development plans are prepared for the site.

Prior to submittal for rezoning, you will need to show DOT correspondence regarding the entrances.

The entrances were designed and currently under construction by GA DOT for the previous commercial site that was there. See attached DOT improvement plan that is currently under construction.

Confirm that the sight distances are adequate per the Morgan County regulations for the entrances.

The entrances were designed and currently under construction by GA DOT for the previous commercial site that was there. From my preliminary site visit, there does not appear to be any limited site distances for either entrances.

Finally, be advised that the rezoning request is not supported by the Comprehensive Plan. You will need to address why C3 zoning is necessary when the area is forecast to be rural.

The site previously had a commercial operation that is similar to the proposed request. Furthermore Hwy 441 is a major highway with many similar commercial activities along it to support vehicular traffic

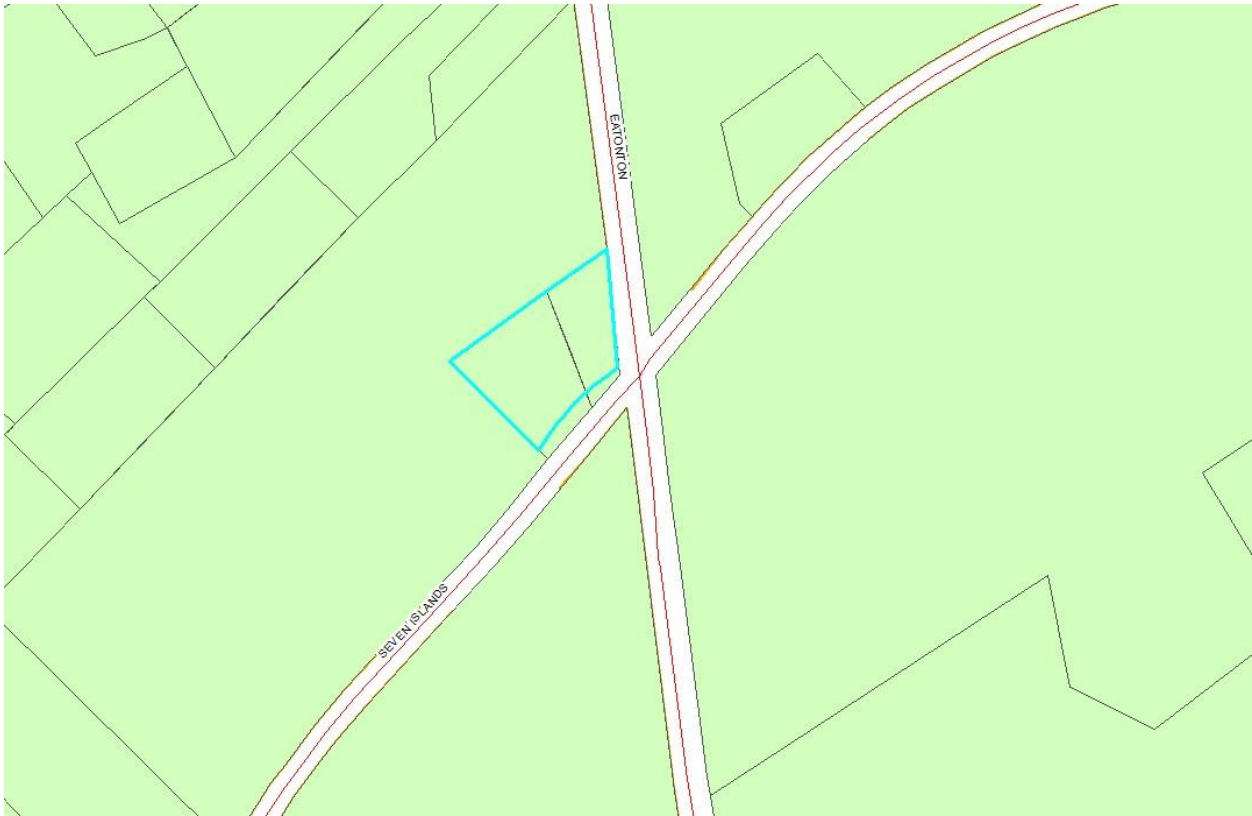
on such hwy. We do not believe that our request is out of character with the current use along Hwy 441 within Morgan and other counties along Hwy 441.

Per subsequent conversations with Lynette Knight, Lead Environmentalist with the Morgan County Health Department, the amount of drain line shown is inadequate for uses other than office space. Any water intensive use would require additional drain line and a restaurant will not work with the size of the property at all. Should the Planning Commission choose to recommend approval to the Morgan County Board of Commissioners, uses would need to be limited. Ms. Knight stated that the plan should be reviewed by her office prior to approval for any uses that would require additional drain line to confirm the space is adequate. Mr. Huynh provides area for additional drain field but depending on the proposed uses, Ms. Knight doubts the total area will be sufficient.



The applicant's letter mentions the current development patterns along Highway 441 and the above email answers reference similar commercial activities and the character of the current uses. Ace Hardware is the only recent commercial development on the highway and other gas stations are in

Madison city limits. There is one strip center located next to Farmview which contains a golf cart dealer and a tattoo parlor, among other uses. That is the only strip development that has been allowed in the unincorporated county. That strip center (red star) is zoned C2 and is over 4 miles from the subject site (yellow circle). The closest C3 zoning is at Exit 121 (red circle), which is 6.5 miles from the subject site. Although part of the parcel is already C1, changing it to C3 would be considered spot zoning due to the vastly different uses that are allowed in each zoning district and the enlargement of the designation. C3 zoning could potentially create a domino effect on the highway, particularly at the intersection.



The Morgan County Comprehensive Plan Character Area Map shows the area is forecast to be Rural Living, as indicated by the light green color. Information from the Comprehensive Plan related to the Rural Living Character Area is attached.

Criteria for Consideration

From the Morgan County Zoning Ordinance, Section 19.3.1. Staff comments are in blue.

1. The zoning proposal is suitable in view of the use of adjacent and nearby property and the zoning proposal will not affect the existing uses or usability of adjacent or nearby uses; *The property is already spot zoned due to the previous gas station. However, C1 has less intensive uses than C3 and C3 would also be spot zoning. The surrounding area is agricultural with scattered houses. The hours of the proposed use have not been discussed, but 24 hour lights and increased traffic could pose a nuisance to nearby houses.*
2. The property to be affected by the zoning proposal has a reasonable and economic use as currently zoned; *A smaller gas station or other small commercial could possibly be placed on the commercially zoned portion of the property. Smaller lots are in great demand for housing and could probably be sold for a residential use, provided the residence was placed on the AG zoned side.*
3. The zoning proposal will not result in a use which will or could cause an excessive or burdensome use of existing transportation facilities, utilities, educational facilities or public safety; *The Seven Islands Road intersection has had numerous accidents in the past, It remains to be seen if the realignment of the intersection will decrease accidents at the location, especially since*

the wider highway has created a longer crossing. Pulling into or out of the location is concerning, especially turning left onto the highway, but the danger of the new intersection is yet to be determined.

4. The zoning proposal is in conformity with the policies and intent of the Comprehensive Plan; The proposal does not meet the Comprehensive Plan, which does not support commercial activity in the area. The existing commercial parcel is grandfathered,
5. There are existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; and Staff is concerned about the septic and water shown on the site plan. As noted above, the Environmental Health office is not convinced that the site can handle the number of businesses proposed. Although there is extra space shown for drain field, the submitted site plan is dependent on the proposed well location being valid for an EPD approved commercial well. As the end users are unknown, we have no way to determine if the site plan and proposed septic is adequate.
6. Granting the request would not have a “domino effect,” in that it becomes the opening mechanism for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Plan. Staff’s biggest concern is the possibility of C3 zoning on the highway and the recent interest in industrial or heavy commercial uses in the county. Introduction of C3 on Eatonton Highway could encourage additional interest in the area.

Staff Comments

Staff is concerned that the applicant is simply trying to put too much on the property. A smaller commercial venue could possibly work but attempting to put 4 businesses on the site and the possibility of insufficient drain field or the well location being invalid requires careful examination.



A.C.E.
**ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.**

TO: Morgan County Planning and Development
150 E Washington Street
Suite 200
Madison, GA 30650

September 8, 2023

SUBJECT: Letter of Intent, 4821 Seven Island Rd. Madison, GA 30650

To Whom It May Concern,

A change of existing split zoning of AG and C1 is requested for the subject property located at 4821 Seven Island Rd. Madison, GA 30650. – Parcel number 055038 to C3 to allow for the construction of a gas station and retail shops.

We look forward to developing this project in Morgan County, as we feel it fits with the current development patterns in the area and will complement the needs of both Morgan County and our client's proposed business.

For questions or further information please contact me 770-466-4002.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thiep Huynh', is enclosed within a thin black rectangular border.

Thiep Huynh
Consultant

Morgan County Planning Commission

Submit to: Morgan County Planning & Development
150 E. Washington Street, Suite 200
Madison, Georgia 30650
Criteria for Zoning Map Approval

From the Morgan County Zoning Ordinance, Section 19.3.1 Required Findings for Zoning Map Approval

1. Compatibility with Adjacent Uses and Districts: Existing uses and use districts of surrounding and nearby properties, whether the proposed use district is suitable in light of such existing uses and use districts of surrounding and nearby properties, and whether the proposal will adversely affect the existing use or usability of adjacent or nearby properties.

The existing uses of nearby property are C1 commercial for the existing tract 1 and AG north and west of the subject property. The proposed request is simply an expansion of the existing use that was on the tract #1. Hwy 441 is a major highway with many similar commercial activities along it to support vehicular traffic on such hwy. We do not believe that our request is out of character with the current use along Hwy 441 within Morgan and other counties along Hwy 441.

2. Property Value: The existing value of the property contained in the petition under the existing use district classification, the extent to which the property value of the subject property is diminished by the existing use district classification, and whether the subject property has a reasonable economic use under the current use district.

There was a commercial building that was previously existing on Tract #1 of this 2 tracts property. The owner wished to reestablish that same use for this combined larger tract. Without the approval of this request, the owner cannot rebuild the similar use that previously existed on the property. Furthermore, this is a growing area along the expanding Hwy, which we will believe result in many commercial developments coming along this Hwy, therefore what is being requested will not result in a pocket zoning in the near future.

3. Suitability: The suitability of the subject property under the existing use district classification, and the suitability of the subject property under the proposed use district classification.

The proposed zoning is consistent with the trend of nearby property. If approved, this property will be used as gas station with retail and restaurant like the property along Hwy 441.

4. Vacancy and Marketing: The length of time the property has been vacant or unused as currently used under the current use district classification; and any efforts taken by the property owner(s) to use the property or sell the property under the existing use district classification.

The property has once been a commercial and a residential until 2021 which were then demolished and is in the current vacant state since then.

5. Evidence of Need: The amount of undeveloped land in the general area affected which has the same use district classification as the map change requested. It shall be the duty of the applicant to carry the burden of proof that the proposed application promotes public health, safety, morality or general welfare.

The property cannot reasonably be used as a rural agriculture tract due to increasing land prices and relative size of the existing property. The property also doesn't have a reasonable economic use in comparison to nearby property that is zoned Highway commercial along Hwy 441.

6. Public Facilities Impacts: Whether the proposal will result in a use, which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, parks or other public facilities and services.

The proposed zoning is consistent with the trend of nearby property. If approved, this property will be used as a gas station with office, retail and restaurant. The existing street is being improved GA DOT, the facility will be served by private well and septic systems, and no impact to schools or utilities anticipated.

7. Consistency with Comprehensive Plan: Whether the proposal is in conformity with the policy and intent of the locally adopted comprehensive plan.

If rezoned, the property will be developed in accordance with the C3 zoning standard, which will create additional jobs, promote growth of this region, and better meet the demand for commercial services of this region, especially the corridor along Hwy 441.

8. Other Conditions: Whether there are any other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposal.

The proposed land use change represents a fair balance. This area is emerging as a highway commercial corridor along Hwy 441.

PARCEL: 055 038 ZONED: AG & C-1

TOTAL TRACT #1 & #2 SITE AREA = 3.39
± ACRES

PROPOSED USE = GAS STATION

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY BOLDWIN ENGINEERING SERVICES, DATED 07/05/2001
2. THERE ARE NO NWI WETLAND ON THE SITE.
3. UN-NAMED TRIBUTARY OF BRANCH BIG INDIAN CREEK IS LOCATED ALONG THE WEST SIDE OF THE SITE.
4. NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13211C0325B DATED JAN. 26, 2026.
5. THERE ARE NO STATE WATER ON SITE.
6. THE PROJECT WILL BE SERVED BY MORGAN COUNTY WATER.
7. THE PROJECT WILL BE SERVED BY SEPTIC SYSTEM.

SITE PLAN KEYED NOTES

- | | |
|------|--|
| (A) | AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C. |
| (B) | ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET. |
| (C) | ACCESSIBLE RAMP. SEE DETAIL SHEET |
| (Da) | 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET. |
| (Db) | 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET. |
| (E) | PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET. |
| (F) | 6" CONCRETE FRAME. |
| (H) | HANDICAP SIGN. SEE DETAIL SHEET. |
| (I) | 6" CONCRETE DRIVEWAY APRON. |

SITE ANALYSIS

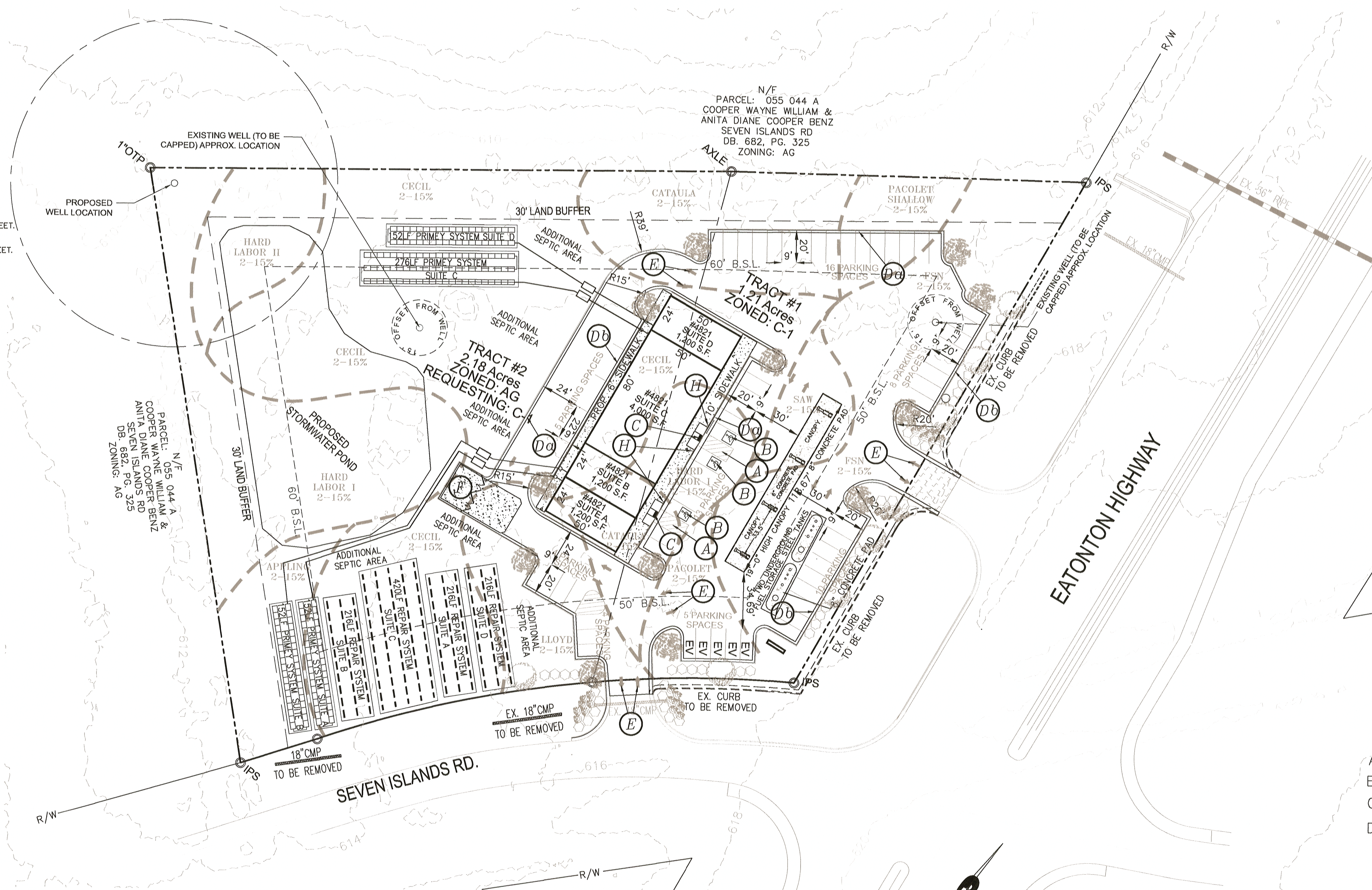
TOTAL BUILDING	7,600 S.F.
TRACT #1	1.21 AC.
ZONED	C-1.
TRACT #2	2.18 AC.
ZONED	AG.
TOTAL AREA	3.39 AC.
<hr/>	
REQUIRED	
5 SPACES/ 1,000 S.F.	38 SPACES
3 SPACES/ 1 SERVICE BAY	24 SPACES
TOTAL REQUIRED	62 SPACES
TOTAL PROVIDED	62 SPACES
<hr/>	
H.C. SPACES REQ.	3 SPACES
H.C. SPACES PROVIDED	3 SPACES

TOTAL SITE AREA = 3.39 ACRES
TOTAL DISTURBED AREA = XX ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

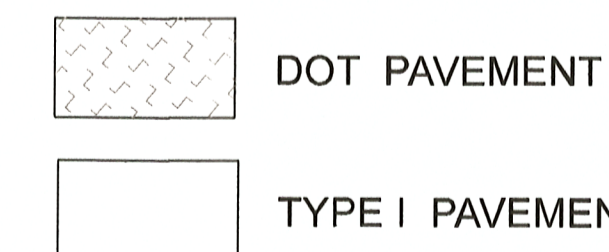
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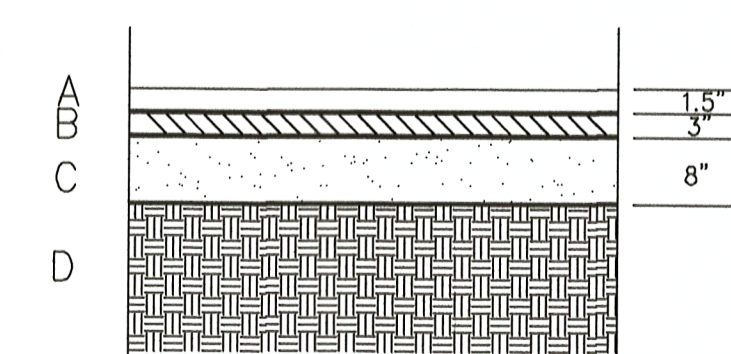
VICINITY MAP
N.T.S.



PAVEMENT LEGEND



- A. 1.5 INCH ASPHALT TOPPING - TYPE "E" OR "F"
- B. 3 INCH ASPHALT BINDER - TYPE "B"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)
COMPACTED TO A MINIMUM OF 95%
OF ASTM D 698 DENSITY



TYPE I PAVEMENT
(FOR INTERIOR DRIVEWAY)
NO SCALE

GEORGIA811
www.Georgia811.com



A.C.E.
**ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.**
P.O.C. TIP HUYNH, P.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tipacellc@gmail.com

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CONCEPTUAL PLAN

PROPOSED SEVEN ISLANDS FOOD MART

PARCEL: 055 038
LAND LOT: 124 &147
DISTRICT : 4th
4821 SEVEN ISLANDS RD
MORGAN COUNTY, GA

DATE: 08/21/2023

SCALE: 1"=40'

OWNER

GEORGIA INVESTMENT GROUP, LLC.
3253 BAGLEY PASSAGE
DULUTH, GA 30097

DEVELOPER/PRIMARY PERMITTEE

GA INVESTMENT GROUP, LLC.
3253 BAGLEY PASSAGE
DULUTH, GA 30097
SHAMUN H TOUFIQ
(770) 313-3755
shamun20@gmail.com

24 HOUR - EMERGENCY CONTACT
SHAMUN H TOUFIQ
(770) 313-3755
shamun20@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 23-027

REZONE

"NOT FOR FINAL RECORDING"
TOTAL TRACT #1& #2 AREA = 3.39 ± ACRES

PARCEL: 055 038 ZONED: AG & C-1

REZONE REQUEST: CURRENTLY ZONED AG AND C-1 REQUESTING C-3 ZONING TO ALLOW FOR THE GAS STATION DEVELOPMENT.
TOTAL TRACT #1 & #2 SITE AREA = 3.39 ± ACRES

PROPOSED USE = GAS STATION

NOTES:

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SITE PLAN KEYED NOTES

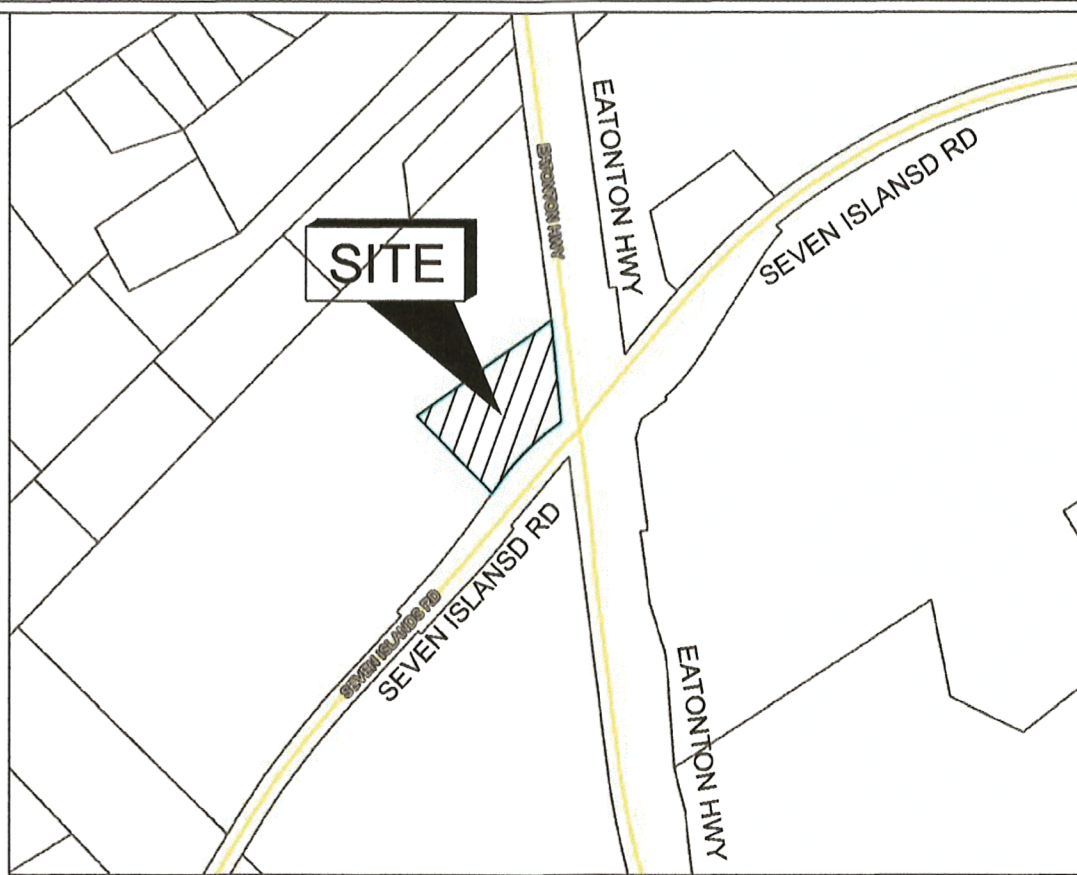
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- B ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
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SITE ANALYSIS

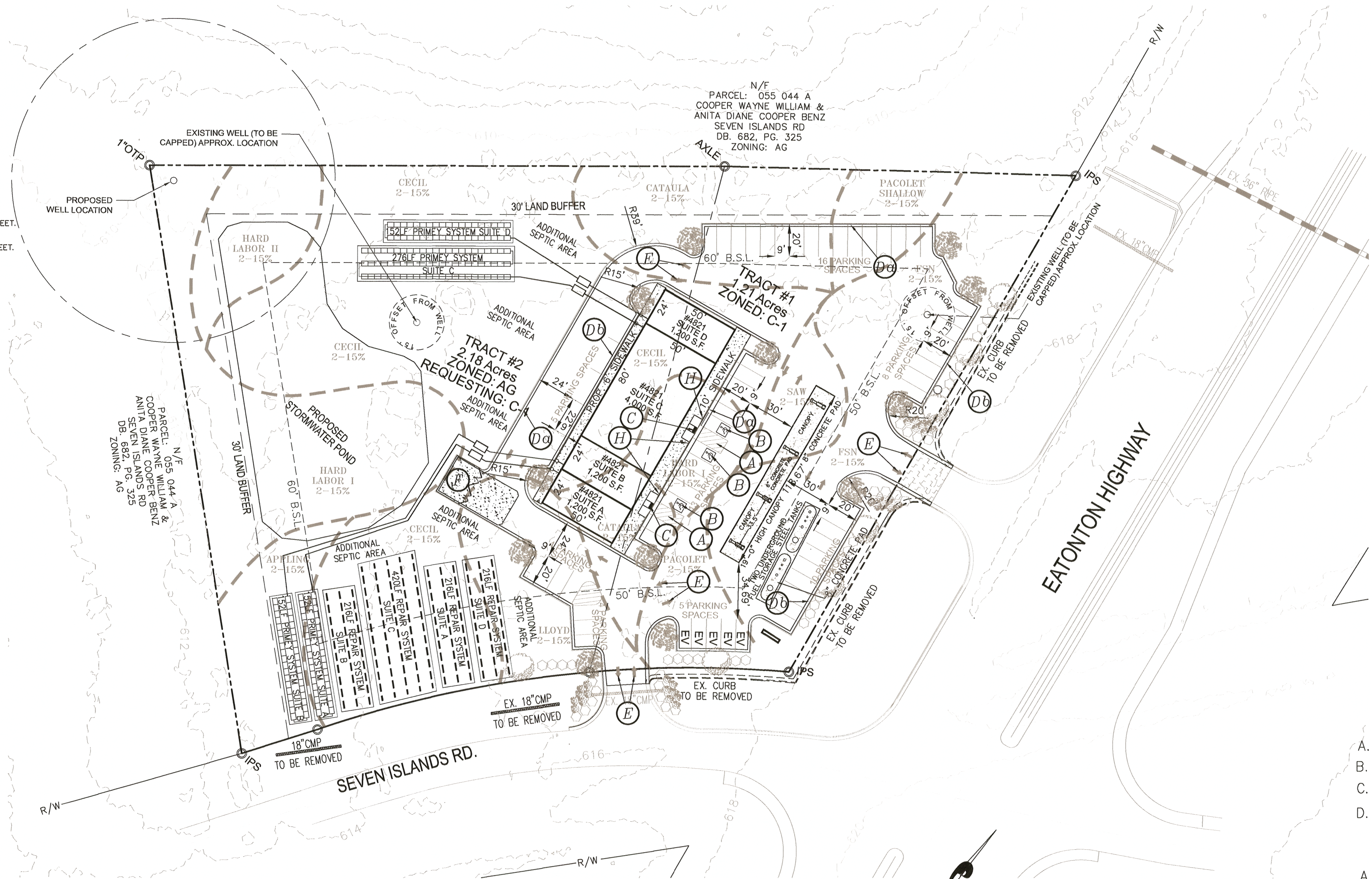
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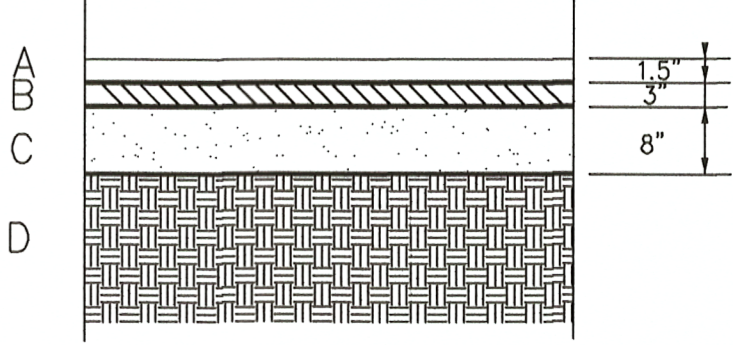
VICINITY MAP
N.T.S.



PAVEMENT LEGEND

- DOT PAVEMENT
- TYPE I PAVEMENT

- A. 1.5 INCH ASPHALT TOPPING - TYPE "E" OR "F"
- B. 3 INCH ASPHALT BINDER - TYPE "B"
- C. 8.0 INCHES OF CRUSHED STONE BASE COURSE
- D. STABILIZED SUBGRADE
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)
COMPACTED TO A MINIMUM OF 95%
OF ASTM D 698 DENSITY



TYPE I PAVEMENT
(FOR INTERIOR DRIVEWAY)
NO SCALE

GEORGIA811
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A.C.E.

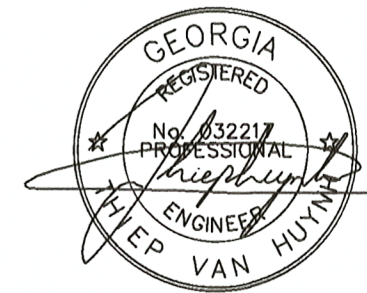
ALCOVY CONSULTING ENGINEERING
AND ASSOCIATES, LLC.

P.O.C. TIP HUYNH, P.E.
485 Edwards Rd.
Oxford, Georgia 30054
Phone: 770-466-4002
tipacell@gmail.com

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CONCEPTUAL
PLAN

PROPOSED
SEVEN ISLANDS
FOOD MART

PARCEL: 055 038

LAND LOT: 124 &147

DISTRICT : 4th

4821 SEVEN ISLANDS RD

MORGAN COUNTY, GA

DATE: 08/21/2023

SCALE:1"=40'

OWNER

GEORGIA INVESTMENT GROUP, LLC.
3253 BAGLEY PASSAGE
DULUTH, GA 30097

DEVELOPER/PRIMARY PERMITTEE

GA INVESTMENT GROUP, LLC.
3253 BAGLEY PASSAGE
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SHAMUN H TOUFIQ
(770) 313-3755
shamun20@gmail.com

24 HOUR - EMERGENCY CONTACT
SHAMUN H TOUFIQ
(770) 313-3755
shamun20@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION
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JOB No. # 23-027

REZONE



MORGAN COUNTY PLANNING COMMISSION

Submit to: Morgan County Planning & Development
150 E. Washington Street, Suite 200
Madison, Georgia 30650

APPLICATION FOR ZONING ACTION: ZONING MAP AMENDMENT

Applicant Information (same as owner Yes ☒ No ☐)

Name: Khan Nahidul / GA Investment Group
Address: 3253 Bagley Passage
Duluth GA 30097
Phone: 770-722-5369
Fax: _____
Email: Khannahidul@gmail.com

Property Information

Address: 4621 Seven Island Rd.
Tax Parcel: 055038
Zoning Designation: AG/C-1
Acreage: 3.39
Current Zoning: AG-C-1
Proposed Zoning: C-3

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

1. Payment of appropriate fee (please make checks payable to Morgan County).
2. Recorded plat of property. If no plat has been recorded, a copy of the recorded deed may be submitted in lieu of the plat.
3. If the zoning map amendment is requested for property that is being split, a plat drawn by a Georgia registered Land Surveyor must be submitted showing the proposed new parcel.
4. Written description of your request in letter format, addressed to the Morgan County Planning Commission. All required criteria (attached) must be addressed in the written description.
5. A concept plan, when applicable. If a concept plan is necessary, the plan must meet all the requirements listed in the Morgan County Zoning Ordinance, Section 19.2.2.

The documents listed above are the minimum requirements. Staff may require additional documentation depending on the nature of the Conditional Use request. All submitted documents are public records and subject to Opens Records Law.

Has applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☒ If yes, please complete contribution affidavit.

I have reviewed the application procedures and all applicable criteria and regulations in the Morgan County Zoning Ordinance for the above requested Conditional Use. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: Nahidul Khan Date: 09/08/2023



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – CHURCH

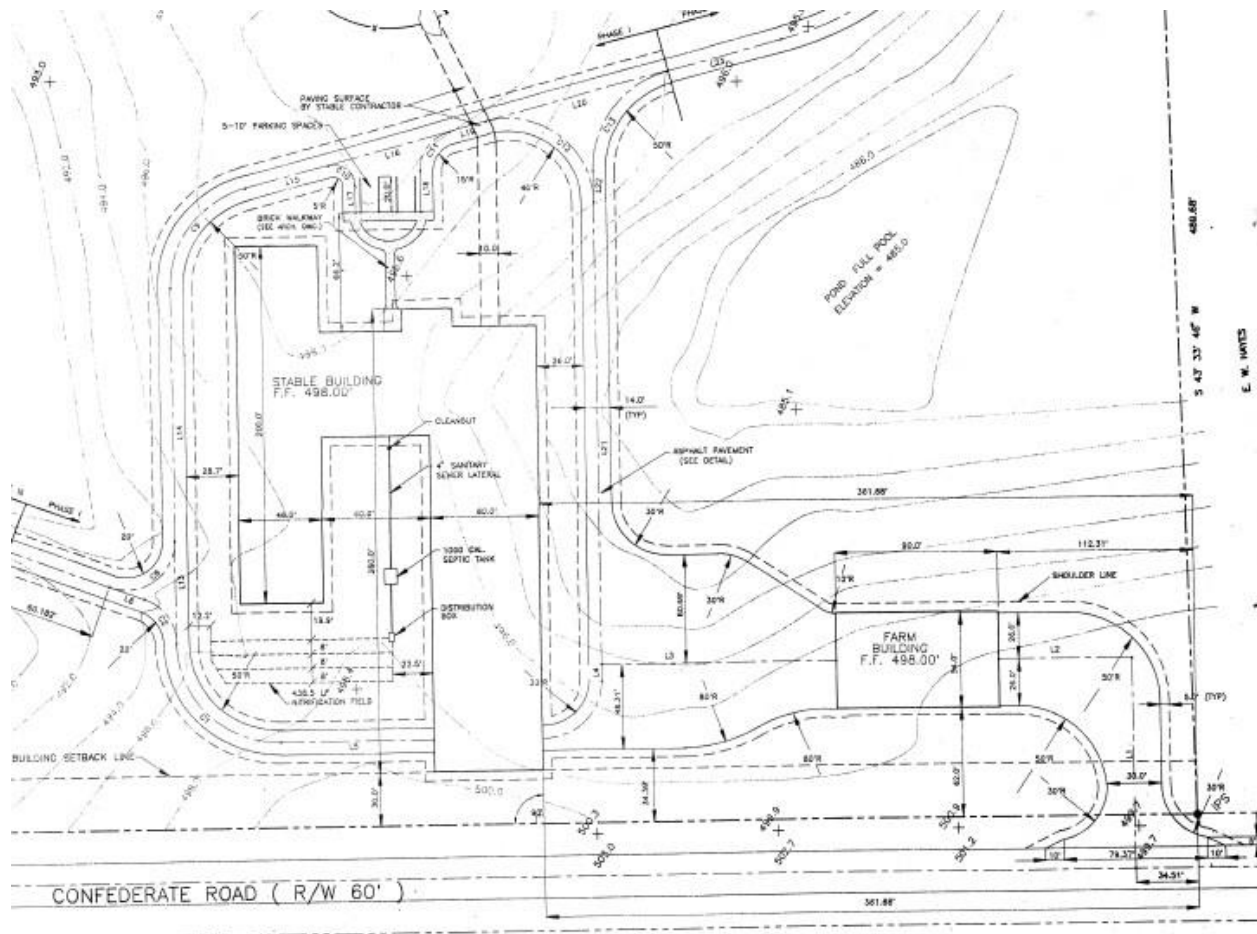
Property location:	1091 Confederate Road
Property tax parcel:	036-039E & 036-039B
Acreage:	24.42 acres
Applicant:	Madison Methodist Church
Applicant's Agent:	Maynard (Butch) Thompson
Property Owner:	Southern Dixie Group, LLC (under contract by Madison Methodist Church)
Existing Use:	Vacant, used previously as equestrian facility
Proposed Use:	Church with associated uses

Summary



Madison Methodist Church is requesting conditional use approval to operate a church on a combined total of 24.42 acres located at 1091 Confederate Road. The proposed property is known locally as Dupree's horse arena. The same location was approved for a church in 2021, when Lakepoint Community Church submitted an application to locate on the property. At the time, Lakepoint had not purchased the property and the approval was contingent on the purchase. Madison Methodist has purchased the property and the closing will occur prior to the Planning Commission meeting date.

Planning staff met with Butch Thompson on site and walked through the buildings. Proposed phases were discussed as well as building modifications and fire safety issues. Due to the scope of the modifications needed, the church intends to start with the smaller building (red star) on the property and hold services there until renovation on the main building is complete.



The church intends to complete the building in 4 phases, which are outlined in their attached letter. The proposed phases are:

1. Renovation of the smaller building for worship services, add parking, clean up property including pond, remodel limited space in large building for offices;
2. Renovation (including sprinkler) of the main building for worship services, a fellowship hall, a covered drop-off area, a catering kitchen and transition of the smaller building into a youth facility;
3. Renovation of the main building for Sunday school rooms. A preschool was also mentioned, which would operate similarly to the preschool at the Methodist Church in downtown Madison. The church is aware that a preschool would require additional conditional use approval;
4. As needed, renovate the 2nd floor of the main building, including elevator. The second floor once housed an apartment. The applicant's letter states that a dwelling will not be located on the site. The apartment was discussed during the Lakepoint Community Church presentation and was permitted to stay, providing it was not used as a short-term rental. The applicant should clarify if the apartment will be removed.

The pond was discussed during the staff site visit. Pond-related activities were described as catering to youth, such as fishing, but would not be used for baptisms.



The property consists of 2 parcels with entrances on Confederate Road and Dixie Highway. The church is acquiring both properties, as opposed to Lakepoint Community Church in 2021, who only sought approval of the parcel on Confederate Road.

The church intends to keep the entrance on Dixie Highway and use as needed but seeks to move the entrance on Confederate Road. The current entrance requires cars to drive around the smaller building to access the parking area. Moving the entrance further northwest on Confederate does not concern staff, as the bulk of the traffic will be on Sunday when the businesses across Confederate Road will be closed. Church office traffic during the week should be minimal.

The new parking lot for the church is proposed

for the field northeast of the main building (red star). The church is aware of paving requirements. While renovation of the structures will not require a land disturbance permit and stormwater detention, the construction of the parking lot will.



The Morgan County Zoning Map is on the left and shows the property is zoned R-1 (Low Density Residential), as indicated by the yellow color. Churches are allowed in R-1 as a conditional use. The Morgan County Comprehensive Plan Character Area Map is shown on the right and shows the area is forecast as Single Family Residential, also indicated by a yellow color. Information for Single Family Residential is attached and allows non-residential uses that are complementary to neighborhood development.

Criteria for Consideration

Section 21.3.1 Required Findings from Conditional Use Approval from the Morgan County Zoning Ordinance (Staff comments in blue):

1. The proposed use is suitable in view of the use of adjacent and nearby property and the proposed use will not affect the existing uses or usability of adjacent or nearby uses; *The property has commercially zoned property located to the south and across Confederate Road. There are houses on adjacent properties. Churches typically are considered appropriate uses near residential due to the limited hours of use and generally quietness.*
2. The proposed use will not cause an excessive or burdensome use of public facilities or services, current or planned, including but not limited to transportation facilities, utilities, educational facilities or public safety; *The property has Madison water, sewer and gas. A public safety issue is not anticipated because the main traffic use will be when nearby businesses are closed. If a preschool is approved in the future, the use could have a positive effect on education.*

3. Off street parking and loading will be adequate, ingress and egress are suitable and safe, and vehicular traffic and pedestrian movement on adjacent streets is not substantially hindered; The applicant will be required to submit plans for new parking lots that meet the regulations for parking. As noted above, the majority of the traffic will be when nearby businesses are closed.
4. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use; and Renovation of the existing building should not pose an environmental hazard. Any disturbance for the parking lots must follow appropriate permitting and best management practices.
5. The hours and manner of operation, including noise, lighting, glare, odor, site design and scale are consistent with adjacent and nearby uses, as long as the manner of operation complies with all applicable ordinances and does not constitute a nuisance to nearby and adjacent properties. Typically, churches are considered quiet neighbors. The applicant should clarify if the church will use the grounds to host outside events and potential hours outdoor activities could take place.

Staff Comments

The main concern in 2021 when Lakepoint Community Church was approved was the lack of setbacks. Churches have the following regulations in the Morgan County Zoning Ordinance:

Section 7.19.1 Stand-Alone Churches

When permitted or approved as a conditional use in a zoning district, stand-alone churches and their customary accessory buildings shall:

- Be located on a lot with a minimum of two (2) acres that fronts on a public right of way or a private street that connects with a public right of way;
- Be set back a minimum of fifty (50) feet from all property lines;
- Have a minimum ten (10) foot wide natural or planted buffer provided within the required setback;
- Meet the parking requirements for the occupancy load;
- Require a conditional use permit for any new church or accessory use such as fellowship halls, ball fields, shelters, pavilions, schools, class room buildings, etc.

The main building is only 20' from the front property line and 45' from the northwest property line. Also, regarding planted buffers, the front has planted trees but the northwest side tree buffer is on the neighbor's property. In 2021, Planning Commission accepted the reduced setbacks because the buildings were existing, but provided a condition that staff would determine whether additional landscape buffers were necessary during building review.



MORGAN COUNTY PLANNING COMMISSION

Submit to: Morgan County Planning & Development
150 E. Washington Street, Suite 200
Madison, Georgia 30650

APPLICATION FOR ZONING ACTION: CONDITIONAL USE

Applicant Information (same as owner Yes ☒ No ☐)

Name: MADISON METHODIST CHURCH

Address: 228 NORTH MAIN STREET
MADISON GA 30650

Phone: 706-342-6536

Fax: _____

Email: butch12247@gmail.com

Property Information O DIXIE HWY

Address: 1091 CONFEDERATE RD

Tax Parcel: 036 039 E 036 039 B

Zoning Designation: R1 R1

Acreage: 24.42

In Conservation Use: Yes ☐ No ☒

State Waters on Property: Yes ☐ No ☒

Submission of inaccurate information may be cause for denial of the request or, if discrepancies are realized after the approval for the petition or issuance of the relevant local permits, cause for the revocation of the approval and any related permits by the Board of Commissioners. The following documents must be submitted with this application prior to the application deadline. **Partial applications will not be accepted.**

1. Written description of your request in letter format, addressed to the Morgan County Planning Commission. The description must meet the requirements of Section 21.2.2.
2. Recorded plat of property. A deed may not be submitted in lieu of a recorded plat.
3. Concept plan or site plan. See Section 21.2.2 of the Morgan County Zoning Ordinance for plan requirements. Hand drawn plans will not be accepted.
4. Payment of appropriate fee (please make checks payable to Morgan County).

The documents listed above are the minimum requirements. Location within a Watershed or Groundwater Recharge Area may require additional documentation. Staff may require additional information depending on the nature of the Conditional Use request. All submitted documents are public records and subject to Open Records Law.

Staff is not responsible for providing any of the information or documents necessary for this application. Deadlines for submittal will not be waived. Please see attached for a copy of Chapter 21 from the Morgan County Zoning Ordinance.

Has applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes ☐ No ☒ If yes, please complete contribution affidavit.

I have received and reviewed the application procedures and all applicable criteria in Chapter 21 of the Morgan County Zoning Ordinance and associated regulations for the above requested Conditional Use. I understand that, should this request be approved, I am not exempt from needing further approvals or permits, depending on the nature of my request. I hereby claim that this application fulfills said procedures and meets the criteria for approval.

Applicant Signature: _____

Wayne H. Smith

Date: _____

9/11/2023

Morgan County Planning,

Subject: Church Remodel plan for Madison Methodist Church

We are requesting a Conditional use permit for our property at 1091 Confederate Road (24 acres, and two buildings located between Confederate Road and Dixie Highway) The property is currently a horse barn and arena with a detached outbuilding. It is our intention to remodel the facility to house a church (Madison Methodist Church), and all associated church activities, possibly including a preschool which we know will require separate permitting. We intend to complete this in four distinct phases.

Phase 1 and 1a

The outbuilding (5000 Sq ft) will be completed to be used as a youth and children's facility. Temporarily, we will house the entire congregation for Sunday services. Sufficient restroom facilities will be added for that purpose. New doors will be installed to meet fire egress codes. Sufficient parking will also be added to handle our attendance. Setbacks on Confederate cannot be met since the buildings are already on sight. In addition, a pond is on the property and will be cleaned up according to County direction. This pond will be used for children and youth activities.

Also, the center of the Main building will be updated and brought to code for immediate use to house staff offices as the other phases are completed. This consists of four people and a conference room. Minor updates will be required as pointed out by county building officials. Walk through was performed on August 31, 2023. This section is 95% complete, is environmentally controlled, and has sufficient restroom facilities and parking to meet code.

Phase 2

Phase 2 will consist of the conversion of the left side of the main building into four sections.

- A. A sanctuary
- B. A fellowship hall
- C. A foul weather dropoff zone

D. A caterer's kitchen

Everything necessary to bring this up to code, including sufficient sprinkler capacity will be accomplished. Anything necessary for the whole building to make phase 2 workable will also be accomplished at this time (ex: sprinkler)

Phase 3

Phase three will be the conversion of the 1st floor of the right side of the main building into a series of Sunday school rooms and the possible Preschool to benefit Morgan County. Some small group activities (bible studies, Bridge, dominos and work committee activities would be housed in this phase.)

Phase 4

Phase four will transform the second floor of the right side of the building. This phase will be completed should the need for additional space be required. Sufficient elevator capacity will be added at that time and will be added to the state code.

In general, restroom facilities will be added to each phase as required.

Thank you for your consideration,



Maynard H. Thompson

Building Committee Chairman

706-342-6536

Project Name:	Madison Methodist Church remodel
Project owner:	Madison Methodist Church
Date, Scale, North arrow:	9/11/23
Vicinity Map:	Attached
Use of adjacent property:	Residential
Exterior dimensions of the site:	See plats attached
Total project acreage:	24.42
Location, name and width of all existing	Dixie 2 lane
Or proposed streets:	Confederate 2 lane
Location of proposed structures:	Existing see attached map
Location of all off street parking and	Existing, see aerial map attached.
Driveways serving the project	We would like to relocate
Confederate Road entrance.	
Proposed buffers or screening:	Existing
Location, height fixture type and wattage:	To be added in phase One
Dumpster locations:	To be determined
Rough floor plans:	See attached scale
Building Height:	Existing
Description of phasing	Described in detail in letter

This complex will be a church. The office hours will be 8:30 to 4:00 Monday through Thursday and Service Hours will be Sunday from 9:00 am until Noon. During the week activities will be scheduled as needed. We currently have five employees. There are no dwelling units on site and vehicle trips should be limited during the week, with vehicle Sunday trips at approximately 100.

Water, gas, City sewer and Electricity already exist on the site but will be upgraded during phase two if required. Noise, will be from people arriving for services on Sunday.

The easement for the driveway on section 036 039B will be maintained or negotiated.

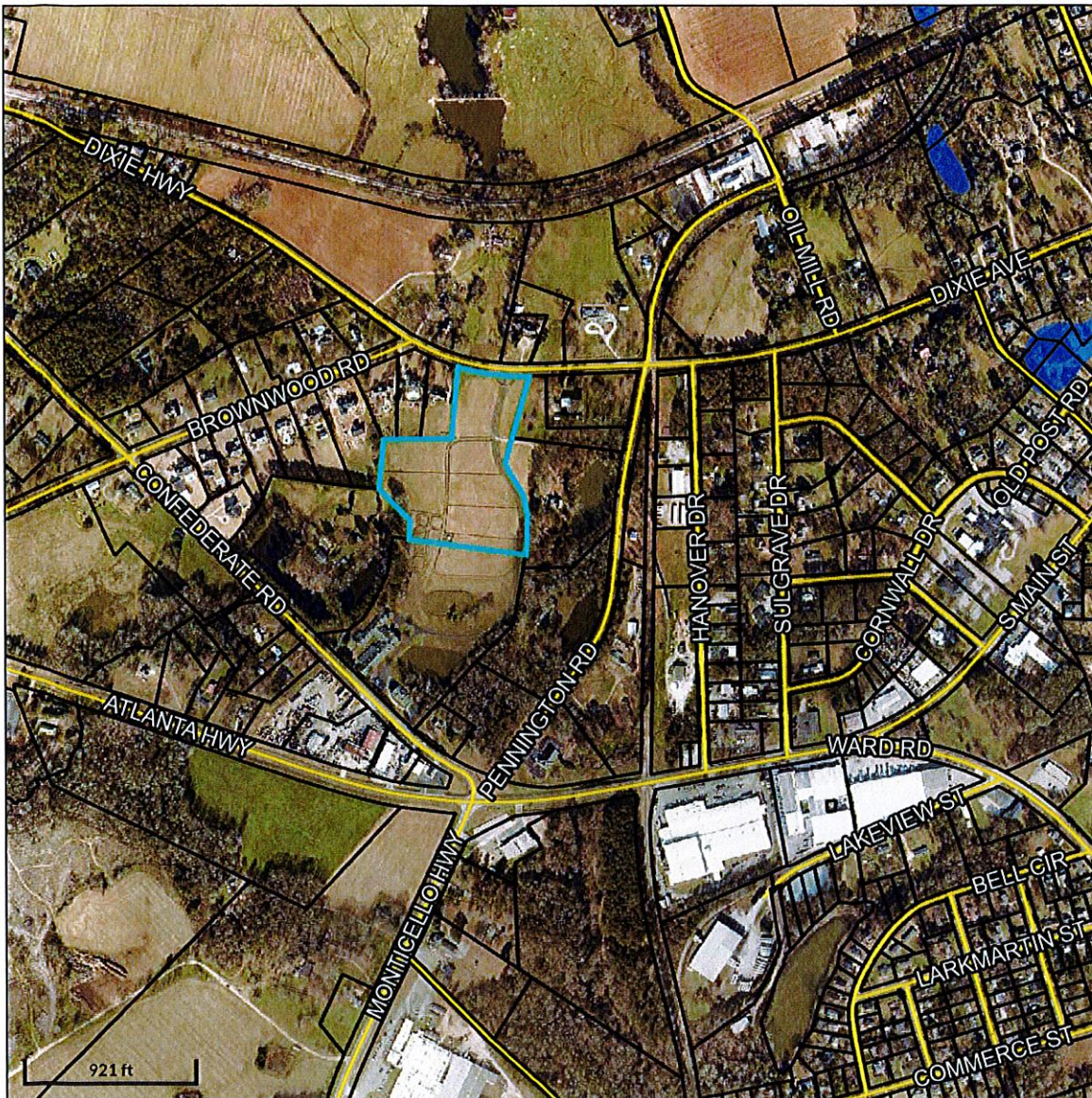
Thank you for your consideration.



Maynard H Thompson,

Building committee Chairperson





Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID 036 039 E
 Class Code Residential
 Taxing District UNINCORPORATED
 Acres 11.03

Owner SOUTHERN DIXIE GROUP LLC
 1180 REHOBOTH ROAD
 BISHOP, GA 30621
 Physical Address DIXIE HWY
 Assessed Value Value \$168754

Last 2 Sales			
Date	Price	Reason	Qual
12/4/2012	\$600000	N1	U
12/4/2012	0	ND	U

(Note: Not to be used on legal documents)

Date created: 8/25/2023
 Last Data Uploaded: 8/23/2023 8:06:49 PM

Developed by Schneider
 GEOSPATIAL

1000 Adams Street Los Angeles, CA 90015 Tel: (770) 267-4024 Fax: (770) 267-4079		1000 Adams Street Los Angeles, CA 90015 Tel: (770) 267-4024 Fax: (770) 267-4079	Date: _____ Date: _____ Job No: 03904 Site No: _____	Respondent: _____ Date: _____ Date: _____	Dudley, L.C. & Brewer Civil Engineering and Surveying Construction Management 1000 Adams Street Los Angeles, CA 90015 Tel: (770) 267-4024 Fax: (770) 267-4079	SURVEY FOR: NEAL BOLTON	County: MORGAN Land Lot: 130 & 173 District: 20TH Scale: 1"=100' Date: 7/24/2003
--	--	--	---	---	---	--------------------------------	--

Parcel Number: 036 - -039 -B

Account Number: 9748

Permit Key: 16355

Documents

Permit Number	Permit Type	Permit Amount	Date Issued	Actual Completion	Cost of Work
2013-000	NO PERMIT	0	10/25/2013	11/20/2013	0
2013-667	LEAN-TO	0	11/20/2013	12/05/2013	0
2013-703	ADDITION	0	12/09/2013	05/15/2014	0
2023-	COMMERCIAL REMODEL	0	09/08/2023		0

- Work Order
- Receipt
- Permit
- Phy Insp Notice

Individual Permit Information

Permit Year: 2023

Number: 2023-

Code:

Permit Owner: SOUTHERN DIXIE GROUP LLC

Contact: SOUTHERN DIXIE GROUP LLC

Phone: () -

Date Issued: 09/08/2023

Inspection Date: / /

Type: COMMERCIAL REMODEL

Cost of Work: 0

Permit Amount: 0.00

Issued By: rb

Approved By:

Scheduled Completion: / /

Actual Completion: / /

Physical Property Information

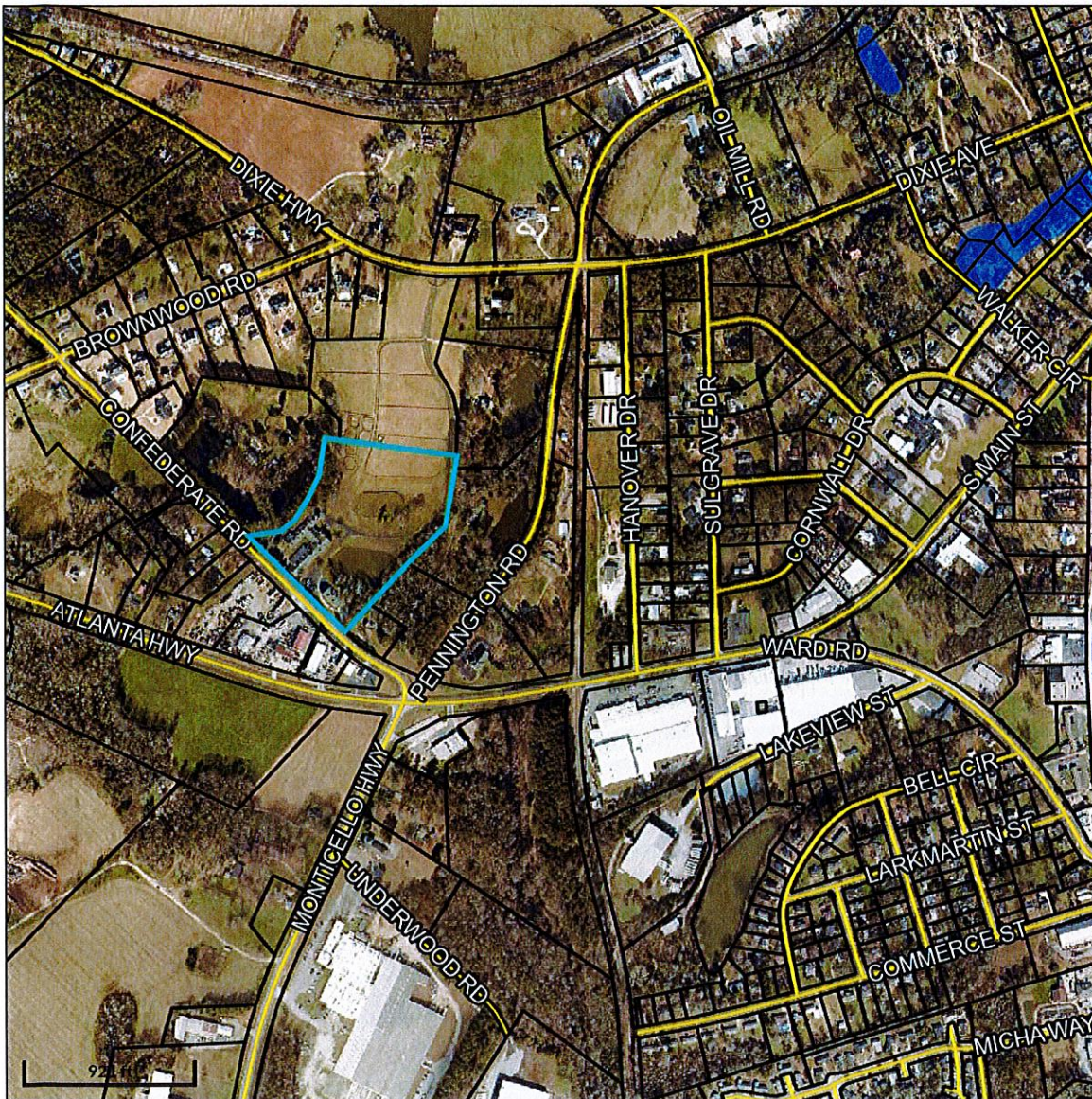
Job Addr: 1091 CONFEDERATE RD

Legal Desc: 13.39 AC/ 1091 CONFEDERATE RD TRACT 1

Square Footage: 0

Number of Fireplaces: 0

Comments: 2023 SEPT 8 COM REMOD (CHURCH)



Legend

- Parcels
- Roads

Flood Map

- A - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Base Flood Elevations (BFE) have not been determined.
- AE - 100 Year Flood Area - Areas of 1% annual chance flood also known as the base flood. Determined by detailed methods with Base Flood Elevations (BFE).
- VE: Coastal SFHA with BFE & velocity wave action - Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.
- X: 500 Year Flood - Areas of 0.2% annual chance flood

Parcel ID	036 039 B	Owner	SOUTHERN DIXIE GROUP LLC	Last 2 Sales			
Class Code	Agricultural		1180 REHOBOTH ROAD	Date	Price	Reason	Qual
Taxing District	UNINCORPORATED		BISHOP, GA 30621	12/4/2012	\$600000	N1	U
Acres	13.39	Physical Address	1091 CONFEDERATE RD	12/4/2012	0	ND	U
		Assessed Value	Value \$825793				

(Note: Not to be used on legal documents)

Date created: 8/25/2023

Last Data Uploaded: 8/23/2023 8:06:49 PM

Developed by Schneider
GEOSPATIAL

NOTE: SEE MECHANICAL DRAWING
FOR POTABLE WATER DISTRIBUTION

CIVIL ENGINEERING: 2000
DAVID C. SLADEK P.E.
7025 HODGSON MEMORIAL DRIVE
KANSAS CITY, MISSOURI 64114
(913) 353-8800
FAX (913) 353-7466

JOB NO. 9390
DATE 11/26/93
DRAWN WITH
CHECKED DCS
PLOTTED 11/26/93

SHEET

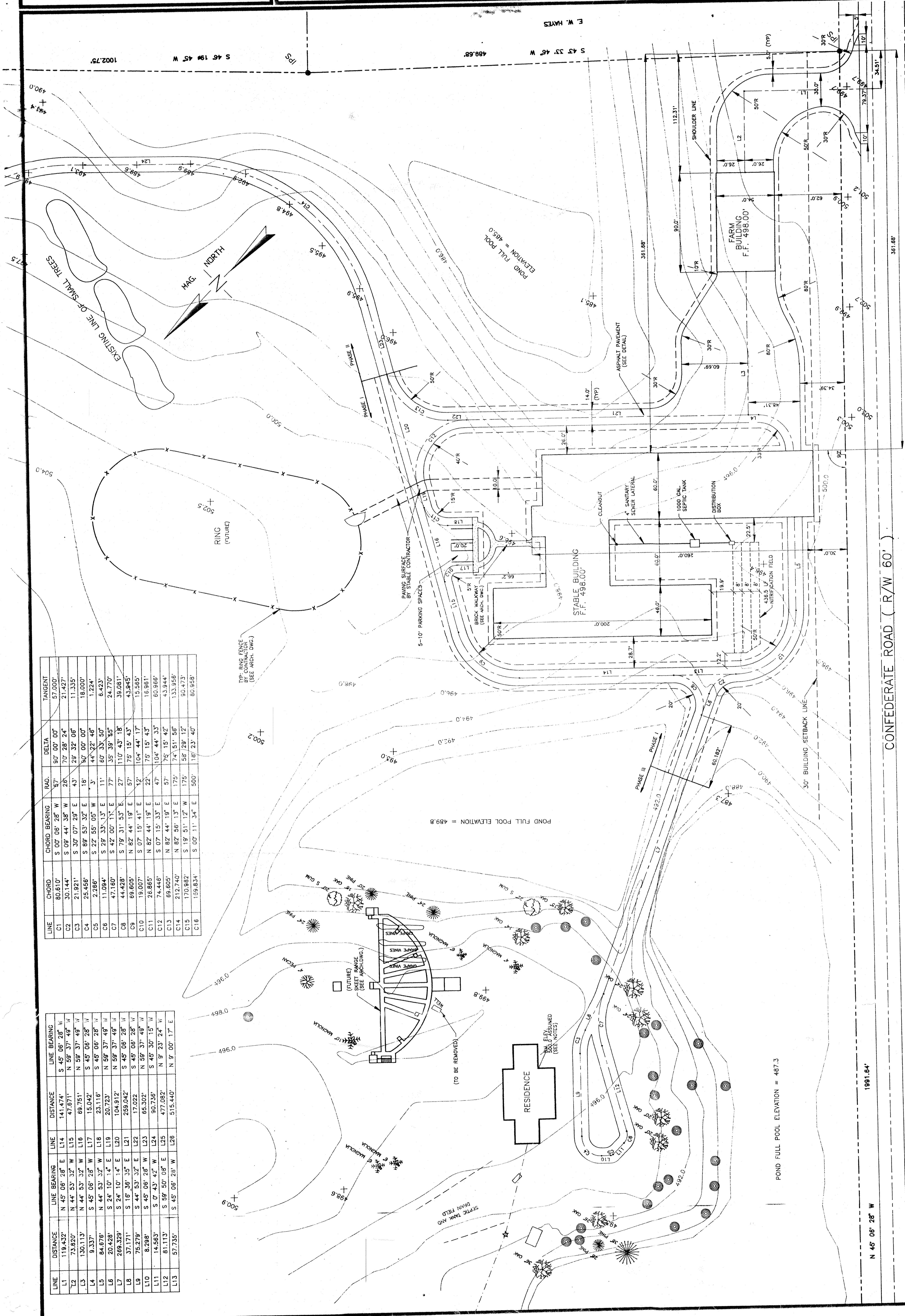
C1.1

N 45° 06' 28" W

1891.64'

CONFEDERATE ROAD (R/W 60')

POND FULL POOL ELEVATION = 487.3



LINE	CHORD	CHORD BEARING	RAD.	DELTA	TANGENT
C1	80.610'	S 00° 06' 28" W	57°	90° 00' 00"	57.000'
C2	30.144'	S 09° 44' 38" W	28°	70° 28' 24"	21.427'
C3	21.921'	S 30° 07' 29" E	43°	29° 32' 06"	11.335'
C4	25.456'	S 89° 53' 32" E	18°	30° 00' 00"	18.000'
C5	2.266'	S 27° 55' 05" W	3°	44° 22' 45"	1.224'
C6	11.094'	S 29° 33' 13" E	11°	60° 33' 50"	6.423'
C7	47.160'	S 42° 00' 11" E	77°	35° 39' 35"	24.770'
C8	44.428'	S 79° 31' 53" E	27°	110° 44' 17"	35.081'
C9	69.605'	N 82° 44' 19" E	57°	75° 15' 43"	43.945'
C10	19.007'	S 07° 15' 41" E	12°	104° 44' 17"	15.565'
C11	26.865'	N 82° 44' 19" E	22°	75° 15' 43"	16.961'
C12	74.446'	S 07° 15' 33" E	47°	104° 44' 33"	60.966'
C13	69.605'	N 82° 44' 19" E	57°	75° 15' 42"	43.944'
C14	212.740'	N 82° 56' 13" E	175°	74° 51' 56"	133.956'
C15	170.982'	S 18° 51' 17" W	175°	58° 29' 12"	90.473'
C16	139.834'	S 00° 11' 34" E	500°	18° 23' 40"	60.958'

LINE	DISTANCE	LINE BEARING	LINE	DISTANCE	LINE BEARING
L1	119.432'	N 45° 06' 28" E	L14	141.474'	S 45° 06' 28" W
L2	73.820'	N 44° 53' 32" W	L15	47.671'	N 58° 37' 49" W
L3	130.113'	N 44° 53' 32" W	L16	69.751'	N 58° 37' 49" W
L4	9.337'	S 45° 06' 28" W	L17	15.042'	S 45° 06' 28" W
L5	84.676'	N 44° 53' 32" W	L18	23.116'	S 45° 06' 28" W
L6	20.438'	S 24° 10' 14" E	L19	20.723'	N 58° 37' 49" W
L7	268.329'	S 24° 10' 14" E	L20	104.912'	N 58° 37' 49" W
L8	37.171'	S 16° 38' 35" E	L21	259.042'	S 45° 06' 28" W
L9	75.279'	S 44° 53' 32" W	L22	17.022'	S 45° 06' 28" W
L10	8.298'	S 45° 06' 28" W	L23	90.735'	S 45° 06' 28" W
L11	14.563'	S 07° 43' 42" W	L24	477.082'	N 8° 23' 24" W
L12	81.113'	S 58° 08' 28" W	L25	477.082'	N 8° 23' 24" W
L13	57.735'	S 45° 06' 28" W	L26	515.440'	N 9° 00' 17" E

PROPOSED EQUINE FACILITY
MADISON, GEORGIA

HANSEN

- IRON PIN
- IRON PIPE
- POWER POLE
- INDIVIDUAL TREE
- MAGNOLIA TREE
- OAK TREE
- SWEET GUM TREE
- PINE TREE
- HISTORICAL MARKER

TOPOGRAPHIC SURVEY
BY: GERALD W. TORBERT
AND SEPTEMBER 15, 1993

TOPOGRAPHIC SURVEY NOTES:
BOUNDARY LINE DATA BASED ON
AN SURVEY FOR ANN M. DUPREE
DATED SEPTEMBER 1, 1993
FENCES ARE LOCATED ALONG
EXTERIOR LINES. FENCES ALONG
ROAD RIGHTS OF WAY ENDOORCH
ON THOSE RIGHTS OF WAY.
LOCATION OF PROPOSED ROAD
IS APPROXIMATE
ALL IRON PINS ARE 1/2" REBAR
UNLESS NOTED OTHERWISE
THE FIELD DATA UPON WHICH
THIS PLAT IS BASED OF ONE FOOT
CLOSED TO THE POINT OF ANGLE
IN 1500 FEET AND AN ANGULAR
ERROR OF 08" PER ANGLE
POINT AND WAS ADJUSTED USING
THE COMPASS METHOD.
THIS PLAT HAS BEEN CALCULATED
FOR CLOSURE AND FOUND TO BE
ACCURATE TO WITHIN ONE FOOT
IN 1000000 FEET.
ANGULAR AND LINEAR MEASURE-
MENTS OBTAINED BY USE OF A
TOPCON GTS2B TOTAL STATION.

REVISIONS

GEORGIA
REGISTERED
PROFESSIONAL
ENGINEER
Hansen architects, p.c.
NW 30 1993
PRINTED



MORGAN COUNTY AGENDA REQUEST

Department:

Fire

Presenter(s):

Chief Garret Smith

Meeting Date: mm/dd/yyyy

10/23/2023

Type of Request:

New Business

Wording for the Agenda:

E-One 1500 GPM 4 Door Pumper / Freightliner Commercial Cab and Chassis

Background/History/Details:

The current proposals submitted by FireLine Inc. is for an E-One 1500 GPM pumper with a 1000-gallon water tank built on a Freightliner M2 106 chassis. This unit will replace a 2020 Pierce pumper with 54,000 miles built on a similar International MV607 chassis currently serving as the first line Engine 16. The 2020 unit will be cycled down in the fleet to replace another aging unit as a first line pumper with less demand to eventually surplus an even older unit out of the fleet.

The unit was inspected at the FireLine, Inc. Milledgeville service center by Chief Smith and Chief Hagler. The unit is being held by FireLine and is ready for delivery pending purchase approval, the addition of compartment shelving, and apparatus appliances to match current Engine 16. In addition the department evaluated the SAM Boost system as an upgrade to the pumping capabilities of this apparatus. These additions have been added to the proposal being considered.

What action are you seeking from the Board of Commissioners?

Seeking approval of FireLine Inc. EST# 356727 (\$422,408.00) and EST# 356802 (\$24,950.00) in the amount of \$447,358.00 to purchase the new pumper with the SAM Boost System upgrades.

If this item requires funding, please describe:

SPLOST Funding

Has this request been considered within the past two years?

Yes

If so, when?

June 2023, BOC Defferred

Is Audio-Visual Equipment Required for this Request?*

No

Backup Provided with Request?

Yes

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Yes

Approved by Purchasing

Yes

Manager's Approval

Yes

Staff Notes:



FireLine
INC.

CUSTOMER QUOTE

725 Patrick Industrial Lane - Winder, GA. 30680
770-868-4448

DATE	QUOTE #
10/17/2023	356727

BILLING ADDRESS
Morgan Co. Fire Dept. P.O. Box 168 Madison, GA 30650 ATTN: Mark Hagler

SHIPPING ADDRESS
Morgan Co. Fire Dept. 1380 Monticello Road Madison, GA 30650

Follow us on Facebook & Instagram
Visit our website at www.firelineinc.com

TERMS	REP	FOB
Net 30	BPM	145752

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
I-AZA-E-ONE-TRK.	E-ONE, INC. MAINLINE SIDE MOUNT RESCUE PUMPER W/4 DR. FREIGHTINER CAB & CHASSIS **NEW TRUCK EQUIPMENT QUOTE**	1	387,000.00	387,000.00
FL-10	ALCOLITE 10' FOLDING ATTIC LADDER W/ CAST ALUMINUM SWIVEL SAFETY SHOES 1-23	1	326.00	326.00
PRL-14	ALCOLITE 14' PUMPER ROOF LADDER 1-23	1	499.00	499.00
PEL-24	ALCOLITE 24' 2-SEC. EXTENSION LADDER 1-23	1	1,071.00	1,071.00
MISC. PART	*** ADJ. SHELVES - L-1 COMPARTMENT ***	2	643.00	1,286.00
MISC. PART	*** ROLL OUT TRAY - L-1 COMPARTMENT ***	1	1,233.00	1,233.00
MISC. PART	*** SWING OUT TOOL BOARD - L2 COMPARTMENT ***	1	1,543.00	1,543.00
MISC. PART	*** ADJ. SHELVES - L-3 COMPARTMENT ***	2	763.00	1,526.00
MISC. PART	*** ROLL OUT TRAY - L-3 COMPARTMENT ***	1	1,362.00	1,362.00
MISC. PART	*** ADJ. SHELF - B-1 COMPARTMENT ***	1	619.00	619.00
MISC. PART	*** ROLL OUT TRAY - B-1 COMPARTMENT ***	1	1,085.00	1,085.00
MISC. PART	*** ADJ. SHELF - R-3 COMPARTMENT ***	1	763.00	763.00
MISC. PART	*** ROLL OUT TRAY - R-3 COMPARTMENT ***	1	1,362.00	1,362.00

Due To Supply Chain Disruptions and Inflating Costs, Quotes Are Only Valid For 10 Days.
This May Be Extended Per FIRELINE, INC. Approval. SURCHARGES MAY APPLY...

SUBTOTAL

30 DAY RETURN CONDITIONS: FireLine, Inc. will make final determination on return authorization. Electrical, hydraulic, special order, and fabricated parts are nonreturnable. Any parts that are returned to FireLine, Inc. without prior authorization or does not meet stated return requirements will be scrapped without notification and credit denied.

SALES TAX (0.0%)

TOTAL



FireLine
INC.

CUSTOMER QUOTE

725 Patrick Industrial Lane - Winder, GA. 30680
770-868-4448

DATE	QUOTE #
10/17/2023	356727

BILLING ADDRESS
Morgan Co. Fire Dept. P.O. Box 168 Madison, GA 30650 ATTN: Mark Hagler

SHIPPING ADDRESS
Morgan Co. Fire Dept. 1380 Monticello Road Madison, GA 30650

Follow us on Facebook & Instagram
Visit our website at www.firelineinc.com

TERMS	REP	FOB
Net 30	BPM	145752

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
FL-HOSEBED DIVIDER	FIRELINE BUILT 3/16" ALUMINUM HOSE BED DIVIDER (Specify Length x Height + Number of Hand Holes)	1	1,375.00	1,375.00
MISC. PART	MISC. PART - EQUIPMENT MOUNTING ALLOWANCE	1	1,500.00	1,500.00
AX8NX-NX	TFT 6" FNST SWIVEL X 6" MALE JUMBO BALL INTAKE VALVE 8-23	1	1,935.00	1,935.00
SE393010AC	SOUTH PARK CHROME 2.5" FNST SWIVEL X 2.5" MNST - 30 DEGREE ELBOW 9-22	3	124.00	372.00
SE394505AC	SOUTH PARK CHROME 2.5" FNST SWIVEL X 2.5" MNST - 45 DEGREE ELBOW 9-22	1	118.00	118.00
MISC. PART	FRC WIRED inVIEW TRUESIGHT VIDEO SYSTEM BACK-UP CAMERA - INCLUDES 1 REAR CAMERA & 1 RCA CABLE, MONITOR & COVER	1	1,125.00	1,125.00
MISC. PART	SCBA BRACKET IN R-1 (MODEL TO BE DETERMINED BASED ON AIR PAK & CYLINDER MODEL #) *** PLACE HOLDER ONLY ***	1	100.00	100.00
MISC. PART	UNIVERSAL LOAD & LOCK SCBA BRACKET W/ CRS - (IN CAB FOR OFFICER SEAT & REAR WALL OFFICER SIDE SEAT)	2	131.00	262.00
K5003-HD-B	PAC TOOL IRONSLOK HD KIT FOR 30" HOOLIGAN TOOL & 36" FLAT HEAD AX - BLACK STRAP 1-23	1	296.00	296.00

Due To Supply Chain Disruptions and Inflating Costs, Quotes Are Only Valid For 10 Days.
This May Be Extended Per FIRELINE, INC. Approval. SURCHARGES MAY APPLY...

SUBTOTAL

SALES TAX (0.0%)

TOTAL

30 DAY RETURN CONDITIONS: FireLine, Inc. will make final determination on return authorization. Electrical, hydraulic, special order, and fabricated parts are nonreturnable. Any parts that are returned to FireLine, Inc. without prior authorization or does not meet stated return requirements will be scrapped without notification and credit denied.



FireLine
INC.

CUSTOMER QUOTE

725 Patrick Industrial Lane - Winder, GA. 30680
770-868-4448

DATE	QUOTE #
10/17/2023	356727

BILLING ADDRESS
Morgan Co. Fire Dept. P.O. Box 168 Madison, GA 30650 ATTN: Mark Hagler

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TERMS	REP	FOB
Net 30	BPM	145752

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
MISC. PART	RESCUE JACKS MOUNTING BRACKETS (Need Qty / Brand / Model #)	1	450.50	450.50
148-3	RED HEAD TRIPLE WRENCH HOLDER W/ (2) 101 SPANNER WRENCHES & (1) 105 HYDRANT WRENCH 1-23	1	175.00	175.00
MISC. PART	**BELOW TO REMOVE TWO REAR WALL SEATS, FABRICATE AND INSTALL A CABINET WITH OPENING TO DRIVER'S SIDE REAR DOOR** FL-CABINET ALUMINUM CABINET WITH TWO SHELVES, LED STRIP LIGHT (PAINTED DARK GRAY) W/ CARGO NET ON ONE END WITH AIRCRAFT BUCKLES TO RELEASE FROM TOP WITH FOOTMAN LOOPS ON THE BOTTOM	1	6,500.00	6,500.00
MISC. PART	**BELOW IS TO INSTALL AN ADDITIONAL 2.5" REAR DISCHARGE IN FRONT OF HOSEBED ON RIGHT SIDE** ADD 2.5" DISCHARGE IN RIGHT REAR HOSEBED AREA	1	3,295.00	3,295.00
8297-2.0-25	ELKHART 2.0 STINGER MONITOR W/ (2) 2.5" PORTABLE BASE, STREAM SHAPER & QUAD STACKED TIPS 10-22	1	3,697.00	3,697.00
8298-P	ELKHART NPT PIPE BASE TOP MOUNT ADAPTOR FOR DECK GUN 10-22	1	336.00	336.00
8298EX	ELKHART 18" PIPE EXTENSION FOR 8297 STINGER UPPER DECK GUN 10-22	1	374.00	374.00
Due To Supply Chain Disruptions and Inflating Costs, Quotes Are Only Valid For 10 Days. This May Be Extended Per FIRELINE, INC. Approval. SURCHARGES MAY APPLY...		SUBTOTAL		
30 DAY RETURN CONDITIONS: FireLine, Inc. will make final determination on return authorization. Electrical, hydraulic, special order, and fabricated parts are nonreturnable. Any parts that are returned to FireLine, Inc. without prior authorization or does not meet stated return requirements will be scrapped without notification and credit denied.		SALES TAX (0.0%)		
		TOTAL		



CUSTOMER QUOTE

SHIPPING ADDRESS
Morgan Co. Fire Dept. 1380 Monticello Road Madison , GA 30650

TERMS	REP	FOB
Net 30	BPM	145752

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
8298EX-MB	ELKHART MOUNTING BRACKET FOR PIPE EXTENSION 10-22	1	135.00	135.00
MISC. PART	INSTALLATION LABOR	5.5	125.00	687.50

SUBTOTAL	\$422,408.00
SALES TAX (0.0%)	\$0.00
TOTAL	\$422,408.00



FireLine
INC.

CUSTOMER QUOTE

725 Patrick Industrial Lane - Winder, GA. 30680
770-868-4448

DATE	QUOTE #
10/26/2023	356802

BILLING ADDRESS
Morgan Co. Fire Dept. P.O. Box 168 Madison, GA 30650 ATTN: Mark Hagler

SHIPPING ADDRESS
Morgan Co. Fire Dept. 1380 Monticello Road Madison, GA 30650

Follow us on Facebook & Instagram
Visit our website at www.firelineinc.com

TERMS	REP	FOB
Net 30	BPM	145752

ITEM	DESCRIPTION	QTY	UNIT PRICE	TOTAL
5370	<p>**SAM BOOST SYSTEM UPGRADE TO NEW E-ONE PUMPER SO # 145752**</p> <p>AKRON SAM BOOST W/ 3" TTP (Tank To Pump) -</p> <p>Includes: (2) Smart N2P Nozzles, Antenna w/ Mounting Base & Radio Module, (2) Electric Valves For Designated Pre-Connects, (1) Electric Valve For TTP, UV4500 Governor & Matrix Module, Pump Recirculation Circuit, Interconnection Harness & Accessories 9-23</p> <p>**ORDER FOR THIS OPTION MUST BE APPROVED BY NOVEMBER 15TH, 2023**</p> <p>**IF UNIT IS PAID FOR IN FULL BY 12/15/2023 FIRELINE WILL GIVE THE CUSTOMER A DISCOUNT OF \$2500.00 OFF THE ABOVE PURCHASE PRICE**</p>	1	24,950.00	24,950.00

Due To Supply Chain Disruptions and Inflating Costs, Quotes Are Only Valid For 10 Days.
This May Be Extended Per FIRELINE, INC. Approval. SURCHARGES MAY APPLY...

30 DAY RETURN CONDITIONS: FireLine, Inc. will make final determination on return authorization. Electrical, hydraulic, special order, and fabricated parts are nonreturnable. Any parts that are returned to FireLine, Inc. without prior authorization or does not meet stated return requirements will be scrapped without notification and credit denied.

SUBTOTAL	\$24,950.00
SALES TAX (0.0%)	\$0.00
TOTAL	\$24,950.00



MORGAN COUNTY AGENDA REQUEST

Department:

Administration

Presenter(s):

M. Williams

Meeting Date: mm/dd/yyyy 11/7/2023

Type of Request:

New Business

Wording for the Agenda:

Acceptance of SWTF Grant

Background/History/Details:

I submitted a grant application to provide funding for a pour rubber surface made from recycled tires for the of the playground at the new park. This is the same surface we have used for the last two playgrounds we installed. We have been awarded \$58,187 (80% of the cost) for the playground surface.

What action are you seeking from the Board of Commissioners?

Motion for Chairman to sign grant acceptance and any other documents necessary to administer the grant.

If this item requires funding, please describe:

Has this request been considered within the past two years?

No

If so, when?

Is Audio-Visual Equipment Required for this Request?*

No

Backup Provided with Request?

Yes

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Yes

Approved by Purchasing

Yes

Manager's Approval

Yes

Staff Notes:

GRANT AGREEMENT
WITH
MORGAN COUNTY BOARD OF COMMISSIONERS
FY 2024 TIRE PRODUCTS GRANT
PROJECT: 24-TP-104-01

This agreement (“Agreement”) is made and entered into as of the date of the last signature hereunder (the “Effective Date”), by and between the Environmental Protection Division of the Georgia Department of Natural Resources, an agency of the State of Georgia (“Division”), and **Morgan County Board of Commissioners** (“Grantee”). Grantee and the Division are collectively referred to herein as the “Parties.”

WHEREAS, the Division is interested in reducing solid waste in Georgia and recovering valuable materials through recycling, waste reduction, and/or diversion; and

WHEREAS, the Division is interested in encouraging the use and market development of tire-derived products and research for scrap tire innovations; and

WHEREAS, pursuant to the Georgia Comprehensive Solid Waste Management Act, O.C.G.A. § 12-8-20 *et seq.* (“Act”) and the rules promulgated in support the Division is authorized to assist eligible Georgia government entities with grants for the purposes as described in the Act; and

WHEREAS, Grantee represents to the Division that Grantee is duly created and existing under the laws of the State of Georgia and has the authority to expend the monies described herein for the purposes set forth herein; and

NOW, THEREFORE, for and in consideration of the valuable and mutual benefits flowing to each party as hereinafter appear below, the Parties mutually agree as follows:

1. **Project.** The Grantee shall conduct the work described in the scope of services identified in the attached Appendix A and by this reference made a part hereof (hereinafter, the “Project”).
2. **Term; Time of Performance.**
 - a. The term (“Term”) of this Agreement shall commence upon the Effective Date and shall terminate upon the completion of the tasks in the Project, not to exceed 24 months from the Effective Date, unless earlier terminated by the Division in accordance with the provisions of Paragraph 6 of this Agreement.
 - b. Grantee must commence performance of the Project within 30 days of the Effective Date and must complete the Project in accordance with the timeline described therein.
 - c. The Division may elect to extend the Term of this Agreement, in which case the Parties will execute an amendment to this Agreement.

3. **Grant and Acceptance.**

- a. The Division hereby makes and Grantee hereby accepts this grant for the Project ("Grant") in the amount of **fifty-eight thousand one hundred eighty-seven dollars, (\$58,187.00)** ("Grant Amount") to carry out the Project in accordance with the terms and conditions of this Agreement.
 - i. Notwithstanding any other provision of this Agreement, the Grantee acknowledges that the Division, as an agency of the State of Georgia, is prohibited from pledging the State's credit.
 - ii. Grantee must expend or contractually obligate the full amount of the Grant Amount on or before the expiration of the Term; after expiration of the Term Grantee may not expend or obligate contractually the unencumbered Grant Amount.
 - iii. The Grantee will contribute a minimum of **0%** of the total project cost in in-kind services and cash contribution ("Match") toward the Project.
 - iv. Grantee has already obtained or otherwise received commitments for the Match funding for the Project.
- b. The Grantee agrees that the Grant Amount will be spent pursuant to the breakdown set forth in the Project and pursuant to the terms of this Agreement and will not be used for expenses already incurred or paid for by Grantee before the Effective Date, unless such expenses are expressly authorized in advance and in writing by the Division.
- c. The budget for the Project is set forth in Appendix A. Grantee must notify the Division within 15 days of any changes to the budget for the Project that may result in the reduction and/or elimination of some or all of the Match or the Grant Amount.

4. **Method of Disbursement.** Division will disburse the Grant Amount to Grantee not to exceed the amount described in Paragraph 3, and in accordance with the terms described in this Paragraph:

- a. Disbursement will only be made to Grantee to reimburse Grantee for expenditures made for the Project as described in Appendix A: Scope of Work; and
- b. No disbursement will be made to Grantee for any work completed prior to the Effective Date, even if in furtherance of the Project; and
- c. Grantee must submit a disbursement request on forms as provided by the Division along with invoices and proof of payment made by Grantee for the Project and identification of any Match used. Disbursement request forms may be submitted as needed, provided, however, that they may not be submitted more than once every thirty (30) days; and
- d. The Grantee shall certify in writing the accuracy of each disbursement request. Each disbursement request shall constitute a representation and warranty by the

Grantee to the Division that the covenants and warranties made by Grantee in this Agreement are true and accurate on the date of the disbursement request. All invoices submitted by the Grantee must show detailed line items referencing the costs of labor, materials, property, equipment, installation, services, incidentals, etc. All disbursement requests should be signed and dated by authorized personnel as evidence of review and approval prior to submission to the Division; and

- e. The Division will review any disbursement request within forty-five (45) days of receipt. Disbursement will be made upon determination by the Division that the Project elements described and invoices included with the disbursement request are sufficient. If the Division, in its sole discretion, determines that all or part of a disbursement request cannot be made in accordance with the terms of this Agreement, such request or portion of the request shall not be reimbursed.
5. **Grant Funding.** If the Division determines that the source of funding for the Grant or Grant Amount no longer exists or is insufficient with respect to the Project, the Division shall terminate this Agreement in accordance with the provisions of Paragraph 6.
- a. The determination of the Division that the funding for the Grant is no longer available or sufficient shall be conclusive.
 - b. The Division shall provide notice in writing to Grantee as soon as practicable after the Division determines that the source of payment no longer exists or is insufficient with respect to the Project.
 - c. In the event of such termination, the Division shall remain obligated to reimburse the Grantee for eligible Project expenses performed or incurred and accepted by the Division prior to such termination.
6. **Termination of Agreement.**
- a. **For Cause.** If, through any cause other than force majeure, the Grantee shall fail to perform its obligations under this Agreement, or if the Grantee shall violate any of the covenants, agreements, or stipulations of this Agreement, the Division may terminate this Agreement specifying the effective date. If this Agreement is terminated as provided herein, the Grantee may be disbursed from the Grant Amount for all Project work performed on or before the date of termination and for which a disbursement request is submitted pursuant to Paragraph 4.
 - b. **For Convenience.** Either Party may terminate this Agreement at any time for good reason by giving at least thirty (30) days written notice to the other Party of such termination and specifying the effective date. If this Agreement is terminated as provided herein, the Grantee may be disbursed from the Grant Amount for all Project work performed on or before the date of termination and for which a disbursement request is submitted pursuant to Paragraph 4.
7. **Copyrights and Documents.** Grantee shall be the original and sole owner of all rights, including without limitation copyright, in and to all documents, maps, photographs, drawings and other materials produced or derived in whole or in part under this Agreement and paid for solely by Grantee ("Materials").

- a. Grantee hereby grants Division a perpetual, irrevocable, world- wide, royalty-free, fully paid-up, non-exclusive license under any copyrights and know- how, data, findings, results and discoveries concerning the Materials so as to allow Division to conduct further research, apply for and obtain further funding and to publish or otherwise disclose the results of the Project and the Material through customary regulatory and scholarly outlets.
 - b. Division shall have the right to use the Materials resulting from Grantee's efforts on this Agreement. Division acknowledges that the reuse of any such Materials by Division on any extension of this project or any other project shall, except for the obligations of Grantee, be at Division's sole risk unless otherwise agreed to in writing by all Parties.
 - c. Any reports, maps, signage or other documents completed as a part of this Agreement shall include recognition and carry the following notation on a conspicuous sign or the front cover or a title page (or in the case of maps, in the same block):

"The preparation of this report, map, document, project, etc., was financed through a grant from the Georgia Environmental Protection Division."
 - d. Division's said license and rights and Grantee's said rights shall not be affected or revoked by the termination provisions of Paragraph 6 of this Agreement.
8. **Grantee's Warranties and Covenants.** The Grantee warrants and covenants to the Division all of the following:
- a. The entirety of the Project shall be carried out in accordance with all applicable federal, State and local laws, rules, regulations and ordinances, including but not limited to the Georgia Rules for Solid Waste Management (Rules) and the Georgia Comprehensive Solid Waste Management Act (Act).
 - b. The Grantee will obtain, will modify as needed, and/or will operate in compliance with any required permits issued by the Division to address the handling of the recovered materials or solid waste pursuant to the Project.
 - c. The Project will be performed in a workmanlike manner, consistent with that level of care and skill ordinarily exercised by such entities and with sound principles commonly used by similar professionals under similar circumstances and further warrants that the Project will be performed as intended and described in Appendix A.
 - d. All information contained in its grant application was, as of the date the grant application, and will remain, until the termination of this agreement, complete, accurate and correct in every way, and that the Grantee is not aware of any circumstances that may cause any information included in the grant application to become incorrect or otherwise change the scope of the Project subsequent to the Effective Date.
 - e. It has not employed or retained any company or person, other than a bona fide

employee working solely for him, to solicit or secure this Agreement and that he has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for him, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or the making of this Agreement.

- f. It has, or will secure, all personnel required in performing the Project. Such personnel shall not be employees of or have any contractual relationship with the Division.
 - i. The Project will be performed by the Grantee or under its supervision, and all the personnel engaged by the Grantee to perform the Project shall be fully qualified and shall be authorized under state and local law to perform the same.
 - ii. The Division, or its authorized representatives, shall have the right to enter into the premises of Grantee and/or all subcontractors, or any places where the Project is being performed, to inspect, monitor, or otherwise evaluate the performance of the Project.

9. **Miscellaneous Provisions.**

- a. **Taxes.** The State is exempt from Federal Excise Taxes and from State and Local Sales and Use Taxes. The Grantee will pay all taxes lawfully imposed upon it that may arise with respect to this Agreement.
- b. **Georgia Open Records Act.** All products, reports, information, data, etc., given to, derived from, prepared by, or assembled by the Grantee (the “Materials”) in the performance of this Agreement shall be governed by the Georgia Open Records Act. The Division expressly acknowledges and agrees that Grantee is an “agency” as defined in O.C.G.A. § 50-18-70 and is consequently subject to the Georgia Open Records Act. Grantee shall inform the Division in writing if it receives any requests for the Materials pursuant to the Georgia Open Records Act.
- c. **Assignability.** Grantee shall not transfer or assign all or any of its right, title or interest in this Agreement or delegate any of its duties or obligations hereunder to any party other than the Grantee.
- d. **Interest of Agreement.** The Grantee hereby attests that it and all of the officials of the Grantee have not violated any applicable conflict of interest law under either state law (O.C.G.A. §§ 45-10-20 through 45-10-28 and O.C.G.A. §§ 36-67A-1 through 36-67A-4) or under any local ordinance, charter, rule or regulation and that they shall comply with the same throughout the term of this Agreement.
- e. **Division Intellectual Property.** The Grantee agrees it will not use the name or any intellectual property, including but not limited to, the Division’s trademarks or logos in any manner, including commercial advertising or as a business reference, without the express prior written consent of the Division.
- f. **Right to Audit and Access to Records.** The Grantee shall maintain books, records

and documents in accordance with generally accepted accounting principles and procedures and which sufficiently and properly document and calculate all expenditures related to the Project throughout the term of the Agreement for a period of at least five (5) years following the date of final disbursement or completion of any required audit, whichever is later. Records to be maintained include both financial records and service records. The Grantee shall permit the Auditor of the State of Georgia or any authorized representative of the State to access and examine, audit, excerpt and transcribe any directly pertinent books, documents, papers, electronic or optically stored and created records or other records of the Grantee relating to orders, invoices or payments or any other documentation or materials pertaining to the Agreement, wherever such records may be located during normal business hours. The Grantee shall not impose a charge for audit or examination of the Grantee's books and records. If an audit discloses incorrect billings or improprieties, the Division reserves the right to charge the Grantee for the cost of the audit and appropriate reimbursement. Evidence of criminal conduct will be turned over to the proper authorities.

- g. **Entire Agreement; Modification.** This Agreement represents the sole and complete understanding of the terms of the Agreement between the Parties hereto with respect to the subject matter contained herein and supersedes all prior agreements and understandings, oral or written, with respect thereto. No modification or amendment to this Agreement will be binding on either party hereto unless such modification or amendment is reduced to a writing executed by both Parties. Any changes in the scope and/or duration of this Agreement shall be mutually agreed upon by and between the Division and the Grantee in a writing executed in accordance with this Paragraph.
- h. **Liability.** Each Party shall be responsible for its negligent acts or omissions and the negligent acts or omissions of its employees, officers, or directors, to the extent allowed by law.
- i. **No Indemnification; Waiver.** Grantee acknowledges that the Division is an agency of the State of Georgia and is prohibited from indemnifying Grantee or any other parties. The Grantee waives, releases, relinquishes, and discharges any and all claims or demands against Grantee or contractors of Grantee for any damages of any nature whatsoever that in any way relates to or arises out of this Agreement or the disbursement of the Grant Amount hereunder, even if such claims or demands are made against the Grantee or contractors of Grantee and even if the Grantee knew the existence of such claims.
- j. **Applicable Law.** The Parties agree that this Agreement and all rights, privileges and responsibilities shall be interpreted and construed according to the laws of the State of Georgia.
- k. **No Waiver.** The failure of the Division or Grantee at any time to require performance by the other party of any provision hereof, shall in no way affect the right of the Division or Grantee thereafter to enforce that same provision or any part of the Agreement, nor shall the failure of the Division or Grantee to enforce

any breach of any provision hereof be taken or held to be a waiver of such provision, or as a waiver, modification or rescission of the Agreement itself.

l. **Binding Authority.**

- i. The Division warrants that the Director has the authority to bind the Division.
- ii. Grantee's signatory(ies) warrant that it is fully authorized and empowered by all necessary and appropriate official action on the part of the governing body of the Grantee to execute this Agreement and to bind the Grantee thereto.

m. **Counterparts; Electronic Signature.** This Agreement may be executed in any number of counterparts, all of which together shall constitute one and the same instrument. The Parties agree that any electronic signatures on this Agreement hereto constitute original, valid signatures pursuant to the Uniform Electronic Transactions Act, O.C.G.A. § 10-1-21 *et seq.*

n. **Severability.** If any one or more of the provisions of this Agreement are for any reason be held by any court of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability will not affect any other provision, and this Agreement will be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

o. **Notice.** All notices, correspondence requests, demands, waivers and other communications required or permitted to be given under this Agreement shall be made in writing and shall be deemed to have been duly given if delivered by U.S. Mail, postage paid, sent by nationally recognized overnight courier, or by electronic mail to the contacts as follows:

If to the Division:

Georgia Environmental Protection Division
Recovered Materials Unit
4244 International Parkway
STE 104
Atlanta, GA 30354
SWTF.Grant@dnr.ga.gov

If to Grantee:

Mark Williams
Assistant County Manager
Morgan County Board of Commissioners
PO Box 168 Madison, GA 30650
706-342-0725
mwilliams@morgancountyga.gov

IN WITNESS WHEREOF the Division and the Grantee have executed this Agreement as of the date of the last signature hereunder.

**The Environmental Protection Division of
the Department of Natural Resources,
State of Georgia**

Morgan County Board of Commissioners

Jeffrey W. Cown
Director
Date:

Ben Riden
Chairman
Date:

**RESOLUTION URGING THE GOVERNOR AND GENERAL ASSEMBLY OF GEORGIA TO
CONTINUE EFFORTS TO REFORM AND IMPROVE MENTAL HEALTH SERVICES FOR
THE CITIZENS OF GEORGIA**

WHEREAS, being the constitutional level of government closest to their constituents, Georgia counties are on the front lines of responding to mental health issues within the community as well as the development of mental health reform efforts; and

WHEREAS, the Morgan County Board of Commissioners supports efforts designed to provide every citizen in need to have accessible, affordable, and adequate mental health services; and

WHEREAS, the Morgan County Board of Commissioners is grateful for the efforts of Georgia's executive, legislative, and judicial branches in working towards mental health reform in recent years, such as the passage of HB 1013 (2022) and introduction of HB 520 (2023), Chief Justice Boggs's work on jail diversion initiatives, and Governor Kemp's commitment to expanding mental health resources in schools for children and young adults; and

WHEREAS, despite these prior steps and successes, the Morgan County Board of Commissioners recognizes that there is still a tremendous amount of work for the citizens of Morgan County and other citizens across Georgia to receive adequate healthcare for mental health and substance abuse disorders; and

NOW, THEREFORE, BE IT RESOLVED by the Morgan County Board of Commissioners that the Morgan County government reaffirms its commitment to reforming and improving mental health services for its citizens and all citizens of the state of Georgia.

BE IT FURTHER RESOLVED, that the Morgan County Board of Commissioners specifically urges the Governor and General Assembly to continue efforts in the 2024 Session of the Georgia General Assembly to enhance Georgia citizens' access to vital mental health services, including the provision of state budgetary funding for additional behavioral health crisis centers across the state, additional co-responder units, and other resources to assist those with mental health and substance abuse disorders.

BE IT FURTHER RESOLVED that the Clerk to the Board of Commissioners is hereby directed to provide an executed copy of this Resolution to each member of the Morgan County delegation to the Georgia Senate and Georgia House of Representatives and to the Association County Commissioners of Georgia.

SO RESOLVED, this 07th day of November 2023.

MORGAN COUNTY, GEORGIA BOARD OF COMMISSIONERS

By: _____
Chair, Morgan County Board of Commissioners

Attest:

By: _____
County Clerk