



MORGAN COUNTY COMMISSION
A G E N D A
August 17, 2021
5:00 PM
150 East Washington Street, Madison, GA
2nd Floor Board Room

Pledge and Invocation

Agenda Approval

Scheduled Public Comment

1. Public Comment-Mary Alice Gilbert regarding Zoning Ordinance

Minutes

2. August 03, 2021 BOC Meeting

New Business

3. 120M Motorgrader Repair
4. Purchase of Replacement Receiver Containers
5. Commissioner Liaison Reports
6. Public Comments on Agenda Items

EXECUTIVE SESSION

7. Potential Litigation & Personnel



AGENDA ITEM REQUEST FORM FOR BOC MEETING

Requests to add an agenda item must be received by the County Clerk five (5) full business days prior to the public meeting. The Chairperson of the Board of Commissioners will review your request in order to best provide information and prioritize your item on the agenda. The decision to allow you to address the Board and be on the agenda will be at the discretion of the Board Chairperson. Your request to address the Board will be acknowledged forty-eight (48) hours prior to the Board meeting. Unless additional time is requested by the Board, any citizen speaking on an issue will be allotted five (5) minutes to address the Board for public comment only. Please complete the information listed below and your request will be processed accordingly.

First Name Mary Alice Last Name Gilbert
Date of Request: 08/04/2021 Primary Phone: [REDACTED]
Home Address: [REDACTED] Madison, GA 30650
Email: [REDACTED]@gmail.com
Date of Meeting to Speak: 08/17/2021

Please summarize the subject of your request below:

talk about the hardship of the new zoning ordinances on my 15 acre property off Apalachee Road and Gilbert Family Farm.

Completed forms can be submitted via:

Email: lbrandt@morgancountyga.gov

Mail: 150 East Washington Street, Madison, GA 30650

Fax: 706-343-6450

This form is intended to effectuate reasonable and controlled access to the public meetings held by the Morgan County Board of Commissioners. The Georgia Open Meetings Act, O.C.G.A. § 50-14-1, give "the public" the right to attend the meetings of governing bodies of agencies, with exceptions for closed meetings as outlined in O.C.G.A. § 50-14-3. Georgia law allows the governing body conducting the meeting to administer and effectuate any rules necessary for comments at their own meetings.

Date of Receipt: 8-9-2021 Received by: L.B.

THE HONORABLE BOARD OF COUNTY COMMISSIONERS, MADISON, GEORGIA,
MET THIS DAY IN REGULAR SESSION.

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

PRESENT: Chairman Philipp von Hanstein, Commissioners Bill Kurtz, Donald Harris and
Andy A. Ainslie, Jr.

STAFF: County Manager Adam Mestres, Procurement Director Mark Williams, County
Attorney Christian Henry, and County Clerk Leslie Brandt.

ABSENT: Vice-Chair Ben Riden

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

AGENDA APPROVAL

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

MORGAN MEDICAL CENTER & HOSPITAL AUTHORITY UPDATE

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

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

MINUTES

July 20, 2021 BOC Meeting

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

CONSENT AGENDA

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

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

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

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

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

PURCHASE OF RESCUE TRUCK

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

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

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

PURCHASE OF 3 COMPACTORS

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

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

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

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

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

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

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

MORGAN COUNTY PLANNING & DEVELOPMENT IS REQUESTING A TEXT AMENDMENT TO CHAPTER 7.36 OF THE MORGAN COUNTY ZONING ORDINANCE RELATED TO WELLNESS RETREATS

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

In 2014, Wellness Retreats was added to the Zoning Ordinance as part of an overhaul of personal care related uses. In December 2014, Bobby Robinson was approved for Morgan County's only Wellness Retreat, but he never opened the Wellness Retreat and the approval expired.

In the last 6 months, the Planning staff received 4 serious inquiries related to Wellness Retreats. Unfortunately, people have discovered that the definition of Wellness Retreat can be broadly construed and abused. Planning staff is proposing that the use be removed entirely from the Ordinance until they can adequately address the issue with new language. Until then, anyone who wants to operate a health-related retreat can seek a text amendment in the future to add language specific to their use.

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

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

COMPACTOR REFURBISH

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

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

COUNTY MANAGER REPORT

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

PUBLIC COMMENTS ON AGENDA ITEMS

No public comments were made.

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

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

The County 120M Cat Motorgrader was lease-purchase in early 2015 for approximately \$197K. The motorgrader currently has ~2600HRS on the unit and it in good shape. Over the last several years, the moldboard began to see signs of corrosion from calcium chloride buildup. The fleet maintenance department has had to replace shims on the unit on four different occasions and cutting edges on a more frequent basis. The unit is at the Cat shop now with an estimated repair of ~22K to replace the moldboard. The technician has indicated that the multiple shim replacements and now entire moldboard replacement is a direct result of calcium chloride which is sprayed on county dirt roads multiple times per year as a dust suppressant. The annual cost of calcium chloride is ~100K. If we continue application of calcium chloride, we will need to replace the moldboard every 3-4 years.

It is recommended that we find an alternate means for dust suppressant or discontinue the practice moving forward after repair.

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** 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

Approved by Purchasing

Manager's Approval

Staff Notes:

MORGAN COUNTY BOC
PO BOX 168
MADISON 30650-0168

CUSTOMER NO.	ESTIMATE NO.	DATE	CONTACT
903120	101467	8/5/2021	MR BUCK MALCOM
PHONE NO.	FAX NO.	EMAIL	
706-818-0780		bmalcom@morgancounty.gov	
MODEL	MAKE	SERIAL NO.	
120M2 LR	AA	0R9N00177	
UNIT NO.	HOURS	WO NO.	P.O. NO.
	2660		
ESTIMATE DESCRIPTION:		REPAIR MOLDBOARD ASSEMBLY	

SEGMENT: 01 REMOVE & INSTALL/REPLACE MOLDBOARD RAIL WEAR STRIP (710 6174)

Part Number	Description	Qty	Unit Price	Ext Price
2616959	RAIL-MOLDBOA	1	984.79	984.79
2616960	RAIL-MOLDBOA	1	984.79	984.79
2651080	MOUNTING GP	1	7,362.94	7,362.94
3769017	KIT-SEAL-H.C	1	95.49	95.49
2761318	STRIP-WEAR	2	50.42	100.84
2761319	STRIP-WEAR	2	43.31	86.62
2534646	PLATE AS	2	96.20	192.40
2656722	COVER	4	37.49	149.96
4461526	STRIP-WEAR	2	56.01	112.02
2436652	COVER	4	48.65	194.60
2856124	WASHER-HARD	16	2.06	32.96
2856125	BOLT-HEX HEA	16	2.03	32.48
1292220	SETSCREW	2	23.64	47.28
2831578	WASHER-HARD	1	6.29	6.29
6V7688	NUT	2	8.67	17.34

Total Estimated Parts: 10,400.80

Item Number	Description	Qty	Unit Price	Ext Price
SHP	REPAIR / WELD	1	10,320.00	10,320.00

Total Estimated Labor: 10,320.00

Item Number	Description	Qty	Unit Price	Ext Price
MISC	SHIPPING	1	883.90	883.90
MISC	SUPPLIES	1	250.00	250.00

Total Estimated Misc: 1,133.90

Segment 01 Total:

21,854.70

Total Segments:

21,854.70

SUB TOTAL (BEFORE TAXES)

21,854.70

-This estimate will expire 30 days from the estimate date.
-Price excludes Freight Charges, Operating Supplies/EPA Fees and Overtime.
-Terms: Net 30
-Sales Taxes where applicable are not included with the above prices.

ESTIMATED REPAIR TIME: _____ *from start date*
"The signature is an authorization to proceed with the required repair work as described within the quote"

Issued PO#: _____ Authorized Name: _____ Please Print

Date: ____/____/____.

Signature

Any questions? Please call Tracy Weber at Office: (706)318-3443 Mobile: (706)318-3443 Fax: Branch:

Adam Mestres

From: Michael "Buck" Malcom
Sent: Friday, August 6, 2021 7:38 AM
To: Tom Wooten
Cc: Adam Mestres; Mark Williams
Subject: FW: 120M MOLDBOARD ASSEMBLY repair quote
Attachments: PSQ_101467_20210806013205.pdf

Importance: High

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Tracy Weber <Tracy_Weber@yanceybros.com>
Date: 8/5/21 9:48 PM (GMT-05:00)
To: Michael Buck Malcom <bmalcom@morgancountyga.gov>
Subject: FW: 120M MOLDBOARD ASSEMBLY repair quote

Buck,

I have attach the repair quote for the 120M. The calcium build up and corrosion on the moldboard is what has cause the issue with the wear strips. Please let me know if you have any questions.



Thank You,

Tracy Weber
Product Support Representative
Yancey Bros. Co.
(706) 318-3443 Cell
Tracy_Weber@yanceybros.com



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

Replacement of three 40 yard receiver containers for compactors were requested and approved in the FY22 budget. Three bids were obtained and reviewed. The lowest bid is from Baker's Waste Equipment for \$31,534. When we were preparing the budget we had gotten a quote for \$7,100 per unit and budgeted \$8,000 per unit. However, the increasing price of steel as driven up the cost for the containers. Recommend purchase of 3 receiver boxes from Baker's Waste Equipment for \$31,534 and amend the budget to transfer \$7,534 from Capital Project Fund Balance to Solid Waste.

What action are you seeking from the Board of Commissioners?

Motion to purchase three receiver boxes from Baker's Waste Equipment for \$31,534 and to amend the budget to transfer \$7,534 from Capital Project Fund Balance to Solid Waste.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** 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

Approved by Purchasing

Manager's Approval

Staff Notes:

**Bakers Waste Equipment, Inc.**

1808 Norwood St SW
Lenoir NC 28645
USA

BAKERS WASTE EQUIPMENT

QUOTATION

Original

Quote No.: 43448
Date: 07/21/21
Valid Until: 08/21/21
Customer No.: C01678
Customer Ref. No.:
Page No.: Page 1 of 2

BILL TO

Morgan County Board of Commission
PO Box 168

Madison GA 30650
USA

SHIP TO

Morgan Co. Board Of Commisioners
2480 Athens Highway
Alan-706-342-5075
Madison GA 30650
USA

TOTAL**\$ 31,534.00**

Sales Employee: Missi Templeton
Contact Name: Mark Williams
Terms: N30

Ship Via: BWE Transport, LLC
FOB:

Item No.	Description	Unit Price	Quantity	Total
CC40-710	Pinnacle 40 yd Octagon Receiver-7ga/10ga	\$ 10,050.00	3.000	\$ 30,150.00

Baker Green - FN001,

We Appreciate Your Interest In BWE Products, And For This Opportunity To Do Business,

Missi Templeton
Bakers Waste Equipment Inc
BWE South Region Sales Manager
828-448-8371 (cell)
828-726-3001 (main office)
mtempleton@bwe-nc.com (email)
www.bwe-nc.com (website)

*Lead Time: Approx (5) Weeks After Receipt Of Order - Subject To Change At Time Of Order

*Prices Quoted Are Good For 10 Days From The Date Of The Quote

*Sales Tax Will Be Applied Unless BWE Has A Tax Exempt Certificate On File

*Customer Is Responsible And Liable For Offloading Equipment Upon Delivery Unless Alternate Methods Have Been Arranged Prior To Delivery

Order Terms and Conditions:

Order Confirmation – quotes are confirmed into orders based on customer verbal or written confirmation.

ALL INFORMATION CONTAINED IN A CONFIRMED QUOTE WILL BE CONSIDERED CORRECT AND ACCURATE AT THE TIME OF THE ORDER

Purchase Orders are recommended and preferred to confirm an order. The quoted product item, price, quantity, and specifications are also acknowledged at the time the order is confirmed.

Prices will be subject to change based on any subsequent alteration to quantity, product design or specification, logistics, or delivery schedule.

*Order Cancellations – cancelled or revised orders will be subject to 25% cancelation or change order fee.

*Fees may be higher on custom engineered products.

Payment Terms – method and payment terms are confirmed at time of order. New accounts will be subject to a deposit, prepayment, and / or COD payment terms until a credit application can be processed for payment term options

Warranty – standard BWE warranty applies to all new products sold. Warranty date begins on the date the product is received



Bakers Waste Equipment, Inc.

1808 Norwood St SW
Lenoir NC 28645
USA

QUOTATION

Original

Quote No.: 43448
Date: 07/21/21
Valid Until: 08/21/21
Customer No.: C01678
Customer Ref. No.:
Page No.: Page 2 of 2

Item No.	Description	Unit Price	Quantity	Total
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and is only valid if the products have been received, and paid for in full

Shipping Damages – any damages must be noted at the time of delivery to the freight company that delivers the product.

Failure to do so may jeopardize any damage claim to repair, return, or replace the damaged product. Customer is responsible for offloading equipment, and is liable for any damages incurred during offloading

*Return Policy – products must have return authorization from BWE prior to them being returned. Standard items returned are subject to a 25% restocking fee. Fees may be higher or return authorization declined if the products are custom engineered.

*BWE reserves the sole right to waive any return or restocking fees.

Special Notice: 2021 Price and Availability Clause:

Due to the ongoing volatility with steel raw materials in the market today (both availability and pricing), coupled with extremely high order demands on our capacities resulting in longer than usual lead times, BWE is unable to guarantee the pricing on orders with lead times over 6 weeks and due to the limited availability of steel materials, the scheduled completion date on these long term orders is also subject to change.

If after approximately 6 weeks from the time the order is placed, BWE finds that 1) the steel material needed to produce this order is not available or 2) steel costs have risen to the point that the price on this order is no longer inline and acceptable, then the customer will be notified and given the opportunity to accept the change order or cancel the order.

Many companies are placing "future needs orders" providing them a placeholder in the BWE Production Schedule which is understandable during these uncertain times, so these measures are required to protect BWE's exposure to the steel market and its challenged capacities

Subtotal	\$ 30,150.00
Discount	
Shipping	\$ 1,384.00
Tax	
Total	\$ 31,534.00

Remarks: CC40-7/10
1 Truckload at \$589
LTL Load at \$795
Lead Times Approx 5 Weeks

Container Repair Service

4430 Tuck Road

Loganville, GA 30052

770-883-0104

August 8, 2021

Quote, Morgan County new Receiver Box

New Marathon 40 Yard Receiver Box \$12,198.85

Delivery \$450.00

Total \$12,648.85

Cliff



QUOTE

QUOTE # SECQ3600

DATE Jul 30, 2021

SOURCEWELL CUSTOMER ID #

SOURCEWELL CONTRACT #

To: Tom Wooten
Morgan County GA
2370 Athens Hwy
Madison, GA 30650
US

Sales Contact: Andrew Bielecki
706-255-8748
andrew@secequip.com

706-342-0821
twooten@morgancountyga.gov

QUOTE STATUS	SHIPPING TERMS	DELIVERY IN DAYS	PAYMENT TERMS
Budgetary	Customer Location		Net Delivery

QTY	DESCRIPTION
3	40 Cubic Yard Octagon Compactor Receiver Box (22') Primed and Painted Customer's Choice of Standard Colors
1	Freight to Morgan County Public Works Yard - Included
1	Lead Time is Approximately 6-8 Weeks

This quote does not include any federal, state, or local taxes.

* In stock equipment are subject to prior sale. *

Please contact me if I can be of further assistance.

TOTAL \$38,700.00

12,900 each

BIRMINGHAM OFFICE

2800 Powell Avenue
Birmingham, AL 35233
Ph: (205) 324-3104
Fax: (205) 324-2679

MOBILE OFFICE

2025 West I-65 Service Road North
Mobile, AL 36618
Ph: (251) 631-3766
Fax: (251) 631-3768

SHELBYVILLE OFFICE

3196 Highway 231 North
Shelbyville, TN 37160
Ph: (615) 696-7066
Fax: (615) 413-5323