



MORGAN COUNTY COMMISSION

A G E N D A

October 20, 2020

5:00 PM

150 East Washington Street, Madison, GA
2nd Floor Conference Room

Pledge and Invocation

Agenda Approval

New Business

1. RV Hardship Request-Terry Boles
2. Aquatic Center Request for FT Position
3. IT Project-Access Controls
4. IT Fiber Project
5. IT Camera Project
6. Property to be Declared Surplus
7. Concrete Repairs at Bill Wood Park
8. Proposed changes to the Morgan County Development Regulations. For review and discussion.
9. Proposed Subdivision Moratorium
10. Commissioner Liaison Reports
11. Public Comments on Agenda Items

Chuck Jarrell, Planning and Zoning Director
Morgan County, Georgia County Commissioners
Madison, Georgia

October 9, 2020

Hello, Chuck and members of Morgan County Commissioners:

I purchased the property at 2010 Riden Road, Madison on July 26, 2020 and have been working to rehab the old gray barn that sits on the corner of Riden Road and Fairplay Road. I have made much progress during the past five weeks:

- the well and septic system have been installed
- the concrete foundation has been poured
- interior framing is now underway

My plans are to have our new barndominium home completed and ready to move in within the next five months. Meanwhile, I want to move my RV travel trailer to the site to live in until the home has been completed. We have been living a considerable distance from our property, and I remain concerned about the welfare of my wife, Jean, who is approaching eighty years old. I plan on moving my RV to our seven-acre property next week when approved. I will agree to any stipulation you may want to place on me regarding the timeframe for completion, etc. Responsibility for my actions should be noteworthy because of my reputation in Morgan County and other surrounding counties. I am a native of Morgan County and plan to continue working in the home remodeling and repairs industry after completion of my home.

Thanks, Terry Boles
706-818-8609
terryboles@hotmail.com





MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Morgan County Aquatic Center

Background/History/Details:

The Aquatic Center has positively impacted our community for approximately 11 years. Our current staff consists of one full time employee and part time lifeguards. Safe and healthy swimming for our patrons is our top priority. To operate in an environment our patrons confidently trust, we must provide all factors in the equation of service quality. (factors attachment 1)

Our programming has developed over time, providing services for infants, youth, adults, active older adults and continues evolving. Pool space has become limited in the mornings and evenings after 4pm. (programs/facility rentals attachment 1)

Our daily traffic varies on a regular basis. January, June, and July are typically the busiest months annually. Peak times for user load are typically 8AM-noon and 4PM-7PM. Between 2018 to current, 47,296 patrons visited the facility. (attachment 1)

COVID19

Even with the pandemic concerns, all the above are increasing at a high rate weekly since reopening to the public with restrictions. Patrons express their gratitude for services provided and follow guidelines in place and are just happy to benefit mentally and physically on a regular basis.(attachment 1)

What action are you seeking from the Board of Commissioners?

Additional full time employee

To provide safe and healthy swimming, we are required to provide a standard of care to every citizen who enters our building. If one person is in the pool or twenty people in the pool, it is mandatory to require two lifeguards. Foolishly requiring one Lifeguard to supervise the facility is negligence. Additionally, it is our responsibility to support the safety of our lifeguards (most of which are high school students) upon open/close as well as all hours in between. (attachment 1)

If this item requires funding, please describe:

Budget Increase \$23,459.40 (attachment 1)

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:

BACKGROUND/HISTORY/DETAILS

The Aquatic Center has positively impacted our community for approximately 11 years. Our current staff consists of one full time employee and part time lifeguards. Safe and healthy swimming for our patrons is our top priority. To operate in an environment our patrons confidently trust, we must provide all factors in the equation of service quality.

Factors including but not limited to:

- **Required Aquatic Coordinator Certifications:** CPO (Certified Pool Operator), AFO (Aquatic Facility Operator), American Red Cross LGI (Lifeguard Instructor), Lifeguarding with CPR/AED for Professional Rescuers and First Aid
- **Lifeguard In-Service Training:** once monthly
- **Facility Maintenance and Safety:** chemical balancing and testing, sanitation, repairs, and improvements when issues arise (recent repairs and upgrades in the past 4 years i.e., replaced all light with LED in pool area and throughout facility, deck/bathroom/lobby resurfacing, fresh paint in locker rooms/lobby, pool plaster/tile resurfacing, new HVAC system, new chemical controllers and feeders)
- **Customer Service:** employment of skilled lifeguards, knowledge of programs, and leadership that encourages both staff and patrons.

Our programming has developed over time, providing services for infants, youth, adults, active older adults and continues evolving. Pool space has become limited in the mornings and evenings after 4pm.

Programs and Facility Rentals:

- Swim Lessons
- Swim Team
- American Red Cross Lifeguard Training
- Adult Water Aerobics
- Senior Center Water Aerobics Program
- General Admission-lap swimming, water exercise and open/recreational swimming
- Birthday Party Rentals
- Private Swim Club, Public School and Private Schools – MOCO swim team practice and home meets, private meets for outside clubs and schools

Our daily traffic varies on a regular basis. January, June, and July are typically the busiest months annually. Peak times for user load are typically 8AM-noon and 4PM-7PM. Between 2018 to current, 47,296 patrons visited the facility.

General Admission/Daily Traffic:

- General Admission- any service other than organized programming

COVID19

Even with the pandemic concerns, all the above are increasing at a high rate weekly since reopening to the public with restrictions. Patrons express their gratitude for services provided and follow guidelines in place and are just happy to benefit mentally and physically on a regular basis.

WHAT ACTION ARE YOU SEEKING FROM THE BOARD OF COMMISSIONERS?

Additional Full-Time Employee

To provide safe and healthy swimming, we are required to provide a standard of care to every citizen who enters our building. If one person is in the pool or twenty people in the pool, it is mandatory to require two lifeguards. Foolishly requiring one Lifeguard to supervise the facility is negligence. Additionally, it is our responsibility to support the safety of our lifeguards (most of which are high school students) upon open/close as well as all hours in between.

IF THIS ITEM REQUIRES FUNDING, PLEASE DESCRIBE

Budget increase \$23,459.40

- All in cost annually for onboarding additional full-time employee is \$42,180.00
(current part-time salary 30 hours weekly, \$18,720)

Currently there is no incentive for part time employees to remain on staff. The addition of a full-time position will provide better facility coverage at open and close Monday-Friday, increase knowledge of facility maintenance, and decrease part time hours.

At the end of the day, it boils down to the Board of Commissioners. It is simple in the grand scheme of things in my opinion. We willingly offer a well-maintained facility, provide the best standard of care in a safe and healthy environment, offer quality programming that encourages mental and physical wellbeing as well as play a vital role in the nationwide effort to prevent drowning.

DAILY HOURS

MONDAY & WEDNESDAY - 6AM-8PM

- **TUESDAY & THURSDAY - 8AM-8PM**
- **FRIDAY - 6AM-5PM**

LAP SWIMMING ALL OPERATING HOURS, WATER AEROBICS 8AM-NOON & 6:30PM-7PM, BENCHMARK THERAPY PATIENTS 11AM-NOON, OPEN/FAMILY SWIM NOON – 4PM (SAT ALL DAY), SWIM LESSEONS 4PM-7:30PM, SWIM TEAM 4-7PM.

PARTY HOURS

- **FRIDAY & SATURDAY – 5:30PM – 8PM**
- **SUNDAY – 2PM-5PM & 5:30PM – 8PM**

LIFEGUARD SHIFTS (2 GUARDS PER SHIFT)

MON/WED – **6AM-2PM**
 9AM-4PM } **25 PART TIME HOURS**
 2PM-8PM
 4PM-8PM

TUES/TH - **8AM-5PM**
 8AM-2PM } **24 PART TIME HOURS**
 2PM-8PM
 5PM-8PM

FR - **6AM-9AM**
 9AM-1PM } **19 PART TIME HOURS**
 9AM-5PM
 1PM-5PM

SAT - **10AM-5PM** } **14 PART TIME HOURS**
 10AM-1PM
 1PM-5PM

PARTY RENTALS

SAT/SUN - **5PM-8:30PM** } **7 PART TIME HOURS**

SUN **2PM-5:30PM** } **14 PART TIME HOURS**
 5PM-8:30PM

TOTAL WEEKLY 103 HOURS

PATRON DAILY TRAFFIC AVERAGES

AVERAGE TOTALS		ANNUAL	MONTHLY	DAILY
	FY18	18,705	1882	62
CLOSED MONTH OF FEB	FY19	17,427	1453	60
JULY 2019-MARCH 14, 2020	FY20	9,659	805	44
CLOSED MARCH 15-JUNE30				
CLOSED JULY 1-AUG 23, 2020	FY21	AUG 24	SEPT	OCT 14
		124	917	464

PEAK TIMES – 8AM-12PM & 4PM-7-PM

PARTY RENTALS

FY18- 57

FY19- 112 – closed month of Feb. 2019

FY20- 98 – closed March 14, 2020 to current COVID guidelines for public pools.

FACILITY RENTAL

OUTSIDE CLUBS/HIGH SCHOOL/GISA LEASE FACILITY 4 TO 6 TIMES ANNUALLY. (MOCO PRACTICES AT OUR FACILITY 3 DAYS PER WEEK AND EVERY OTHER SATURDAY OCT- MID FEB), FCA LEASES FACILITY THE LAST SATURDAY IN JULY ANNUALLY FOR THE FIREFLY TRI SPRINT.

SWIM LESSONS

BETWEEN 2018 and 2020, 640 PARTICIPANTS ENROLLED IN SWIM LESSONS

SENIOR CENTER WATER AEROBICS

APPROXIMATELY 3400-3800 SENIOR CENTER MEMBERS PARTICIPATE IN WATER AEROBICS ANNUALLY.

SWIM TEAM

BETWEEN 2018 and 2020, 434 PARTICIPANTS ENROLLED IN SWIM TEAM.

GENERAL ADMISSIONS

BETWEEN 2018 and 2020, 47,296 PATRONS VISITED THE AQUATIC CENTER.

AMRC LIFEGUARD TRAINING

HELD TWICE ANNUALLY. BETWEEN 2018 and 2020, 43 PARTICIPANTS COMPLETED CERTIFICATION TO LIFEGUARD. APPROXIMATELY 95% HIRED TO WORK AT OUR FACILITY.

WATER AEROBIC

ADULT WATER AEROBICS TWICE WEEKLY AM and PM- AM CLASS HAS DOUBLED SINCE REOPENING (15-20 PARTICIPANTS) (FY19-FY20 1222 PARTICIPANTS SIGNED IN)

SENIOR CENTER PROGRAM AVERAGES FROM 100-400 PARTICIPANTS MONTHLY DEPENDENT ON THE SEASON (FY19 – FY20 7038 PARTICIPANTS SIGNED IN)



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

IT Project-Access Controls

Background/History/Details:

Access Controls: Replace and additional of controllers and readers to facilities.
COVID: touch-less sensors and automatic openers for public entries.

What action are you seeking from the Board of Commissioners?

Approval of project

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:

Phone: 1.888.912.3151
 Fax: 1.601.399.5077
 Online: www.howardcomputers.com



Howard Computers
 P.O. Box 1588
 Laurel, MS 39441

Online Quotation

Quote No: TB11 1055495.00
Customer Name: Trevor Giddens
Company Name: Morgan County Commissioners
Quote Name: Morgan County Access Control Quote

Quote Date: September 11, 2020
Phone Number: 7063436450
Fax Number: 7067076078

Item 1

Category	Description	Qty.	Unit Price	Ext. Price
System Type:	Accessories			
1:	Infinias Server (3xLogic) MPN: S-SVR300-R3	1	\$2,350.00	\$2,350.00
2:	Infinias Corporate Software License (3xLogic) MPN: S-IA-CORP	1	\$3,777.00	\$3,777.00
3:	Single Door Kit – 3xLOGIC MPW Wiegand prox reader. This kit contains the following: (1) S-EIDC32 - PoE network door controller, (1) S-SMB- 5075 Surface Mount Box, (1) R-MPW-CHAR-AH MPN: S-DOOR-KIT-MPW	41	\$406.00	\$16,646.00
4:	Ultratech 12V 7AH SLA Battery MPN: 1270	10	\$13.00	\$130.00
5:	Altronix AL400ULACM - Power adapter + battery charger - AC 115 V - output connectors: 8 MPN: AL400ULACM	10	\$197.00	\$1,970.00
6:	Alarm Controls 600 LBS Magnetic Lock MPN: AC-600S	10	\$101.00	\$1,010.00
7:	Alarm Controls Push-To-Exit Button MPN: AC-TS2	10	\$33.00	\$330.00
8:	Access Control Composite Cable MPN: 658AFJ	3	\$1,106.00	\$3,318.00
9:	Cat6e MPN: 63611106	10	\$256.00	\$2,560.00
10:	Bosch DS150i Request-to-Exit PIR Detector - Motion sensor - wired - light gray MPN: DS150I	12	\$59.00	\$708.00
11:	NETGEAR GS324PP - Switch - unmanaged - 24 x 10/100/1000 (PoE+) - desktop, rack-mountable - PoE+ (380 W) MPN: GS324PP-100NAS	1	\$324.00	\$324.00
12:	NETGEAR GS108LP - Switch - unmanaged - 8 x 10/100/1000 (PoE+) - desktop, rack-mountable, wall-mountable - PoE+ (60 W) - DC power MPN: GS108LP-100NAS	4	\$109.00	\$436.00
13:	Labor MPN: Labor	1	\$49,143.00	\$49,143.00
14:	Programming/Commissioning MPN: Programming/Commissioning	1	\$5,624.00	\$5,624.00
15:	OPTIONAL Standard Service Contract MPN: SSC	1	\$10,350.00	\$10,350.00

Sub-Total: \$98,676.00

Parts & Accessories Shipping: \$500.00

Taxes: Tax Exempt

Total for Item 1: \$99,176.00

This quote will expire October 11, 2020.
 To expedite your order, please include your quote number with your Purchase Order.

Total for all pre-configured items

Sub-Total:	\$98,676.00
Parts & Accessories Shipping:	\$500.00
Taxes:	Tax Exempt
Total:	\$99,176.00

Notes:

Pricing and availability subject to change without notice. Packaging, Shipping, and Handling fees are not included unless specifically stated. Prices and lease payments do not include applicable taxes. Ship dates are approximations and are not guarantees. Quick ship items not available in Alaska, Hawaii, or outside the United States. Specific state laws may affect shipment of products.

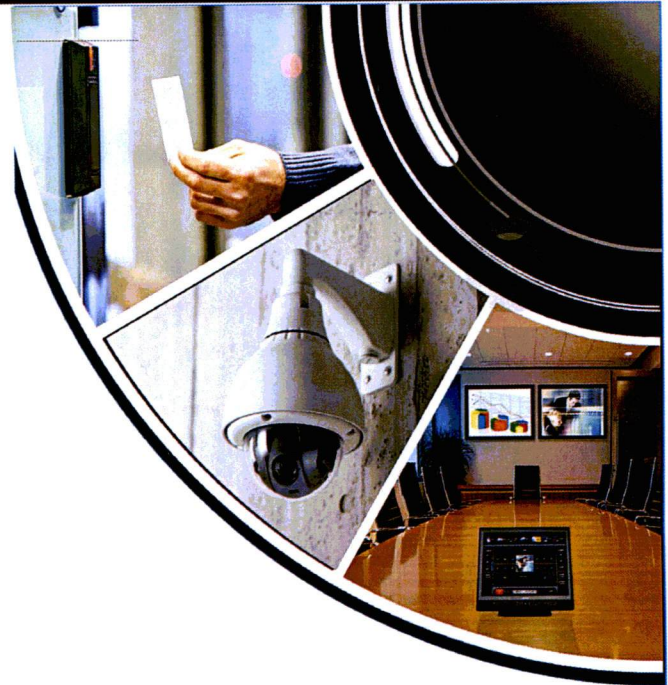
Howard reserves the right to charge a 25% restocking fee for cancellation of a purchase order after Howard has commenced fulfillment of the order. Howard may, with notice, cancel any purchase order at any time without any liability to the Purchaser. Howard reserves the right to charge the Purchaser full purchase price for delaying shipment of a purchase order for an extended period of time which then results in the cancellation of said order.

Given the current uncertainties related to international trade, Howard hereby reserves the right to unilaterally revise the prices quoted herein in the event its manufacturing or procurement costs for such goods increase due to the imposition by the United States or any other country of new or higher tariff(s) or of any other similar tax, fee or charge.

If Purchaser fails to pay any invoice in full within the time quoted herein, Howard may, without notice, accelerate the due date of all outstanding invoices and require that all outstanding invoices, including any interest thereon, be immediately due and payable in full.

Howard's product warranties and return policies and related information, which are available at <https://www.howardcomputers.com/support/warranties.cfm> and <https://www.howardcomputers.com/support/returnpolicy.cfm>, are fully adopted and incorporated herein by reference. These may also be obtained by calling 1-888-912-3151 or emailing webmaster@howardcomputers.com.

THIS QUOTATION IS EXPRESSLY LIMITED TO, AND EXPRESSLY MADE CONDITIONAL ON, PURCHASER'S ACCEPTANCE OF THE TERMS SET FORTH OR INCORPORATED HEREIN; HOWARD OBJECTS TO ANY DIFFERENT OR ADDITIONAL TERMS.



To: Trevor Giddens
For Morgan County
Project Name: Access Control Systems
Date: September 10, 2020

Thank you for considering iS3 Tech Services for your technology solutions provider, at iS3 Tech Services we provide design, installation, and service for Security & low-voltage technology solutions. Our focus is to provide our clients with high-quality installations, prompt support, and systems that are simple to use and manage.

Please see a detailed scope of work listed below for our proposed solution. If you have any questions or would like any additional information, please feel free to reach out. Thank you for your consideration!

Sincerely,

Andy Terrell

Access Control Options

iS3 is recommending replacing your existing card access system with one of the three card access system options listed below. If there is not currently, we will need a working fire relay to be placed near the wall that the controllers will be mounted on. Upon your request we have included the price in the courthouse numbers to run a single 10G OM3 Multimode Outdoor Armored Duplex Fiber Optic Cable between the IT room and the access control room. We have also included pricing for the NOC and other 3 buildings.

Courthouse Options for 24 doors and Fiber

Avigilon Access Control \$40,142.00

- Only cost is for major software releases (dot versions are free).
- Clean and modern web based user interface
- Integrates with vigilon video management software

Feenics Access Control \$36,606.00

- Yearly hosting fee \$1,800 for the 24 doors
- Manage from mobile devices
- Option for Native in app Visitor Management
- Two-Factor Authentication
- RESTful API
- Two-Factor Authentication
- Native Mass Notification
- **Needs internet access to work**

Software House Access Control \$39,732.00

- Manage from mobile devices
- Included Visitor Management Software
- Integrates with American Dynamics and Exacq video solutions
- Part of the Cyber Protection Program to reduce the risk of vulnerabilities.

NOC Options for 4 doors with wiring and locking hardware

Avigilon Access Control \$11,440.00

Feenics Access Control \$11,071.00 Yearly hosting fee \$288 for the added 4 doors

Software House Access Control \$10,124.00

Each buildings needing 4 doors retrofit with new system

Avigilon Access Control \$8,177.00

Feenics Access Control \$7,800.00 Yearly hosting fee \$288 for the added 4 doors

Software House Access Control \$6,764.00

Elections / 4-H 4 doors retrofit

Avigilon	\$ 8,177.00	Software House	\$ 6,764.00	Feenics	\$ 7,800.00
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Admin Building 4 door retrofit

Avigilon	\$ 8,177.00	Software House	\$ 6,764.00	Feenics	\$ 7,800.00
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Courthouse 24 door Retrofit

Avigilon	\$40,142.00	Software House	\$39,732.00	Feenics	\$36,606.00
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Clerk of Court Retro fit 4 Doors

Avigilon	\$ 8,177.00	Software House	\$ 6,764.00	Feenics	\$ 7,800.00
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NOC New Install of 4 Door

Avigilon	\$11,440.00	Software House	\$10,124.00	Feenics	\$11,071.00
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Totals	\$76,113.00		\$70,148.00		\$71,077.00
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PROPOSAL

Brivo Access Control Upgrade 40 Doors

Morgan County Superior Clerk

384 Hancock St,
Madison,, GA 30650

Revision: 0
Modified: 9/28/2020



Presented By:

Sharp Business Systems of GA

1870 McFarland Pkwy
Alpharetta, GA 30005 USA
770-663-8400
sharpusa.com

SHARP®

SHARP BUSINESS SYSTEMS





PRO-AV SOLUTIONS

sharpusa.com

Item3.

- 14 -

Brivo Access Control Upgrade

[Image]	20	<p>Brivo Access Control System Brivo Onair ACS300 IP door controller B-ACS300-E Brivo Onair ACS300 IP door controller with WiFi & BLE for up to two (2) readers. Requires PoE, PoE+ or 12vdc Linear Power Supply. Reader, Battery & Power Supply, Not Included.</p>	\$20,145.40
	5	<p>Brivo Access Control System ISO Smart Card - LEAF 4K, Glossy dual side printable CR79 card. Compatiblewith Brivo B-B and B-S ser B-SC50 ISO Smart Card - LEAF 4K, Glossy dual side printable CR79 card. Compatiblewith Brivo B-B and B-S series smart readers. Quantity 50.USD</p>	\$660.00
	40	<p>Brivo Access Control System Single gang tri-technology reader. Compatible with Brivo Mobile Pass Bluetooth credentials (when use B-BSPS</p>	\$14,880.00
	1	<p>Sharp Electronics Misc. Parts & Labor</p>	\$25,000.00
			

Equipment:		\$35,685.40
Labor:		\$25,000.00
Brivo Access Control Upgrade Total		\$60,685.40

* Price Includes Accessories

Monthly Brivo Connection to Cloud Server



40	Brivo Access Control System Brivo Onair Tier 1 Reader Monthly Data Plan B-ACS-RDR-AT1	\$560.00
	Brivo Onair combines access control and video surveillance to put your customers in control of their facilities from anywhere and from any device	

Equipment:	\$560.00
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Labor:	\$0.00
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Monthly Brivo Connection to Cloud Server Total	\$560.00
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Equipment Subtotal:	\$36,245.40
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Labor Subtotal:	\$25,000.00
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Project Subtotal:	\$61,245.40
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Miscellaneous Items:

1	Wire, Connectors Misc Installation Supplies	\$1,200.00	\$1,200.00
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Miscellaneous Items Total:	\$1,200.00
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* Price Includes Accessories

PROJECT SUMMARY

Total Installation Price:	\$61,245.40
Sales Tax:	\$2,537.18
Misc. Items:	\$1,200.00

Grand Total: **\$64,982.58**

Client:

Date

Contractor: Sharp Business Systems of GA

Date

Brivo Access Control Upgrade 40 Doors

Morgan County Superior Clerk

384 Hancock St,
Madison,, GA 30650

Revision: 0
Modified: 9/28/2020

Presented By:

Sharp Business Systems of GA

1870 McFarland Pkwy
Alpharetta, GA 30005 USA
770-663-8400
sharpusa.com



- A.** The general project description is contained in the attached document and related documents from herein referred to as the "Proposal".
- B.** The specific work to be performed by Contractor is the installation of the specified system as outlined in the Proposal.
- C.** The total amount to be paid by the owner for the performance (subject to additions and deductions by written change order) shall not exceed the total specified in the Proposal.
- D.** Progress payments will be made according to the payment schedule below. Equipment will not be ordered until the equipment deposit has been submitted. These times are subject to the timing of the construction and the lead times required for the ordered equipment to be delivered.
- E.** Payment is due immediately after invoicing. Unpaid balance beyond 10 days after invoicing of completed tasks as outlined in item D shall bear interest payable to Contractor at a rate of 1.5% per month simple interest.
- F.** This Proposal expires 30 days following the date stated on the top of this agreement. No work will be scheduled without a deposit plus a signed copy of this agreement. All drawings and specifications contingent on agreement and retainer.
- G.** If job is of a retro-fit/remodel nature on an existing structure, and scope of work exceeds time estimated to complete because of unforeseen circumstances, owner agrees that he/she will be back-charged at a rate of \$65 per man, per hour for all extra labor involved in completing the job.
- H.** All drawings and documentation are contingent on retainer. Since preparing a proposal requires system design & engineering by a professional Systems Integrator, only one version of the proposal will be prepared without a retainer. If a second version is required or if project is for design & documentation only, a minimum \$400 Design Retainer will be collected. This Design Retainer will cover up to three additional designs and proposals, as well as one block-diagram drawing of the system. For a \$1000 Design Retainer, client will receive up to three versions, one block diagram drawing, plus one basic cabinet audio placement and specification drawing. The retainer covers design & engineering time and is non-refundable.
- I.** Contractor reserves the right to replace proposed models in the case of obsolescence, discontinuation or unavailability with a comparable model of equal or greater value upon customer approval. Contractor will not be held responsible or liable in any way for any said product's obsolescence, discontinuation or unavailability.

Payment Schedule

Amount

Due Date

60% Upon Acceptance

\$38,989.55

Balance Upon Completion

\$25,993.03

1. Contract Documents and Details

The contract documents consist of this agreement, including all general provisions, special provisions, specifications, drawings, addenda, change orders, written interpretations, and written orders for minor changes in work. Work not covered by contract documents will not be required unless it is required by reasonable inference as being necessary to produce the intended result. The costs associated with any related work or materials, including, but not limited to electrical, drywall, painting, cabinets are not included unless specifically documented in the proposal. Contractor is not responsible for any underground trenching or laying or supplying of conduit for outside wiring.

2. Time

With respect to schedule completion of the tasks in section D, time is of the essence. If Contractor is delayed at any time in the progress of the work by owner change orders, fire, labor disputes, acts of God or other causes beyond Contractor's control, the completion schedule for the work or affected parts of the work shall be extended by the same amount of the time caused by the delay.

3. Payments and Completion

The above Payment Schedule is a guideline and approximation. Since contractor will, if possible, open, test and burn-in equipment before delivery, all components must be paid for before delivery to job site. Payments may not be withheld under any circumstances. Any disputes due to legal claims will be settled independently in good faith between the parties. Final payment shall be due immediately following completion of the project. Contractor will hold owner harmless with respect to claims of subcontractors and suppliers.

4. Insurance

Contractor shall purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owners property resulting from the conduct of this contract.

5. Changes in the Contract

The owner may order changes, additions, or modifications without invalidating the contract. Such changes must be in writing and signed by the owner. The contractor shall provide the owner in writing the amount of additional costs or cost reductions resulting from changes ordered within 15 working days unless this requirement is waived in writing by the owner. Change Orders shall be paid in full upon acceptance of change and shall not alter the contract's payment schedule. In case of product unavailability or discontinuation, contractor reserves the right to substitute equipment of equal or better quality with clients approval. Contractor will be held blameless in case of product unavailability or discontinuation.

6. Warranty

Contractor warranties all parts and labor involved in an installation for one year. Contractor will also be glad to help the client get their manufacturer-warrantied equipment serviced though out the life of the said warranty.

Client:

Date:

Contractor: Sharp Business Systems of GA

Date:

SURELOCK TECHNOLOGY
 320 S. Perry Street
 Lawrenceville, GA 30046
 Telephone: (678) 712-5346

QUOTE



BILL TO:
Morgan County Government
 380 Hancock St.
 Madison, GA

SHIP TO:
Morgan County Government
 380 Hancock St.
 Madison, GA

Printed	Order DT:	Cust #	Cust P.O.	Terms	Ship Via
9/16/2020	8/28/2020			DUE UPON RECEIPT	OTHER
QTY	U/M	ITEM/DESCRIPTION	LIST	UNIT PRICE	AMOUNT

Security Access

1	EA	AC-SW-32R-VM-6-P Access Control Manager Virtual 6 - Web-Based PACS Virtual for 32 Readers - includes: embedded 64 bit Linux OS & Open LDAP for configuration database Access Control Manager Security Management Software 32 Reader Count Software License One (1) ACM Verify ACC Video Integration Five (5) partitions Identities CSV export, recurring, one-time, long & short format Total reader capacity can be expanded from 32 to 2048 readers, in increments of 16, with the purchase of the desired quantity of AC-SW-LIC-16RCU-6-P, 16 Reader Count Software Licenses Supports up to 512 controllers 500K identities and 150M stored events and Fifty (50) simultaneous operators (via browser) VMware software is required and not included		\$ 2,532.00	\$ 2,532.00
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ACM SOFTWARE

1	EA	AC-SW-LIC-16RCU-6-P Access Control Manager 6 16 Reader Count Software License		\$ 633.00	\$ 633.00
1	EA	AC-SW-LIC-BDGE-6-P Access Control Manager 6 Badging Application Software License		\$ 633.00	\$ 633.00

CONTROLLER AND SUB PANEL

15	EA	AC-MER-CON-MR52 Series 3 Two-Reader Interface Module: mag or wiegand, 8 inputs, 6 relays (Mercury Part Number: MR52-S3)		\$ 536.00	\$ 8,040.00
5	EA	AC-MER-CONT-LP1502 Intelligent Controller, Linux Based with 2 doors, 8 inputs and 4 outputs, expandable up to 64 doors. (Mercury Part #: LP1502)		\$ 973.00	\$ 4,865.00

POWER SUPPLIES

1	EA	AC-LSP-8DR-MER-LCK Eight Door Mercury Dual Voltage Integrated Power System supporting one AC-MER-CONT-2DR with three AC-MER-CON-MR52 (Mercury hardware sold separately). The advantage of a dual voltage power supply is the ability to power both Mercury boards and door locks from the same supply. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 150 watt 12V/4A and 24V/4A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power		\$ 540.00	\$ 540.00
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connection to each Mercury board and eight fused output (C8 Board) for independent relay lock power. The power supply features dual alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space 20" x 24" x 6.5" with door lock and two (2) keys. Weight 25 lb.(LifeSafety Power Part Number: FPO150-B100C8D8PE4M)

4	EA	AC-LSP-4DR-MER-LCK Four Door Mercury Dual Voltage Integrated Power System supporting one AC-MER-CONT-2DR with one AC-MER-CON-MR52 (Mercury hardware sold separately). The advantage of a dual voltage power supply is the ability to power both Mercury boards and door locks from the same supply. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws and a 75 watt 12V/2A and 24V/2A power supply-battery charger. The power supply is pre-wired to eight Class 2, Power Limited (CL2PL) outputs (D8P Board) delivering a regulated independent power connection to each Mercury board and four fused output (C4 Board) for independent relay lock power. The power supply features dual outputs (12 & 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Battery space for two 12V, 8Ah batteries is available in cabinet. Cabinet size: 16" x 20" x 4.5" with door lock and two (2) keys. Weight 19 lb.(LifeSafety Power Part Number: FPO75-B100C4D8PE2M)	\$	392.00	\$	1,568.00
1	EA	AC-LSP-16DR-MER-LCK Sixteen Door Mercury Dual Voltage Integrated Power System supporting one AC-MER-CONT-2DR with seven AC-MER-CON-MR52 (Mercury hardware sold separately). The advantage of a dual voltage power supply is the ability to power Mercury boards and door locks. Includes a painted steel enclosure, removable pre drilled back plate, controller standoffs and mounting screws. System includes one 150 watt 12V/12A pre-wired to sixteen Class 2, Power Limited (CL2PL) outputs (two D8P Boards) delivering regulated independent power connection to each Mercury board and one 250 watt 24V/10A power supply-battery chargers pre-wired to sixteen fused output (two C8 Boards) for independent relay lock power. Both power supplies features dual outputs (12 & 24volts DC), form 'C' fault relay contacts, a fire alarm input and network interface (interface module sold separately) to enable monitoring, reporting and control of the power system from Access Control Manager (ACM) link. Cabinet size: 20" x 24" x 6.5" with door lock and two (2) keys. Weight 26 lb.(LifeSafety Power Part Number: FPO150/250-2C82D8PE4M1)	\$	859.00	\$	859.00
READERS						
40	EA	AC-HID-READER-SIGNO- Signo40, Wall mount, 13.56mHz & 125kHz, OSDP/Wiegand, Terminal, 40TKS-00-000000 Mobile Ready, BLE	\$	232.00	\$	9,280.00

CREDENTIALS

100	EA	AC-HID-CARD-ICLASS- iCLASS SE Contactless Smart Card, 2k bit with 2 application areas, SE-3000-AVG Avigilon Format, Avigilon logo on back, Order quantity must be in boxes of 100, no partial boxes allowed, packaged in box of 100	\$	5.00	\$	500.00
100	EA	AC-HID-MOB-MID-SUB- HID Origo Mobile Identities - User licenses - initial and renewal. Number of user licenses (maximum number of concurrent users) valid for one year in an HID Origo account (linked to the Organization ID). Please provide the organization and credential access control data format information (Organization ID, Organization Name, MOB or ICE and format: facility/site code, card number range, etc.). Require automated onboarding form to be completed. (LINK to Automated Onboarding: https://managedservices.hidglobal.com/faces/maUserOnBoardingStart) . Minimum Order Quantity: 20. (HID Part Number: MID-SUB-T100)	\$	7.00	\$	700.00
4		HE500030403 Electronic Door Strike with Hardware for (NOC)	\$	149.00	\$	596.00
1	EA	Cable Runs and Full Professional Services Installation	\$	8,072.00	\$	8,072.00
1	EA	Miscellaneous Detailed Scope of Work to follow after Acceptance of order	\$	65.00	\$	65.00
Subtotal					\$	38,883.00
Sales Tax						
Quote Total					\$	38,883.00

Sales Person: MELISSA ELROD

FREIGHT NOT INCLUDED - PRICES AND AVAILABILITY SUBJECT TO CHANGE

Disclaimer: SureLock Technology resells products from numerous manufactures. It is common industry practice for manufacturers to offer incentives and rebates for product sales. This quote may contain products or services subject to such incentives. No representation or warranty to the contrary is made. SureLock Technology passed through to the buyer the terms and conditions of the original equipment manufacturers product, software licenses and warranties. Any exceptions must be negotiated directly with the original equipment manufacturer.



MORGAN COUNTY AGENDA REQUEST

Department:

IT

Presenter(s):

Meeting Date: mm/dd/yyyy

10/20/2020

Type of Request:

New Business

Wording for the Agenda:

IT Fiber Project

Background/History/Details:

Fiber Backbone: New fiber from data center to other buildings.

What action are you seeking from the Board of Commissioners?

Approval of project

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?

No

*** 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

No

Approved by Purchasing

No

Manager's Approval

No

Staff Notes:

Item4.

Phone: 1.888.912.3151
 Fax: 1.601.399.5077
 Online: www.howardcomputers.com



Howard Computers
 P.O. Box 1588
 Laurel, MS 39441

Online Quotation

Quote No:	TB11 1055664.00	Quote Date:	September 14, 2020
Customer Name:	Trevor Giddens	Phone Number:	7063436450
Company Name:	Morgan County Commissioners	Fax Number:	7067076078
Quote Name:	Morgan Fiber Labor Quote		

Item 1

Category	Description	Qty.	Unit Price	Ext. Price
System Type:	Accessories			
1:	Labor and Expenses MPN: Labor and Expenses	1	\$105,294.00	\$105,294.00
Sub-Total:				\$105,294.00
Parts & Accessories Shipping:				Included
Taxes:				Tax Exempt
Total for Item 1:				\$105,294.00

This quote will expire October 14, 2020.
 To expedite your order, please include your quote number with your Purchase Order.

Total for all pre-configured items

Sub-Total:	\$105,294.00
Parts & Accessories Shipping:	Included
Taxes:	Tax Exempt
Total:	\$105,294.00

Notes:

Pricing and availability subject to change without notice. Packaging, Shipping, and Handling fees are not included unless specifically stated. Prices and lease payments do not include applicable taxes. Ship dates are approximations and are not guarantees. Quick ship items not available in Alaska, Hawaii, or outside the United States. Specific state laws may affect shipment of products.

Howard reserves the right to charge a 25% restocking fee for cancellation of a purchase order after Howard has commenced fulfillment of the order. Howard may, with notice, cancel any purchase order at any time without any liability to the Purchaser. Howard reserves the right to charge the Purchaser full purchase price for delaying shipment of a purchase order for an extended period of time which then results in the cancellation of said order.

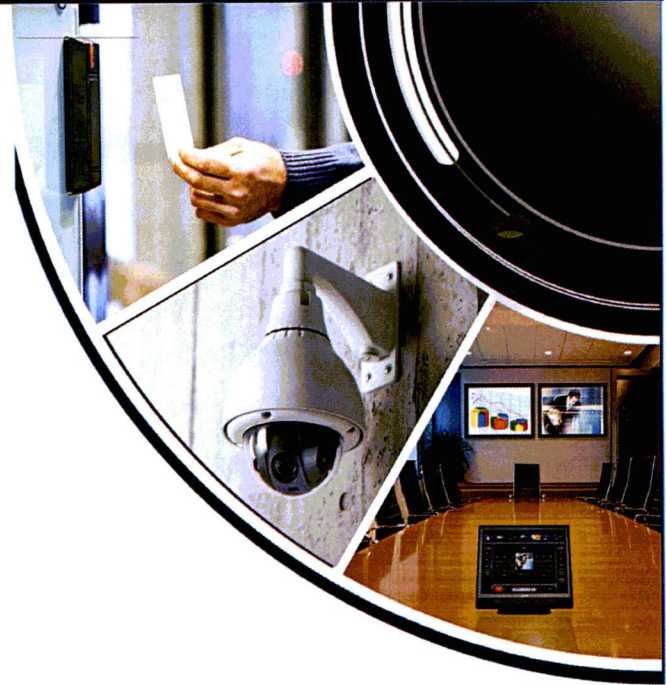
Given the current uncertainties related to international trade, Howard hereby reserves the right to unilaterally revise the prices quoted herein in the event its manufacturing or procurement costs for such goods increase due to the imposition by the United States or any other country of new or higher tariff(s) or of any other similar tax, fee or charge.

If Purchaser fails to pay any invoice in full within the time quoted herein, Howard may, without notice, accelerate the due date of all outstanding invoices and require that all outstanding invoices, including any interest thereon, be immediately due and payable in full.

Howard's product warranties and return policies and related information, which are available at

<https://www.howardcomputers.com/support/warranties.cfm> and <https://www.howardcomputers.com/support/returnpolicy.cfm>, are fully adopted and incorporated herein by reference. These may also be obtained by calling 1-888-912-3151 or emailing webmaster@howardcomputers.com.

THIS QUOTATION IS EXPRESSLY LIMITED TO, AND EXPRESSLY MADE CONDITIONAL ON, PURCHASER'S ACCEPTANCE OF THE TERMS SET FORTH OR INCORPORATED HEREIN; HOWARD OBJECTS TO ANY DIFFERENT OR ADDITIONAL TERMS.



To: Morgan County
 For: Trevor Giddens
 Project Name: Fiber Back Bone
 Project Address: [380 Hancock St.](#)
[Madison, GA 30650](#)
 Date: 10/07/2020

Thank you for choosing iS3 Tech Services as your technology solutions provider, at iS3 Tech Services we provide design, installation, and service for Security & low-voltage technology solutions. Our focus is to provide our clients with high quality installations, prompt support, and systems that are simple to use and manage.

Please see a detailed scope of work listed below for our proposed solution. If you have any questions or would like any additional information, please feel free to reach out. Thank you for your consideration!

Sincerely,

Andy Terrell

Table of Contents

Project Scope	2
Bill of Materials	2
Clarifications & Exclusions	2
Pricing	3
Signatures	3
Terms and Conditions	4

Project Scope

iS3 will bore to the follow Probate Court, Clerk, 4H & Tag Office an install a 2" conduit with a 12-stand fiber. All fiber will be terminated and ready to use with 10G SFPs.

Bill of Materials

- 4 Corning Wall Mount Single panel Fiber Optic Enclosure
 - 4 Corning Snap in Fiber Optic Patch Panel OM3 50/125 Laser Optimiz
 - 8 PANEL W/3 DUP LC AQUA
 - 96 Corning Unicam LC Fiber Optic Connector for OM3/4 50/125
 - 8 10GBASE-SR SFP+ MULTI MODE LC
 - 1 Corning Rack Mount 2RU 4 panel Fiber Optic Enclosure
 - 2000 LGTC*M50IO12CGNPBL58 12F OM3
 - 8 FIS DUPLEX MM 50UM LC-LC 1 MET
- 2" conduit & mule tape pull Probate Court, Clerk, 4H & Tag Office Approx. 1770'

Clarifications & Exclusions

1. All work proposed herein, shall be performed during normal business hours Monday through Friday 8:00 am - 5:00 pm.
2. Permits or associated fees are not included.
3. Low voltage wiring shall be installed in open plenum. Plenum rated cable will be used.
4. Appropriate furniture, racks, cabinets or shelves to support the video recording equipment is excluded from this proposal unless indicated in the scope of work or in the equipment list; otherwise, the owner is responsible for supplying this equipment.
5. Proposal includes applicable state and local taxes.
6. Twenty-Five percent (25%) of the proposed sell price shall be payable to iS3 Tech Services for project mobilization. Mobilization shall be invoiced and due upon customer acceptance of this proposal.
7. IS3 TECH reserves the right to negotiate mutually acceptable contract terms and conditions with customer by making mutually agreeable changes to the formal contract included in the Bid Documents.
8. "Rock Clause" Purchaser will absorb all costs incurred from unknown conditions such as rock removal, poor digging conditions or poor soil bearing capacity; including but not limited to Jackhammer, backhoe or auger rental (including delivery fee & operator charges)

Pricing

Project Total \$71,202

Signatures

By its signature below, Customer certifies that Customer has read and agrees to the provisions set forth in this Proposal and the Terms and Conditions Listed below.

_____	_____
Client Signature name	Date of acceptance
_____	_____
Print Name	Title
_____	_____
iS3 Rep Signature name	Date of acceptance
_____	_____
Print Name	Title

Terms and Conditions

1. Acceptance of Proposal.

- A. By signing this Proposal, the Customer expressly agrees to the terms of this Proposal and that iS3 Tech Services, LLC (hereinafter "iS3") is authorized to perform the within stated work.
- B. If this Proposal is not signed and dated by Customer or work has not commenced within thirty (30) days from the date of this Proposal, then this Proposal shall expire and shall thereby be withdrawn, amended, changed or substituted by iS3 at the option of iS3.
- C. The Customer shall be liable for local, state and federal sales tax, if required, and also any additional costs related to such Proposal.

2. Definitions. In this Agreement:

- A. **Agreement:** Means the entire content of this Service Proposal, the Terms of Sale, any other Supplements designated below, and any exhibits, schedules, or attachments hereto.
- B. **Terms of Sale:** Means those terms and conditions available at www.is3tech.com/terms/.

3. Acceptance of this Agreement. Customer will have accepted this Agreement and be bound by its terms upon the earlier of (a) Customer's signature on the Service Proposal, (b) Customer's acknowledgment or acceptance of this Agreement via facsimile, e-mail, text messages, internet communication, wireless communication, or other such methods of communication, or (c) Customer's use of iS3 Tech Services or Products. CUSTOMER ACKNOWLEDGES THAT THEY HAVE RECEIVED A COPY OF THIS AGREEMENT AND THAT THEY HAVE READ AND UNDERSTOOD ITS TERMS.

4. Payment; Default. Customer agrees to pay iS3 twenty-five (25%) percent of the total price as a mobilization fee at the time of executing this Agreement. If any invoice is not paid in full within 30 days after billing date, the Customer hereby agrees to pay interest at a rate of 1.5% per month (18% annual) upon the unpaid portion of the invoice. Payments will be credited first to late payment charges and next to the unpaid balance. If action or suit is brought by iS3 Tech Services LLC, to collect any amount due or owed under this bill, Customer agrees to pay all costs of collection, including reasonable attorney's fees. Charges are due to be paid in advance unless credit has been granted to Customer pursuant to an approved Credit and Service Agreement Application. Default occurs if the Customer fails to pay any amounts due as provided herein when the same shall become due and payable. In addition to and without excluding any remedies available to iS3 TECH SERVICES LLC under applicable law, or as stated in any Invoice from iS3 TECH SERVICES LLC to the Customer, or in any Agreement approved by iS3 TECH SERVICES LLC, and without waiving any personal liability provisions which may apply, iS3 TECH SERVICES LLC may pursue any remedy against the Customer or the signatory to this Proposal under applicable federal, state, or local law. Customer shall be responsible to iS3 TECH SERVICES LLC for all costs incurred by iS3 TECH SERVICES LLC to enforce this Agreement and Work Order, including but not limited to, all collection costs, attorney's fees, court fees, a lien fee (which does not include attorney's fees) in the event that iS3 TECH SERVICES LLC determines, in its sole discretion, that it is necessary to file a lien against Customer to enforce and to protect its rights hereunder. Interest will be charged at the rate of 1.5% per month to accounts that are thirty (30) days or more past due. A fee of \$35.00 will be charged for any unpaid check.

5. LIMITATION OF LIABILITY. CUSTOMER ACKNOWLEDGES THAT NEITHER iS3 NOR ITS AGENTS, REPRESENTATIVES, SUPPLIERS, CONTRACTORS OR SUBCONTRACTORS IS AN INSURER OF OR AGAINST ANY POTENTIAL OR ACTUAL LOSS OR DAMAGE TO PERSON OR PROPERTY THAT MAY OCCUR IN OR AT THE PREMISES, WHETHER AS A RESULT OF BURGLARY, THEFT, FIRE, SMOKE, CARBON MONOXIDE POISONING, PHYSICAL HARM TO ANY PERSON, ENTRY IN OR ONTO THE PREMISES, THE CONDUCT OF ANY PERSONS IN OR ON THE PREMISES, OR OTHERWISE. iS3 EXPRESSLY DENIES AND DISCLAIMS ALL LIABILITY FOR ANY LOSS OR DAMAGE WHICH MAY OCCUR. IF iS3 OR ANY OF ITS AFFILIATES, AGENTS, REPRESENTATIVES, SUPPLIERS, CONTRACTORS OR SUBCONTRACTORS ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO ITS OR THEIR NEGLIGENCE OR THE FAILURE TO PERFORM ITS OR THEIR OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING INSTALLING, MONITORING OR REPAIRING EQUIPMENT IN ANY RESPECT AT ALL, THE MAXIMUM LIABILITY (INCLUDING JOINT AND SEVERAL LIABILITY) WILL BE THE COST OF THE SERVICES. THE LIMITATIONS OF LIABILITY SET FORTH IN THIS SECTION APPLY TO ANY ACTS, OMISSIONS, AND NEGLIGENCE OF iS3, ITS AFFILIATES, EMPLOYEES, AGENTS, SUPPLIERS, CONTRACTORS SUBCONTRACTORS OR REPRESENTATIVES), WHICH, BUT FOR THIS SECTION, MAY GIVE RISE TO A CAUSE OF ACTION IN CONTRACT, TORT OR UNDER ANY OTHER LEGAL THEORY.

This sale is subject to iS3's Terms of Sale effective on the date the signed Proposal is received, which are incorporated in full by this reference. The Terms of Sale are available at www.is3tech.com/terms/, and also will be sent by mail or fax to Customer upon

request. Customer agrees that the Terms of Sale constitute part of this Agreement and acknowledges that iS3 limits its acceptance of this Agreement to Customer's agreement to the Terms of Sale. iS3 hereby objects to any additional or different terms contained in Customer's purchase order or acceptance.

_____ Customer's Initial

SURELOCK TECHNOLOGY
 111 W. Crogan Street
 Lawrenceville, GA 30046
 Telephone: (678) 712-5346

QUOTE



BILL TO:
Morgan County Government
 380 Hancock St.
 Madison, GA

SHIP TO:
Morgan County Government
 380 Hancock St.
 Madison, GA

Printed	Order DT:	Cust #	Cust P.O.	Terms	Ship Via	
10/1/2020	9/23/2020			DUE UPON RECEIPT	OTHER	
QTY	U/M	ITEM/DESCRIPTION		LIST	UNIT PRICE	AMOUNT

Bored Fiber

1	EA	SURELOCK TECHNOLOGY - PROFESSIONAL SERVICES			\$ 28,113.00	\$ 28,113.00
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Scope of Work:

Provide boring, hand holes and inner duct from existing conduit at NOC building to Admin building - approximately 800'
 Provide and install 24 strand OSP single mode fiber and tracer wire from NOC building to Admin building underground
 Provide and install 24 strand OSP fiber from NOC building to Clerk of Court building with mid span and continue from Clerk of court building to voter registration building with 12 strands aerial
 Provide and install 1-2RU Corning fiber enclosure in NOC building equipment rack
 Provide and install 3-1RU Corning fiber enclosures 1 in Admin, 1 in Clerk of Court and 1 in voter registration building equipment racks
 Provide and install 8-12 strand single mode Corning splice cassettes for fiber terminations
 Each fiber will be tested and labeled
 Test results will be provided upon completion of project
 Customer will provide lift and or bucket truck for aerial portion of fiber installation
 Customer will provide 2'X2' hole in desired location of Admin Building warehouse floor for bore

Subtotal	\$ 28,113.00
Sales Tax	
Quote Total	\$ 28,113.00

Sales Person: Melissa Elrod

FREIGHT NOT INCLUDED - PRICES AND AVAILABILITY SUBJECT TO CHANGE

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MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

IT Camera Project

Background/History/Details:

Camera VMS: Recording Server and camera replacement for several buildings.
COVID: Thermal scanning and video intercom for public entry and ADA compliance

What action are you seeking from the Board of Commissioners?

Approval of project

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:

SURELOCK TECHNOLOGY
 320 S. Perry Street
 Lawrenceville, GA 30046
 Telephone: (678) 712-5346

QUOTE



BILL TO:
 Morgan County Government
 380 Hancock St.
 Madison, GA

SHIP TO:
 Morgan County Government
 380 Hancock St.
 Madison, GA

Printed	Order DT:	Cust #	Cust P.O.	Terms	Ship Via
10/16/20	10/15/20			DUE UPON RECEIPT	OTHER
QTY	U/M	ITEM/DESCRIPTION	LIST	UNIT PRICE	AMOUNT

IP VIDEO SURVEILLANCE

CAMERAS

2	EA	AVIGILON 5MP H5SL Outdoor IR Dome Camera with 3.1-8mm.4mm lens		\$ 594.00	\$ 1,188.00
1	EA	AVIGILON 4.0 MP WDR, LightCatcher, Day/Night, Outdoor Dome, 3.3-9mm f/1.3 P-iris lens, Integrated IR, Next-Generation Analytics		\$ 835.00	\$ 835.00
2	EA	AVIGILON 3x 3MP H4 Multisensor Camera Module with 4mm Lens		\$ 1,467.00	\$ 2,934.00
1	EA	AVIGILON Elevated Temperature Detection Solution Kit		\$ 8,861.00	\$ 8,861.00
11	EA	AVIGILON 3 MP H4M Indoor Mini Dome Camera with 2.8mm lens		\$ 346.00	\$ 3,806.00
3	EA	AVIGILON 12.0 MP, Fisheye Camera, Day/Night, 1.45mm f/2.2, Integrated IR		\$ 957.00	\$ 2,871.00
19	EA	AVIGILON 3MP H5SL Indoor Dome Camera with 3-9mm lens		\$ 408.00	\$ 7,752.00
3	EA	AVIGILON 3.0 MP, WDR, LightCatcher, Day/Night, Indoor/Outdoor Bullet Camera, 3.1-8.4mm f/1.6, Integrated IR		\$ 594.00	\$ 1,782.00

SOFTWARE

52	EA	AVIGILON ACC 7 Enterprise Edition camera license		\$ 257.00	\$ 13,364.00
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STORAGE

1	EA	AVIGILON		\$ 27,469.00	\$ 27,469.00
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HD NVR4 PRM 64TB 2U Rack Mnt, Windows Server

ACCESSORIES

3	EA	AVIGILON Junction box for the H4A HD Bullet, H4SL HD Bullet, or H4 Thermal cameras	\$	80.00	\$	240.00
1	EA	AVIGILON Pendant Mount Adaptor for H4 Multisensor	\$	142.00	\$	142.00
1		AVIGILON In Ceiling Adaptor for H4 Multisensor				
4	EA	AVIGILON Wall mount bracket for use with H5A/H4A pendant dome cameras	\$	54.00	\$	216.00
18	EA	AVIGILON In-Ceiling mount for H4SL dome cameras	\$	27.00	\$	486.00
4	EA	AVIGILON 3MP H4Video Intercome with IR	\$	1,019.00	\$	4,076.00
1	EA	In Ceiling Dome Cover for H4 Multisensor				
1	EA	Avigilon Corner Mount Adaptor				
1	EA	wall arm for H4 IRPTZ or H4 multisensor				
4	EA	Surface Mount Adaptor for H4 Video Intercom				
4	EA	Safety Relay for H4 Video Intercom				
1	EA	SURELOCK TECHNOLOGY - PROFESSIONAL SERVICES	\$	11,215.00	\$	11,215.00

Scope of Work:

Provide and install a total of 21 cat-6 cable runs for cameras and intercom locations (6 admin building, 5 in courthouse, 7 in clerk of court, 1 in NOC and 2 in elections)

Each cable will be terminated to a blue cat-6 jack and placed in a surface mount box where needed

Each cable will be tested and labeled

Install 5 customer provided door intercoms per spreadsheet

Install 2 customer provided motion wave ada door openers at admin building

Install/swap 36 indoor cameras and 9 outdoor cameras per spreadsheet

Assumptions:

All work will be completed during normal business hours, Monday through Friday

If customer provided lift isn't available there will be additional charge for lift if needed

ADA motion wave openers have all necessary cabling in place to operate (Contact

1	EA	SURELOCK TECHNOLOGY - PROFESSIONAL SERVICES	\$	1,000.00	\$	1,000.00
		INSTALLATION AND CONFIGURATION				

		Subtotal			\$	88,237.00
		Sales Tax				
		Quote Total			\$	88,237.00

Sales Person: MELISSA ELROD

FREIGHT NOT INCLUDED - PRICES AND AVAILABILITY SUBJECT TO CHANGE

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MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

The attached list identifies equipment and property that are no longer utilized or have exceeded their useful life to be declared surplus. The items will be sold or properly disposed. For FY21, the sale of surplus property has generated \$9,539 in revenue and the sale of Sheriff's Office seizures has generated \$10,263 for law enforcement use.

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:

PROPERTY TO BE DECLARED SURPLUS AND SOLD

DESCRIPTION	DEPT
4 Open top dumpsters	Solid Waste
6 Enclosed dumpsters	Solid Waste
1 Compacter	Solid Waste
4 Fiberglass storage units	Solid Waste
8 Toner cartridges	Multiple
1 Case of Smead vertical file tabs	Magistrate
4 Metal computer desks	Ag. Extension
1 AV Cart	Ag. Extension
1 Wooden desk and cordenza	Unknown
8 desk chairs	Multiple
2 reception chairs	



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

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:

**PURCHASE ORDER REQUEST FORM
MORGAN COUNTY, GEORGIA**

PO# _____

Vendor Quotation Requirements
\$2,000.00 - \$99,999 - Three quotes required
\$100,000 & up - Sealed bids

ACCOUNT NUMBER	QTY	UNIT	DESCRIPTION	VENDOR #1		VENDOR #2		VENDOR #3	
				UNIT	EXTENDED	UNIT	EXTENDED	UNIT	EXTENDED
CAPITAL	1		Demo and re-pour concrete apron around main bldg at Bill Wood Park	lump sum	\$13,409.00	lump sum	\$18,592.80	lump sum	\$24,700.00
				Total	\$13,409.00		\$18,592.80		\$24,700.00

Recommended Vendor: David Arienzo 678-300-5963	Requesting Department Recreation	Date 10/16/2020
	Elected Official/Department Head: <i>Andrew Brook</i>	Date <i>10/16/2020</i>

For Purchases Exceeding \$7,500	Approved for preparation of purchase order
Date approved by Commission: _____	<i>[Signature]</i> <i>10/16/2020</i>
Any stipulations of the Commission: _____	Purchasing Officer Date

Alexander, Lance

From: David Arienzo <davidarienzo7@gmail.com>
Sent: Thursday, September 3, 2020 8:37 PM
To: Alexander, Lance
Subject: Concrete work

Sent from my iPhone

>
>
> •3188 sq ft labor only form pour and finish \$4800
>
> •Saw cut and demo concrete and load dumpster provided by Morgan co. \$2800
>
> •Pump estimated \$1000 I will line up and Morgan co pay cost of pump
>
> •Concrete estimated 42 yards I will line up concrete at my cost and Morgan co pay cost of concrete and micro fiber
> \$108 per yard concrete
> \$6.50 per yard micro fiber
> + tax
>
> Any questions give me a call thanks David Arienzo 678-300-5963
>
> Sent from my iPhone

Georgia Open Records Act: Under Georgia law, all information, including e-mail, written letters, documents and phone messages, sent to the County Board of Commissioners and County offices and employees is subject to Public Records law. This includes the sender's e-mail address, home address or phone number if shown in the message, the content of the message and any associated attachments to the mail.

Solid Site Services, LLC.
 1461 Morris Rd.
 Madison, GA 30650
 706-318-6782
 brandon.solidssite@gmail.com

Estimate



SOLID SITE SERVICES, LLC

ADDRESS
 Heritage Park Recreation Department

ESTIMATE #	DATE	EXPIRATION DATE
1001	10/06/2020	11/06/2020

DESCRIPTION	QTY	RATE	AMOUNT
Concession Stand patio demolition and replacement			
Demolition and load in containers	2,928	2.50	7,320.00
Form and place 3000psi concrete w/ pump	2,928	3.85	11,272.80
Work can start within 3 weeks of approval.			
		TOTAL	\$18,592.80

Accepted By

Accepted Date

Text msg. Concrete Constructors, Inc.

3300 ft.² removed and replace turnkey including line pump

\$28,000

That includes all removal, disposal and replacement

Deduct \$3300 for y'all supplying dumpsters but I cannot wait on dumpsters

Deduct \$6000 if y'all supply concrete

Agricultural Subdivision

This section sets out requirements for subdivision development that ensures the health, safety, and welfare for our farming community and the citizens of Morgan County, while providing for the protection of viable farm land and the right to farm from residential development.

Agricultural subdivisions

- Supports the continued viability of agricultural activities in Morgan County, including but not limited to, crop production, animal production, dairying, equestrian activities, and managed forestry.
- Provides for conservation of open land and forest land.
- Provides for the conservation of pastoral views and other elements of the county's rural character.
- Minimizes the density of new developments along existing roads.

Subdivision Design

Agricultural subdivisions may either be developed as existing road frontage developments or new street developments.

Exceptions:

Agricultural subdivisions divided off an existing street are exempt from the maximum number of lots of Minor Subdivisions

New Street developments shall comply with the Street Construction Standards, except for, the requirement for curb and gutter and sidewalks. Storm water drainage shall be handled by way of a minimum eight (8) foot shoulder sloped to a swell ditch.

Development Capacity

The minimum development capacity for agricultural subdivisions is 1 lot per 20 acres in the following zoning districts:

- Agricultural (AG)
- Agricultural Residential (AR)
- Low Density Residential (R-1)

Agricultural subdivision lots cannot be further subdivided.

Lot Dimensions

The following are the minimum lot dimensions within agricultural subdivisions.

Zoning District	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural (AG)	500 ft	100 ft	50 ft	50 ft
Agricultural Residential (AR)	500 ft	100 ft	50 ft	50 ft
Low Density Residential (R-1)	500 ft	100 ft	50 ft	50 ft

Required Buffers and Setbacks

The following are the minimum buffer dimensions within agricultural subdivisions.

- **Confined animal operations**

Confined animal operations must follow the required setbacks set-forth in the Morgan County Zoning Ordinance.

- **Distance from any Federal or State Protected Conservation Area**

A 100-foot undisturbed buffer shall be maintained from any Federal or State Protected Conservation Areas.

Identification of conservation areas.

State and Federal protected conservation areas.

Protected conservation areas are areas that are required to be preserved or protected by State or Federal law. These areas shall be included on the preliminary plat and final plat as undisturbed buffers or unbuildable areas. The areas include:

- **Floodways within the 100-year floodplain**

These areas are designated on maps prepared by the Federal Emergency Management Agency (FEMA), and must be confirmed as to their specific location on the Preliminary Plat.

- **Flood hazard areas.**

All areas within the 100-year floodplain but lying outside any floodway, wetland or other designated Conservation Area fall under this category. The boundaries of the 100-year floodplain are designated as the “flood hazard area” on maps prepared by the Federal Emergency Management Agency (FEMA), and must be confirmed as to their specific location on the Preliminary and Final Plat.

- **Required stream buffers**

Undisturbed greenways extending 25 feet from the banks of all perennial streams and other state waters.

- **Wetlands and hydric soils classified as “unsuitable”**

Wetlands are illustrated generally on the Wetlands Inventory Maps published by the U.S. Fish and Wildlife Service and are delineated by the U.S. Corps of Engineers. Soils classified as “unsuitable” often coincide with wetlands and include all soils designated under Group 6 on the Appendix to Article XXIV of the Zoning Ordinance. Soils in Morgan County are shown on the Soil Survey Maps prepared by the USDA Natural Resource Conservation Service (formerly the Soil Conservation Service).

- **Cemeteries**

Any cemetery or place of burial recognized by the Morgan County Tax Commissioner as tax exempt (under O.C.G.A. §48-5-41), and any “family plot” or other burial ground discovered on the site, must be protected under the requirements of State law (O.C.G.A. §36-72-1 *et seq.*). State law currently defines “burial ground” and “cemetery” as follows:

- “Burial ground” means an area dedicated to and used for interment of human remains. The term shall include privately owned burial plots, individually and collectively once human remains have been buried therein. The fact that the area was used for burial purposes shall be evidence that it was set aside for burial purposes.
- “Cemetery” or “cemeteries” means any land or structure in this state dedicated to and used, or intended to be used, for interment of human remains. It may be either a burial park for earth interments or a mausoleum for vault or crypt interments or a combination of one or more thereof.

- **Wildlife habitats of threatened or endangered species**

The following have been identified by the Federal and/or the State governments as threatened or endangered species in Morgan County:

Threatened or Endangered Species Identified in Morgan County		
Common Name	Biological Name	Habitat
Bald eagle	<i>Haliaeetus leucocephalus</i>	Inland waterways and estuarine areas in Georgia. Active eagle nests were located in Morgan County 1994 and 1997.
Red-cockaded woodpecker	<i>Picoides borealis</i>	Nest in mature pine with low understory vegetation (<1.5m); forage in pine and pine hardwood stands >30 years of age, preferably >10" dbh.

Bay star-vine	<i>Schisandra glabra</i>	Twining on subcanopy and understory trees/shrubs in rich alluvial woods.
Piedmont barren strawberry	<i>Waldsteinia lobata</i>	Rocky acedic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods.
Source: U.S. Fish and Wildlife Service.		

Protection of Existing Cemeteries

Whenever a development site contains or is adjacent to an existing cemetery, the following cemetery protection measures shall be required:

- An undisturbed or planted 25-foot grassed or vegetated buffer shall be required around the perimeter of the known boundary of said cemetery.
- If the boundary of an existing cemetery is unknown, then a 100-foot undisturbed buffer shall be placed around the entire perimeter of the outer most visible indicators of potential grave sites.
- Cemeteries that are not fenced prior to development must be fenced with a minimum four-foot high, black coated chain-link fence or other appropriate fencing with gates. The fence shall include the entire known boundary of the cemetery.
- In instances where a cemetery includes an existing fence, the existing fence may be considered to satisfy this requirement.
- A ten (10) foot perpetual ingress/egress easement shall be indicated on the development survey from the cemetery to the nearest street.
- No blasting shall be allowed within 500 feet of a cemetery.
- No drainage shall be directed towards a cemetery.
- The developer is responsible for any damage to a cemetery during construction of the development.

Conservation Subdivision

This section sets out requirements for subdivision development that ensures the health, safety, and welfare for the citizens of Morgan County, while providing for the protection and conservation of valuable historic and natural resources.

Conservation subdivisions:

- Provides for conservation of open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development.
- Provide greater design flexibility and efficiency of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development
- Provides for the reduction of erosion, sedimentation, and pollution by the retention of existing vegetation and the minimization the impact of development.
- Provides a mechanism to enhance water quality of streams and waterways, and to protect valuable groundwater resources.
- Creates neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space.
- Provides multiple options to minimize impacts on environmental resources, such as streams, wetlands, and floodplains; and the disturbance of natural or cultural features, such as mature woodlands, wildlife habitats, historic structures, and archeological sites.
- Provides for the conservation of pastoral views and other elements of the county's rural character.
- Minimizes the appearance of perceived density, by minimizing views of new development from existing roads.
- Provides the opportunity for enhanced passive recreational use by residents.

Development Capacity:

To achieve the development capacity of a conservation subdivision, the following steps must be accomplished:

Identify Conservation Areas

Conservation Areas must be identified and mapped. A minimum of thirty-three percent (33%) of the gross area of a conservation subdivision shall be designated as conservation area. Required and suggested conservation areas are identified below.

Designation of conservation areas.

State and Federal protected conservation areas.

Protected conservation areas are areas that are required to be preserved or protected by State or Federal law. These areas shall be included in a Conservation Area and shall be indicated on the preliminary plat and final plat as undisturbed buffers or unbuildable areas. The areas include:

- **Floodways within the 100-year floodplain**

These areas are designated on maps prepared by the Federal Emergency Management Agency (FEMA), and must be confirmed as to their specific location on the Preliminary Plat.

- **Flood hazard areas.**

All areas within the 100-year floodplain but lying outside any floodway, wetland or other designated Conservation Area fall under this category. The boundaries of the 100-year floodplain are designated as the “flood hazard area” on maps prepared by the Federal Emergency Management Agency (FEMA), and must be confirmed as to their specific location on the Preliminary and Final Plat.

- **Required stream buffers**

Undisturbed greenways extending 25 feet from the banks of all perennial streams and other state waters.

- **Wetlands and hydric soils classified as “unsuitable”**

Wetlands are illustrated generally on the Wetlands Inventory Maps published by the U.S. Fish and Wildlife Service and are delineated by the U.S. Corps of Engineers. Soils classified as “unsuitable” often coincide with wetlands and include all soils designated under Group 6 on the Appendix to Article XXIV of the Zoning Ordinance. Soils in Morgan County are shown on the Soil Survey Maps prepared by the USDA Natural Resource Conservation Service (formerly the Soil Conservation Service).

- **Cemeteries**

Any cemetery or place of burial recognized by the Morgan County Tax Commissioner as tax exempt (under O.C.G.A. §48-5-41), and any “family plot” or other burial ground discovered on the site, must be protected under the requirements of State law (O.C.G.A. §36-72-1 *et seq.*). State law currently defines “burial ground” and “cemetery” as follows:

- (a) “Burial ground” means an area dedicated to and used for interment of human remains. The term shall include privately owned burial plots, individually and collectively, once human remains have been buried therein. The fact that the area was used for burial purposes shall be evidence that it was set aside for burial purposes.
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- **Wildlife habitats of threatened or endangered species**

The following have been identified by the Federal and/or the State governments as threatened or endangered species in Morgan County:

Threatened or Endangered Species Identified in Morgan County		
Common Name	Biological Name	Habitat
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Piedmont barren strawberry	<i>Waldsteinia lobata</i>	Rocky acedic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods.
Source: U.S. Fish and Wildlife Service.		

Additional Conservation Areas

Conservation areas are areas that are encouraged to be preserved, but are not required to be preserved or protected under State or Federal law. These include:

- Areas with steep slopes over 25% which comprise 5,000 square feet or more of contiguous area.

Slopes greater than 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 5,000 contiguous square feet or less are not considered Conservation Areas.

- Areas with slopes of 15% to 25% greater than 40,000 square feet.

Slopes between 15% and 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 40,000 square feet or more of contiguous are not considered Conservation Areas.

- Soils with exposed bedrock or rock outcroppings of 40,000 sf or greater.
Areas with exposed bedrock or rock outcroppings must be identified through observation on each site. Areas comprising less than 40,000 contiguous square feet are not considered Conservation Areas.
- Areas with soils classified as “poorly drained” greater than 80,000 square feet.
Soils classified as “poorly drained” include those designated as such under Group 4 and all soils listed under Group 5 on the Appendix to Article XXIV of the Zoning Ordinance. Soils in Morgan County are shown on the Soil Survey Maps prepared by the USDA Natural Resource Conservation Service. Such areas comprising 80,000 contiguous square feet or less are not considered Conservation Areas.
- Buffer areas around wetlands and habitats of endangered species.
Additional lands in their natural state provided around designated wetlands and critical wildlife habitats as protective buffers are recognized as Conservation Areas. To qualify, a wetland buffer must extend at least 25 feet from the wetland, and a buffer around a wildlife habitat must be at least 100 feet deep.
- Mature timber stands or significant trees.
Forests and timberlands that have developed mature stands of trees qualify for conservation consideration. Individual trees that are specimen trees or otherwise have significance through their size, age, species or historic value may be designated as a Conservation Area to the extent of the tree’s dripline.
- Registered historic or archeological assets.
Sites or areas registered with the State or the National Register of Historic Places qualify under this category since preservation is desirable but not mandated by law. Information regarding all such sites is available from the Georgia Office of Historic Preservation.
- Viewshed protection areas.
These areas are set aside either to screen the view of the subdivision development from abutting roadways or to protect existing scenic views into the subdivision site of rural heritage features. Examples of rural heritage features include the following:
Rural Heritage Features may include any of the following:
 - Mature tree groves
 - Rock outcroppings
 - Historic structures
 - Agricultural fields
 - Natural water features

Determine conventional development capacity

The development capacity is identified in the development capacity chart below. This chart is provided to preserve current development rights. This determination is based upon the number of lots that could be created through conventional means under the property's zoning district.

The conventional method is determined to be the gross acreage of the site divided by the minimum lot size required under the site's zoning district. (For example, a 100-acre parcel in an AG zone (5 acre minimum) would yield 20 lots.)

Under no circumstances, shall a property be developed with more lots than the site's conventional capacity.

Development Capacity Chart

Zoning District	District Acreage	Development Capacity
Agricultural (AG)	5 acres	1 per 5 acres
Agricultural Residential (AR)	2 acres	1 per 2 acres
Low Density Residential (R-1)	1.5 acres	1 per 1.5 acres
Low Density Lake Residential (LR-1)	1.5 acres	1 per 1.5 acres
Medium Density Residential (R-2)	1 acre	1 per 1 acre ¹
Medium Density Lake Residential (LR-2)	1 acre	1 per 1 acre ¹
High Density Residential (R-3)	1 acre	1 per 1 acre ¹
High Density Lake Residential (LR-3)	1 acre	1 per 1 acre ¹

¹Permitted only if water and wastewater requirements are met.

Subdivision Design

To balance the conservation of valuable resources with current development rights, flexibility is given in minimum lot size and other dimensional requirements.

Parcel Acreage

The following are the minimum lot sizes within conservation subdivisions:

Zoning District	Minimum Parcel Acreage	Minimum Parcel Acreage w/o Utilities
Agricultural (AG)	0.75 acre ¹	1.5 acres ³
Agricultural Residential (AR)	0.75 acre ¹	1.5 acres ³
Low Density Residential (R-1)	0.75 acre ¹	1.5 acres ³
Low Density Lake Residential (LR-1)	0.75 acre ¹	1.5 acres ³
Medium Density Residential (R-2)	0.75 acre ¹	1.5 acres ³

Medium Density Lake Residential (LR-2)	0.75 acre ¹	1.5 acres ³
High Density Residential (R-3)	0.75 acre ²	N/A
High Density Lake Residential (LR-3)	0.75 acre ²	N/A

¹Permitted only with water requirements met.

² Permitted only if water and wastewater requirements are met.

³ With no water requirements met.

Required Buffers and Setbacks

The following are the minimum buffer dimensions within conservation subdivisions.

- **Distance from subdivision periphery**

No lot shall be located within 100 feet of the periphery of the subdivision site or within 300 feet of the dedicated right of way of an existing road regardless of its status as a State or County road.

Lots adjacent to the Georgia Power right of way on Lake Oconee are exempt from the 100 foot periphery setback rule on property lines abutting the Georgia Power right of way. Those lots must maintain a 40 foot rear setback from the existing Georgia Power right-of-way.

- **Distance from any Federal or State Protected Conservation Area**

A 100 foot undisturbed buffer shall be maintained from any Federal or State Protected Conservation Areas.

Lot Dimensions

The following are the minimum lot dimensions within conservation subdivisions.

Zoning District	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural (AG)	100 ft	30 ft	10 ft	20 ft
Agricultural Residential (AR)	100 ft	30 ft	10 ft	20 ft
Low Density Residential (R-1)	100 ft	30 ft	10 ft	20 ft
Low Density Lake Residential (LR-1)	100 ft	30 ft ¹	10 ft ¹	20 ft ¹
Medium Density Residential (R-2)	100 ft	30 ft	10 ft	20 ft
Medium Density Lake Residential (LR-2)	100 ft	30 ft ¹	10 ft ¹	20ft ¹
High Density Residential (R-3)	100 ft	30 ft	30 ft	30 ft
High Density Lake Residential (LR-3)	100 ft	30 ft ¹	30 ft ¹	30 ft ¹

1 A required 40-foot setback must be maintained from the Georgia Power right of way on Lake Oconee.

Permitted uses within the conservation area

Certain areas by their very nature must remain in their natural, undisturbed state. Such undisturbed areas include floodways, stream greenways, viewshed buffers, critical wildlife habitats, and wetlands.

- Conservation of open land in its natural state (for example, woodland, open field, or managed meadow).
- Agricultural and horticultural uses, including raising crops, pasturelands and dairy operations, along with associated buildings (including residences) that are specifically needed to support an active, viable agricultural or horticultural operation. Specifically excluded are commercial livestock operations involving swine, poultry, mink, and other animals likely to produce highly offensive odors.
- Pastureland for horses used solely for recreational purposes. Equestrian facility buildings and grounds shall be permitted.
- Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry, and best management practices endorsed by the Georgia Forestry Commission.
- Neighborhood open space uses such as village greens, commons, picnic areas, community gardens, trails, and similar low-impact passive recreational uses specifically excluding motorized off-road vehicles, rifle ranges, golf courses, sports fields and courts, community recreation buildings and grounds, swimming pools, and other active recreation uses.
- Pathways and trails, and passive recreation activities such as fishing, picnicking, and nature interpretation.
- Water supply and sewage disposal system reserve fields and stormwater detention areas designed, landscaped, and available for use as an integral part of the open space. The septic tank and drain field required for on-site sewage disposal must be located on the lot of the house it serves. Areas within the open space used for water supply, reserve fields or stormwater detention must be established by easements between the appropriate parties and recognized in the conservation easement covering the open space.
- Easements for drainage, access, sewer or water lines, or other public purposes.

Active recreation areas, including but not limited to golf courses, swimming pools, sports fields and courts, and community buildings and grounds are not considered conservation uses or Conservation Areas.

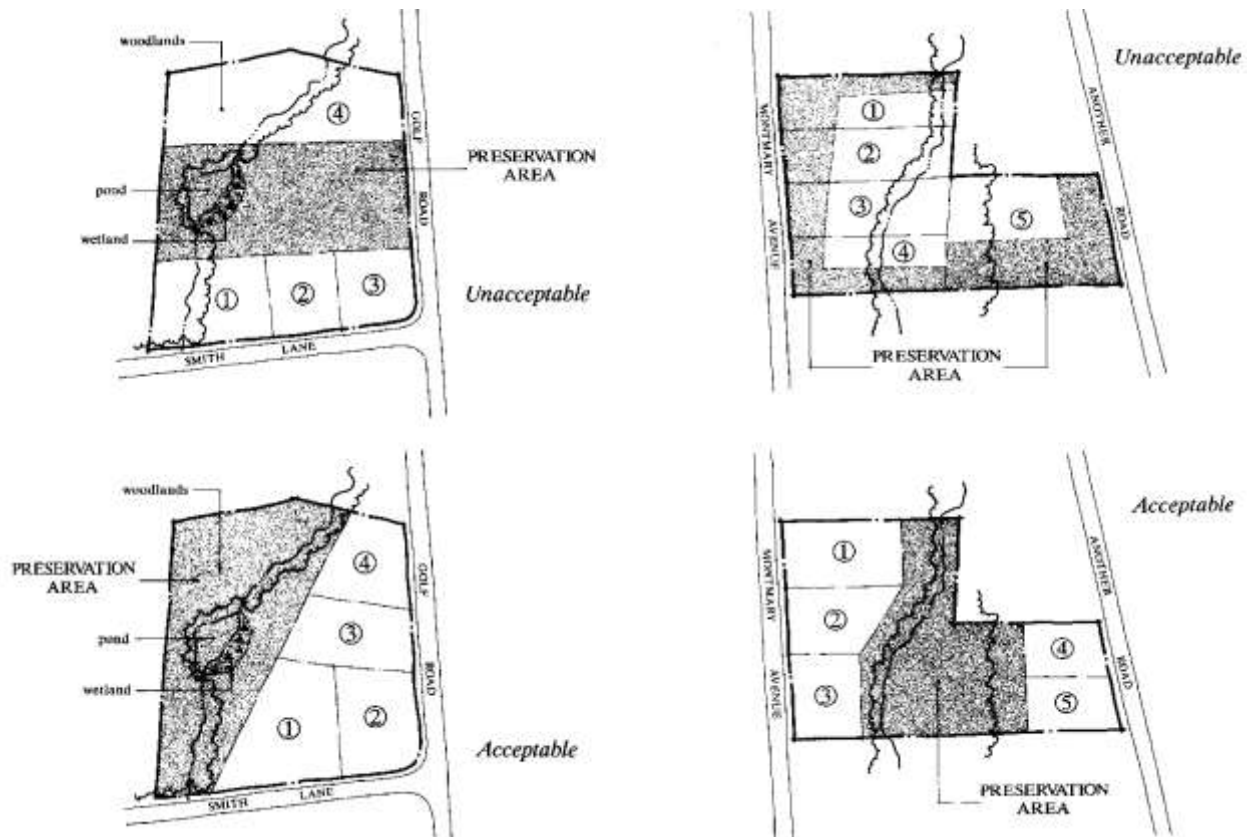
Open space design criteria.

1. Design principles.

The following principles shall guide the layout of the conservation areas set aside within the development.

- Conservation areas must be designed to preserve valuable natural resources, such as stream greenways and wetlands, to the greatest extent practical.
- Fragmentation of conservation areas must be minimized so that these resource areas are not divided into numerous small parcels located in various parts of the development. To the greatest extent practical, the conservation areas should be designated as a single block with logical, straightforward boundaries. Long, thin strips of conservation land should be avoided unless necessary to connect other significant areas or when they are designed to protect linear resources such as streams, steep slopes or trails.
- The minimum width of any open space area shall be 100 feet, as measured perpendicular to the centerline between the boundaries of the open space, except for the following:
Any portion of a Conservation Area that, by the very nature of its designated boundaries, is less than 100 feet in width. Examples include strips of steep slopes and “fingers” of floodplains that extend up drainage swales.

Examples of Conservation Design



- Viewshed buffers intended to screen the view of the subdivision development, which must be at least 300 feet in width unless the topography of the land adequately screens the view of the buildings in the subdivision from the abutting roadway.
- The minimum size of any open space area shall be two acres of contiguous land, except for the following:

A portion of a Conservation Area that adjoins the site and extends into the site covering an area of less than two acres.

An isolated strip of steep slope, provided that such an area having a slope greater than 25% must comprise at least 5,000 square feet, and such an area having between 15% and 25% must comprise an area of at least 40,000 square feet.

Buffer areas around wetlands or habitats of endangered or threatened species, provided that the combination of the buffer area and the wetland or wildlife habitat must contain at least two acres of contiguous area.

Historic or archeological assets and specimen trees that can be adequately protected by an area of less than two acres.

Ownership of Conservation Areas

- **Conservation easement required.**
 1. All conservation areas in a conservation subdivision shall be permanently protected from further subdivision, development, and unauthorized use, by a conservation easement. The conservation easement shall be approved by the Board of Commissioners and
 - 1) co-signed on behalf of the Board of Commissioners and donated to a private nonprofit conservation organization or land trust;
 - 2) co-signed on behalf of the Board of Commissioners and donated to a non-profit homeowners association; or
 - 3) donated to Morgan County if accepted by the Board of Commissioners.

The following guidelines are required to be incorporated into any conservation easement:

The easement recognizes and describes in a statement of purpose the special qualities of the property subject to the easement. Conditions within the tract subject to the conservation easement may be shown by map and/or photograph.

The easement clearly identifies the owner of the property subject to the easement, the holder of the easement, and co-signer, and the responsibilities of the property owner, easement holder, and co-signer.

The easement specifically and clearly identifies the boundaries of the property subject to the easement, either by metes and bounds legal description, survey plat or location on a final subdivision plat.

The easement contains restrictions as to what the owner may do with the property and specifically delineates what may not be done with the property. Limitations may include but may not be confined to prohibitions against subdivision, earthmoving, dumping, signs, utility lines, construction, changes to existing structures, and uses made of the property.

The easement provides for the right of the easement holder and co-signer to inspect the property to assure observance of restrictions. It also provides for enforcement procedures.

The easement provides for the maintenance of the open space.

The easement contains provisions governing its amendment, including provisions that the easement shall not be altered except with the express written permission of the easement holder, property owner, and any co-signers.

In addition to a conservation easement, the open space areas in a resource conservation subdivision shall be permanently protected through ownership either by a non-profit homeowners association, a private non-profit conservation organization or land trust, or by Morgan County, if accepted by the County, in accordance with the following:

Homeowner's association.

Open space may be owned and managed in common by a non-profit homeowner's association, subject to the following requirements:

The developer of the subdivision shall obtain approval, prior to the approval of a preliminary plat, of a description of the homeowner's association, including bylaws and methods for maintaining open space.

The homeowner's association shall be established by the subdivision developer and endowed with a financial subsidy from the developer prior to the approval of a final plat on the property. The amount of the financial subsidy shall be no less than that required by the plan for maintenance of open space and operation of common facilities approved for the subdivision or development (see Article 6). The amount of the financial subsidy shall include an amount no less than the estimated taxes, operation and maintenance costs for the open space to be incurred for a period of no fewer than 3 years from the time at which control of the association will be turned over to the purchasers of the subdivision lots or homes.

Membership of each non-open space lot owner in the subdivision shall be mandatory and automatic.

The homeowner's association shall be responsible for maintenance, insurance, and taxes on the open space within the subdivision. The association shall be required to assess dues for the maintenance of open space, purchase of insurance, and payment of taxes, unless another income source is proven to be available. Members of the association shall share equitably the costs of open space development and maintenance as indicated in bylaws. The association shall be empowered with the legal ability to place liens on non-open space lot owners for failure to pay association dues.

The homeowner's association shall not be dissolved without the consent of the Board of Commissioners. If common ownership of the open space by a homeowner's association is proposed and approved, then the open space shall be subject to permanent deed and final plat restrictions or covenants on the future use, development, and subdivision of the open space, in addition to the requirement of a conservation easement.

The Board of Commissioners may require that the homeowner's association establish a minimum amount of funds to be initially deposited and maintained in a maintenance account.

Private nonprofit conservation organization or land trust.

With the County's approval, the open space may be transferred, in whole or in part, to a private nonprofit conservation organization or land trust, provided that:

The organization is a bona fide conservation organization intended to exist indefinitely.

The conveyance contains appropriate provisions for proper recrudescence or transfer in the event that the organization becomes unwilling or unable to continue carrying out its functions.

The organization demonstrates to the satisfaction of Morgan County that the organization is financially capable of executing its responsibilities, including stewardship and maintenance of the open space.

The developer provides to the organization a financial subsidy for the maintenance and operation costs of the open space and any associated facilities prior to the approval of a final plat on the property. The financial subsidy shall include an amount no less than the estimated taxes, operation and maintenance costs for the open space to be incurred for a period of no fewer than 3 years from the time at which ownership of the open space will be turned over to the organization.

Fee simple dedication to Morgan County.

Dedication in fee simple ownership to the public for recreational and/or open space use, is a possible mechanism for the permanent retention and maintenance of some or all of the open space within the subdivision, at the sole discretion of the Board of Commissioners, and subject to the following:

Dedication to the County shall only be approved if the Board of Commissioners finds that the size, shape, location, type of open space, or cost of development or maintenance of such open space or the availability of open space would make public ownership desirable or necessary.

The decision to accept open space for fee simple public ownership shall be at the sole discretion of the Board of Commissioners.

The Board of Commissioners generally will require dedication of all open space or park and recreation areas indicated for acquisition in the County's Comprehensive Plan or capital improvement program.

The Board of Commissioners may require a maintenance bond or other financial security with a duration of 12 months following public acceptance in an amount sufficient to ensure that such lands do not cause unwarranted public expenditures because of faulty conditions or construction. The Board shall have authority to cash said bond in the event substandard conditions or construction are evident. Otherwise, following the one-year period following public dedication, with satisfactory performance, the Board shall return the maintenance bond to the subdivider.

In addition to the required conservation easement, a deed for open space lands in a form acceptable to the County Attorney in favor of Morgan County shall be signed and recorded prior to or along with recordation of any final plat pertaining to land within the subdivision.

Multiple ownership.

In some cases, different parties, depending on the actual use of the open space and the resources that are being protected, may own different portions of the open space. For instance, the portion of the open space that may provide important assets to the life of the neighborhood—village greens, passive recreation areas, horse riding pasturage or open vistas, may be most appropriately owned and maintained by a homeowner's association, while critically important features requiring non-use preservation, such as a forested floodplain or the habitat of endangered wildlife, may be best donated to a conservation organization.

Maintenance.

The cost and responsibility for maintenance of the open space and any facilities located in the open space shall be the responsibility of the property owner, unless that responsibility is specifically transferred as part of the conservation easement.

The applicant shall, at the time of preliminary plat submission, provide a plan for maintenance of open space and operation of common facilities in accordance with the following requirements:

The plan shall define ownership;

The plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space;

The plan shall establish staffing responsibility, insurance requirements, and associated costs and define the means for funding the maintenance of the open space and operation of any common facilities on an ongoing basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs; and

Any changes to the maintenance plan shall be approved by the County.

In the event that the organization established to maintain the open space and the common facilities, or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the County may assume responsibility for maintenance, in which case any escrow funds shall be paid to Morgan County and any prior existing maintenance agreements shall be revoked or suspended. The County thereupon may enter the premises and take corrective action, including extended maintenance. The costs of such corrective or continuing action may be charged to the owner of the open space or common facilities and/or to the individual property owners of the subdivision. Such costs may include administrative costs and penalties. Costs may be recovered as follows:

Through property assessments.

The County may apportion the costs among the property owners in the subdivision as an assessment, payable over one or more years. Such assessment shall become a lien on said properties until satisfied. Notice of such lien shall be filed by the County in the office of the Clerk of the Superior Court.

Through special taxes.

The County may establish a special tax district encompassing the subdivision and levy an *ad valorem* property tax annually in an amount adequate to fund maintenance and operations of the open space.

Curb and Gutter

All new streets and project access improvements shall be provided with curb and gutter. All gutters shall drain smoothly with no areas of ponding.

Local, Cul-De-Sac and Residential Minor Collector streets shall install curbing meeting the following minimum requirements:

- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 6" × 24" × 12".
- Vertical curbing only.

Arterials, and Industrial or Commercial streets shall install curbing meeting the following minimum requirements:

- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 8" × 24" × 14".
- Vertical curbing only.

Major and Minor Collector streets shall install curbing meeting the following minimum requirements:

- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 8" × 24" × 14".
- Vertical curbing only.

Construction Methods.

- Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans.
- One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
- Pre-shaped expansion/contraction joints shall be placed every 10 feet along the curb and gutter.

- Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

Definitions

Development, Subdivision: The entire original parcel for which subdivision approval is requested, including all new parcels intended for development, community amenities, recreation facilities, streets, easements, right of ways and areas to be set aside as open space.

One-lot Split: The subdivision of an original tract that creates no more than 2 lots, building sites, or other divisions (including the remaining portion of the original tract). Neither lot created under this exemption may be further subdivided except as a minor or major subdivision.

Original Parcel: A contiguous parcel of land, recorded in the Office of the Clerk of Superior Court of Morgan County, as it existed immediately prior to the approval of any portion of the parcel being divided as a subdivision.

Recombination: The joining of parcels, or portions thereof, of adjoining properties, including the joining of existing parcels of record, provided that additional parcels are not thereby created, and that all resulting parcels are in compliance with the provisions of the zoning district in which it is located.

Subdivision: The division of land into two (2) or more parcels for sale, lease or development.

Subdivision, Agricultural: A form of subdivision design which requires larger parcels to facilitate a range of agricultural activities with or without a residence.

Subdivision, Conservation: A form of subdivision design which concentrates lots, houses, streets, utilities and related development activities on the more suitable, and less environmentally sensitive, areas of the site, thereby preserving the steep slopes, wetlands, unsuitable soils, stream corridors and otherwise environmentally sensitive areas in a natural or undisturbed state. The net density of the development is equal to or less than that of traditional subdivision design but the lot sizes are smaller in order to preserve the environmentally sensitive areas in dedicated, perpetual open space.

Subdivision, Major: A division of an *original parcel* that creates any number of new parcels involving the construction of a new street, stormwater drainage facilities, or the construction or improvement of public utilities that complies with all requirements of the zoning district in which it is located.

Subdivision, Minor: A division of an *original parcel* that creates no more than three (3) new parcels, including the remaining portion of the original parcel, fronts along an existing County street and does not require the extension or widening of the street; require the construction of stormwater drainage facilities; or the construction or improvement of public utilities. No further subdivision of the original tract or resulting tracts from a minor subdivision will be permitted for one (1) year after the date of final plat approval.

Subdivision, Private Street: A major subdivision in which the parcels are served by a street held in private ownership and not dedicated to the County. A private street subdivision must meet all

requirements of these development regulations that apply to a “Major Subdivision,” except for dedication of the street rights-of-way or easements and drainage structures and easements.

Design of Blocks

The lengths, widths, and shapes of blocks shall be determined with regard to:

- Adequate building sites suitable to the needs of the type of development.
- Applicable zoning requirements as to maximum length of street, lot size and dimensions.
- Need for convenient access, circulation, control, and safety of street traffic.
- Limitations of topography.

Required Right-of-Way

Existing streets that adjoin a development or subdivision boundary shall be deemed a part of the subdivision. The proposed street system within a subdivision shall have the right-of-way of existing streets extended no less than the required minimum width in the table below.

Subdivisions that adjoin only one side of an existing street shall dedicate to the Board of Commissioners one-half of the additional right-of-way needed to meet the minimum width requirement for the street. If any part of the subdivision includes both sides of an existing street, the required additional right-of-way shall be dedicated on each side.

Minimum Right-of-Way Width

Street Classification	Right of Way Width
Principal Arterial	120 Feet
Minor Arterial	100 Feet
Major Collector	80 Feet
Minor Collector	80 Feet
Local Street	60 Feet
Cul-de-sac	75 Foot Radius
Alley	30 Feet

Article 1 - General Provisions

Chapter 1

Section 1.1 - Title

These development regulations shall be known as, and may be cited as, “The Development Regulations of Morgan County, Georgia” or, for brevity, “The Development Regulations.”

Section 1.2 - Authority

These development regulations are adopted under authority of Article 9, Section 2, Paragraph 3 and 4 of the Constitution of the State of Georgia and other applicable laws enacted by the General Assembly.

By the same authority, the Morgan County Board of Commissioners grants the authority to Morgan County Planning and Development authority to review and approve land divisions prior to the recording of such land division plats in the office of the Clerk of Superior Court of Morgan County

These development regulations shall apply to all lands within the unincorporated areas of Morgan County, Georgia.

Section 1.3 - Adoption

All conflicting laws or parts of laws of Morgan County are hereby repealed to the extent of their conflict. Where these development regulations overlap with other requirements adopted by the Board of Commissioners, including but not limited to the Zoning Ordinance, whichever imposes the more stringent restrictions shall prevail except with regard to minimum lot sizes and widths, as regulated in these development regulations in which case, the minimum lot sizes and widths required under the Zoning Ordinance may be reduced, but only in accordance with these Development Regulations where specifically authorized herein.

Section 1.4 - Severability

If any section, subsection, sentence, clause, phrase or portion of these Development Regulations or any amendment to it are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of these Development Regulations or an amendment to it. The Morgan County Board of Commissioners hereby declares that it would have enacted the remainder of these regulations even without such part, provision or application.

Section 1.5 - Effective Date

These development regulations shall take effect upon their adoption by the Board of Commissioners of Morgan County, Georgia.

Section 1.6 - Saving Provision

Any preliminary plat or site plan approved within one (1) year prior to the effective date of these development regulations may proceed with construction and recordation of a final plat under the provisions of the Subdivision Regulations of Morgan County in effect at the time of such approval.

These regulations shall not be construed as abating any enforcement action now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any entity.

Section 1.7 - Purpose

The purposes of these development regulations are to promote the health, safety, and general welfare of the public, and are intended:

- To provide uniform procedures and standards to promote and protect the public health, safety, and general welfare of the residents of the unincorporated areas of Morgan County, Georgia as it relates to growth and development.
- To promote the orderly and beneficial development and expansion of the county in balance with the preservation or conservation of valuable historic or natural resources.
- To prevent the over-crowding of land and avoid undue concentration of population.
- To provide adequate access to natural light and air.
- To secure safety from fire, panic and other dangers.
- To insure the orderly and desirable construction of streets.
- To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.
- To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements in accordance with a comprehensive plan.
- To insure proper legal description and recordation of all subdivided land.

Section 1.8 - Intent in Interpretation

In the interpretation and application of these development regulations, all provisions shall be:

- Considered as minimum requirements.
- Liberally construed in favor of the property owner.
- Deemed neither to limit nor repeal any other powers granted under state and local statutes.

Section 1.9 - Intent Relative to Private Property Agreements

These development regulations are not intended to repeal, abrogate, or impair any valid easement, covenant or deed restriction duly recorded with the Clerk of the Superior Court, to the extent that such easement, covenant or deed restriction is more restrictive than the requirements imposed by these development regulations.

Section 1.10 - Prohibited Activities

No person shall transfer, sell or convey, or attempt to transfer, sell or convey, ownership of all or any portion of land within unincorporated Morgan County, unless:

- The property existed as a lot of record in its entirety prior to the effective date of these development regulations; or
- The property is a lot of record shown in its entirety on a final subdivision plat duly recorded in the office of the Clerk of the Superior Court; or
- The property is a lot located within a subdivision that is otherwise exempt from these development regulations.
- The subdivision of any parcel of land using metes and bounds description for the purpose of sale, transfer or lease shall not be permitted, except as provided for by these regulations.
- No person, firm or corporation shall transfer, sell, or agree to sell any land by reference to, or exhibition of, or by other use of a plat of the subdivision of such land before such plat has been appropriately approved by the County and recorded with the Clerk of the

Superior Court; provided further, that the description of metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring such land shall not exempt the transaction from the requirements of these development regulations.

- Nothing contained herein shall prohibit the marketing of land for sale before final plat approval, including contracts to reserve the right to purchase subdivided lots at a future date.
- No building permit or development permit shall be issued for the construction of any structure on a parcel subdivided or sold in violation of the provisions of these regulations.

Section 1.11 - Responsibility for Interpretation

The Director of Planning and Development shall be responsible for the interpretation of the requirements, standards, definitions, or any other provision of these development regulations.

Interpretations of the Director of Planning and Development may be appealed under the provisions of these development regulations relating to Appeals.

Section 1.12 - Use of Figures or Examples for Illustration

Figures or examples associated with defined terms or regulatory paragraphs in these development regulations are provided for illustration or explanation only and do not limit or change the meaning of the term as defined or the requirements of the regulation as written.

Section 1.13 - Use of Words and Phrases

References to the “County” and to the Board of Commissioners and any public officials or appointed bodies of the County not otherwise named by political jurisdiction or defined in these development regulations shall always mean Morgan County, Georgia, and its governing body, appointed or employed officials, and appointed bodies as named. These include:

- County Manager, appointed as such by the Morgan County Board of Commissioners or the County Manager’s designee.
- Road Superintendent, appointed as such by the County Manager, or the Road Superintendent’s designee.

- Planning and Development Director, appointed as such by the County Manager, or the Planning and Development Director's designee.
- Chief Building Official appointed as such under the County Manager, or the Chief Building Official's designee.
- Code Enforcement Officer, appointed as such by the County Manager, or the Code Enforcement Officer's designee.
- County Planner, appointed as such by the County Manager, or the County Planner's designee.
- Planning Commission, created as such and appointed by the Morgan County Board of Commissioners.
- References to an administrative department of Morgan County shall always mean the department created by the Board of Commissioners as such.

References to public officials, departments or appointed bodies of jurisdictions other than Morgan County shall always mean such persons or bodies having jurisdiction over or relative to Morgan County, Georgia. These include:

- The Clerk of the Superior Court of Morgan County, Georgia.
- The Morgan County Health Department.
- The Piedmont Soil and Water Conservation District. (SWCD)
- The Northeast Georgia Regional Commission (NEGRC).
- The Georgia Departments of Natural Resources (DNR)
- The Georgia Department of Transportation (GDOT).
- The United States Army Corps of Engineers (USACE)
- The Federal Aviation Administration (FAA)
- The Federal Emergency Management Agency (FEMA)
- The Environmental Protection Agency (EPA).

- The Environmental Protection Division (EPD)

References to the terms “preliminary plat” and “preliminary subdivision plat,” and the terms “final plat” and “final subdivision plat,” are used interchangeably in these development regulations and have the same meaning.

Section 1.14 - Meaning of Words and Phrases

All words and phrases are to be interpreted within the context of the sentence, paragraph, subsection, Section and Article in which they occur.

Words and phrases defined in these development regulations shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in these development regulations shall be construed to have the meaning given by common and ordinary use, the meaning of which may be further clarified by definition of the word or phrase in a dictionary of the English language in current circulation.

Definitions are clearly identified as such and are located throughout these development regulations in the Articles or Sections to which they most readily refer. All definitions, regardless of location within an Article of these regulations, apply equally to the use of such terms throughout the regulations. A glossary of all defined terms is included with these regulations for convenience. However, if differences in wording occur between definitions of a term, the definition contained within an Article or Section of these regulations shall control.

Classification of Streets

All streets in Morgan County, Georgia, are divided into eight (8) classes as shown in the Morgan County Road Network Map, as adopted as part of the Morgan County Comprehensive Plan (latest adopted), which is hereby incorporated by reference.

Principal Arterial

A principal arterial is used to transport large volumes of traffic at moderate speeds and is typically multi-lane. A principal arterial is usually a median divided highway with some controlled access. These roads provide immediate access to adjacent land uses through driveways and two-way turn lanes in the center of the multi-lane arterial. A principal arterial is designed for a typical capacity of 45,000 to 75,000 vehicles per day.

Minor Arterial

A minor arterial is designed to provide cross-town and cross county street access. These roadways are usually multi-lane, although in some less developed areas they may be two lane streets. With access to development, there are often driveways that run directly into thoroughfares and, occasionally, on-street parking. Typical traffic volumes range between 20,000 and 50,000 vehicles per day.

Major Collectors

Major collectors move traffic from large residential areas and other local traffic generators such as schools, parks, office, and retail areas to principal and minor arterials. Generally, these are two to four lane roads with frequent intersections. Traffic volumes are between 15,000 and 25,000 vehicles per day.

Minor Collectors

Minor collectors are streets designated to collect traffic from the network of local streets and transport this traffic to the arterial system. Minor collectors are typically two to four lane facilities with an average daily traffic volume of 7,500 to 15,000 vehicles,

Local Streets

A street used primarily in residential subdivisions or within nonresidential developments for access to abutting properties. Use of these streets for through traffic is discouraged.

Cul-de-sac Street

A dead-end local street closed and terminated by a vehicular turnaround.

Alley Street

A service street providing a secondary means of access between abutting properties.

Commercial and Industrial Streets

All streets within a commercial or industrial development or an existing street serving as primary access to a specifically designed or intended use involving high volume truck traffic.

Sidewalk and Curb Ramps

Sidewalks and curb ramps shall be constructed in all new residential and non-residential developments or redevelopments along all abutting or internal streets, existing or new, private or public. Whenever a discrepancy occurs between the design and construction standards of these regulations and any state or federal regulation, then the most restrictive shall apply.

General

Sidewalks and curb ramps shall be installed as follows:

- Sidewalks and curb ramps shall be installed on both sides of all new streets within Residential and Non-residential projects and on abutting external streets.
- All new sidewalks shall connect to the adjacent property's sidewalks.
- Sidewalks and curb ramps as part of passive or active recreation areas, common areas and open space must be installed prior to the approval of the Final Plat.
- Residential contractors shall install sidewalks and curb ramps not required to be installed by developer on residential lots prior to release of the Certificate of Occupancy for the residential structure.
- A performance surety or escrow account shall be submitted to Morgan County for sidewalks and curb ramps not yet installed. The surety or escrow account shall be in an amount acceptable to the county to complete the installation of the sidewalks and curb ramps.

Sidewalk design and construction standards

Sidewalks shall be constructed in accordance with the requirements of these regulations. The Director is authorized to grant modifications upon specific application due to topographic or drainage difficulty as well as alternative design proposals after receiving a recommendation from a design professional.

- The subgrade on which sidewalks are to be placed shall have a minimum compaction rate of 95% dry density.

- All sidewalks shall be at least five (5) feet wide on all new streets and at least five (5) feet wide on abutting external streets.
- All sidewalks shall be constructed with a minimum thickness of four (4) inches of concrete with a minimum strength of 3,000 PSI at 28 days.
- All sidewalks shall have one-half (1/2) inch expansion joints or pre-molded bituminous expansion joint material shall be provided when abutting all structures and radius points. Pre-shaped expansion/contraction joints shall be placed every five (5) linear feet along the length of the sidewalk.
- All sidewalks shall be constructed with a cross slope of 0.25 inch per foot. Sidewalks shall maintain this cross slope at driveway crossings or transition the sidewalk to a driveway with ramps.
- All sidewalks shall be located at least 2 feet from the back of curb. The area between the curb and the sidewalk shall consist of grass or landscaping. Where no curb exists, sidewalks, including appropriate storm-water infrastructure, shall be constructed in a location acceptable to Morgan County.
- All sidewalks and curb ramps shall meet the requirements of the Americans with Disabilities Act.
- Intersection radius curb ramps shall be provided at street intersections. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks.
- All curb ramps leading into a vehicular path of travel shall install detectable warnings.
- Crosswalk striping shall be required at all street intersections for all residential and non-residential projects.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable sidewalks or ramps will be cause for rejection of the finished work.
- All disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped.

- Sidewalks located in the right-of-way of roads under the jurisdiction of the Georgia Department of Transportation shall be constructed in accordance with Georgia Department of Transportation design and construction standards.
- Damage to roads, sidewalks, curbs, and ramps caused by construction or development activity shall be repaired at no cost to the County within 30 days or prior to issuance of a Certificate of Occupancy, whichever is earlier.

Site Design

Every developer of land within the jurisdiction of unincorporated Morgan County shall provide the project access improvements to serve the project, in accordance with these regulations and other pertinent Codes, ordinances, and regulations of Morgan County. Said improvements and associated lands shall be provided at no cost to Morgan County, and shall be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation.

All residential, commercial and industrial developments that requires access to a state highway shall not receive a land disturbance permit or building permit until the approval of the Georgia Department of Transportation has been obtained by the applicant on the entrances and exits, curb radii, drainage and other matters.

Unsuitable land may not be developed. Land subject to flooding, improper drainage or erosion, and any land deemed to be unsuitable for development due to steep slope, unsuitable soils or subsurface conditions, etc., shall not be subjected to development in which it may intensify conditions or increase danger to health, safety, life, or property. Unsuitable land shall be incorporated into one of the following:

- Attached to a buildable lot as excess land
- Incorporate into open space for public use
- Placed into a perpetual conservation easement

If the Director or other agency finds that such land is not suitable for public use or does not qualify for an easement, the Director shall require the land to be included into the adjacent land in private ownership.

Street Lighting on Public or Private Roads

Street lighting for the public or private streets and sidewalks in the unincorporated area of Morgan County is the responsibility of the developer or property owner's association. No street lighting will be provided by Morgan County for any type of development.

Installation of Street Lights

The installation and operation of lighting fixtures located within or adjoining the rights-of-way of any public or private street in the unincorporated areas of the Morgan County shall comply the following procedures:

- Lighting luminaries or fixtures installed within the public rights-of-way or adjacent to, for the purpose of lighting streets, sidewalks or parking areas, or for the use of security, shall require the approval of Morgan County before installation of such lights.
- Plans and specifications shall be submitted for approval with sufficient detail and clarity showing placement, lumens, and illumination patterns to prevent glare from being a hazard to or interfering with the normal use of the public or private rights-of-way.
- Lighting luminaries and fixtures shall be designed and installed to prevent light pollution by use of down lighting.
- Lighting fixtures may be pole mounted between 16 and 20 feet above finished grade.
- All lighting luminaries and fixtures shall be LED.

Traffic Calming Devices

Subdivision streets shall be designed to provide traffic calming measures within the development. The maximum length of roadway section between speed control points shall be 1500 feet.

The traffic-calming plan is subject to review and approval by Morgan County. The Director may approve modifications.

Street Construction Standards and Specifications

Specifications

Unless otherwise stated herein, all materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation.

Subgrade Preparation for All Streets

- Subgrade preparation shall be in accordance with Georgia Department of Transportation specifications.
- Removal of unsuitable material. If any sections of the subgrade are composed of topsoil, organic, or other unsuitable or unstable material, such material shall be removed and replaced with suitable material and then thoroughly compacted as specified for fill or stabilized.
- Fill material shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material to a minimum of 95 percent of maximum dry density except for the top 18 inches which shall be compacted to a minimum of 98 percent of maximum dry density. Compaction test shall be at a rate of 1 per 10 linear feet of fill width and length. Compaction test shall be conducted every 24-inches of fill material lift and shall be conducted within each lane of travel and each side of street, within the right of way.
- After the earthwork has been completed, all storm drainage, water, sanitary sewer and other utilities have been installed within the right-of-way as required, and the backfill in all such ditches thoroughly compacted and tested at a rate of 1 per 50 linear feet of utility trench to a minimum of 98 percent of maximum dry density for the top 18 inches, the subgrade shall be brought to final grade as shown on the plans.
- All utility crossings within the right-of-way must be installed prior to subgrade approval. All manhole covers, clean outs and valves must be flush with top of intermediate course for new roadway pavement. Manhole covers, cleanouts and valves will be required to be required to be adjusted flush when final surface course is installed.

- Final subgrade shall require a compaction test at a rate of 1 per 100 linear feet of roadway to a minimum of 98 percent of maximum dry density. Test sites shall alternate lanes at 50-foot intervals. The subgrade also must pass roll testing prior to placement of the base material.
- The roll test of the subgrade shall be observed and approved by a Morgan County Inspector prior to base material installation.

Paving Requirements for Local, Cul-De-Sac, and Alley Streets.

The following minimum standards shall apply to all new residential local, cul-de-sac and minor collector streets. The minimum width of street within this classification is 24-feet back of curb to back of curb.

Base Course

After the compaction test and roll test on the subgrade has been approved by Morgan County, the base course shall be installed to the specifications below.

- The base course shall consist of eight (8) inches of compacted graded aggregate base (GAB) meeting Georgia Department of Transportation specifications.
- Base material (GAB) shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material.
- The roll test of the base material shall be observed and approved by a Morgan County Inspector prior to pavement installation.

Curb and Gutter

All Residential Local, Cul-De-Sac and Minor Collector streets within a development shall install curbing meeting the following requirements:

- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 6" × 24" × 12".

- Vertical curbing only.
- Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans.
- One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
- Pre-shaped expansion/contraction joints shall be placed every 10 feet along the curb and gutter.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

Binder Course

After the base course being thoroughly compacted, curbing installed and brought to grade, an intermediate binder course shall be installed meeting the following requirements:

- A bituminous prime coat, meeting Georgia Department of Transportation specifications, shall be installed on the prepared and approved base course.
- A thin layer of sand shall then be applied to the bituminous prime coat, meeting Georgia Department of Transportation specifications.
- Temporary drainage pipes shall be installed at all drainage structures
- Following an inspection by a Morgan County Inspector, a binder course of three (3) inches compacted of 19 mm Superpave shall be applied.

Surface Course

After the binder course has been inspected and approved surface course shall be installed meeting the following requirements:

- A bituminous tack coat, per Georgia Department of Transportation specifications, shall be installed on the prepared and approved binder course.
- The final asphaltic surface course consisting of two (2) inches compacted of 12.5 mm Superpave Type II shall be applied.
- Stripping shall be installed, per Georgia Department of Transportation specifications

- Upon the final acceptance of the final surface course, a maintenance bond shall be required for a period of 24 months following the date of approval.

Paving Requirements for Local Streets within an Agricultural Development

The following minimum standards shall apply to all new local rural residential developments. Where allowed, rural residential developments may install streets without curb and gutter. The minimum lane width shall be 11 feet.

Base Course

After the compaction test and roll test on the subgrade has been approved by Morgan County, the base course shall be installed to the specifications below.

- The base course shall consist of eight (8) inches of compacted graded aggregate base (GAB) meeting Georgia Department of Transportation specifications.
- Base material (GAB) shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material.
- The roll test of the base material shall be observed and approved by a Morgan County Inspector prior to pavement installation.

Binder Course

After the base course being thoroughly compacted, curbing installed and brought to grade, an intermediate binder course shall be installed meeting the following requirements:

- A bituminous prime coat, meeting Georgia Department of Transportation specifications, shall be installed on the prepared and approved base course.
- A thin layer of sand shall then be applied to the bituminous prime coat, meeting Georgia Department of Transportation specifications.
- Temporary drainage pipes shall be installed at all drainage structures
- Following an inspection by a Morgan County Inspector, a binder course of three (3) inches compacted of 19 mm Superpave shall be applied.

Surface Course

After the binder course has been inspected and approved surface course shall be installed meeting the following requirements:

- A bituminous tack coat, per Georgia Department of Transportation specifications, shall be installed on the prepared and approved binder coarse.
- The final asphaltic surface course consisting of two (2) inches compacted of 12.5 mm Superpave Type II shall be applied.
- Stripping shall be installed, per Georgia Department of Transportation (GDOT) specifications
- Upon the final acceptance of the final surface course, a maintenance bond shall be required for a period of 24 months following the date of approval.

Paving Requirements Major and Minor Collectors

The following minimum standards shall apply to all new Major or Minor Collector streets within a development. Within these street classifications, the lane width shall be 12 feet.

Base Course

After the compaction test and roll test on the subgrade has been approved by Morgan County, the base course shall be installed to the specifications below.

- The base course shall consist of ten (10) inches of compacted graded aggregate base (GAB) meeting Georgia Department of Transportation specifications.
- Base material (GAB) shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material.
- The roll test of the base material shall be observed and approved by a Morgan County Inspector prior to pavement installation.

Curb and Gutter

All major and minor collector streets within a development shall install curbing meeting the following requirements:

- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 8" × 24" × 14".

- Vertical curbing only.
- Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans.
- One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
- Pre-shaped expansion/contraction joints shall be placed every 10 feet along the curb and gutter.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

Binder Course

After the base course being thoroughly compacted, curbing installed and brought to grade, an intermediate binder course shall be installed meeting the following requirements:

- A bituminous prime coat, meeting Georgia Department of Transportation specifications, shall be installed on the prepared and approved base course.
- A thin layer of sand shall then be applied to the bituminous prime coat, meeting Georgia Department of Transportation specifications.
- Temporary drainage pipes shall be installed at all drainage structures
- Following an inspection by a Morgan County Inspector, a binder course of four (4) inches compacted of 19 mm Superpave shall be applied.

Surface Course

After the binder course has been inspected and approved surface course shall be installed meeting the following requirements:

- A bituminous tack coat, per Georgia Department of Transportation specifications, shall be installed on the prepared and approved binder course.
- The final asphaltic surface course consisting of two (2) inches compacted of 12.5 mm Superpave Type II shall be applied.
- Stripping shall be installed, per Georgia Department of Transportation specifications

- Upon the final acceptance of the final surface course, a maintenance bond shall be required for a period of 24 months following the date of approval.

Paving Requirements for Minor Arterials and Commercial and Industrial Streets

The following minimum standards shall apply to all new local arterials and commercial and industrial Streets within a development. Within these street classifications, the lane width shall be 12 feet.

Base Course

After the compaction test and roll test on the subgrade has been approved by Morgan County, the base course shall be installed to the specifications below.

- The base course shall consist of ten (10) inches of compacted graded aggregate base (GAB) meeting Georgia Department of Transportation specifications.
- Base material (GAB) shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material.
- The roll test of the base material shall be observed and approved by a Morgan County Inspector prior to pavement installation.

Curb and Gutter

All local arterial and commercial and industrial streets within a development shall install curbing meeting the following requirements:

- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 8" × 24" × 14".
- Vertical curbing only.
- Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans.
- One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.

- Pre-shaped expansion/contraction joints shall be placed every 10 feet along the curb and gutter.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

Binder Course

After the base course being thoroughly compacted, curbing installed and brought to grade, an intermediate binder course shall be installed meeting the following requirements:

- A bituminous prime coat, meeting Georgia Department of Transportation specifications, shall be installed on the prepared and approved base coarse.
- A thin layer of sand shall then be applied to the bituminous prime coat, meeting Georgia Department of Transportation specifications.
- Temporary drainage pipes shall be installed at all drainage structures
- Following an inspection by a Morgan County Inspector, a binder course of four (4) inches compacted of 25 mm Superpave shall be applied.
- A bituminous tack coat, per Georgia Department of Transportation specifications, shall be installed on the prepared and approved binder coarse.
- A second binder course of two (2) inches compacted of 19 mm Superpave shall be applied.

Surface Course

After the binder course has been inspected and approved surface course shall be installed meeting the following requirements:

- A bituminous tack coat, per Georgia Department of Transportation specifications, shall be installed on the prepared and approved binder coarse.
- The final asphaltic surface course consisting of three (3) inches compacted of 12.5 mm Superpave Type II shall be applied.
- Stripping shall be installed, per Georgia Department of Transportation specifications
- Upon the final acceptance of the final surface course, a maintenance bond shall be required for a period of 24 months following the date of approval.

Traffic Control Devices

The developer shall submit a list of proposed street names and traffic control signs for approval. A traffic control plan must also be submitted showing location and placement of all signage conforming to the Manual on Uniform Traffic Control Devices.

Traffic Control Signs

Street signs, traffic control signs, and devices such as striping and signalization, shall be provided and installed by the developer.

Street Name Signs

Public street name signs shall have a green background with white lettering mounted on square punched posts with square anchors.

Private street name signs shall have a blue background with white lettering mounted on channelized posts.

Alternate post and sign material shall be subject to the review and approval by Morgan County.

Traffic Signals and Signs

All traffic signals and signs shall conform to the Manual on Uniform Traffic Control Devices

Striping Requirements

All newly constructed streets and existing streets being widened with one or more additional lanes shall be striped. Striping paint shall meet Georgia Department of Transportation standards and conform to the Manual on Uniform Traffic Control Devices.

Water Quality

All projects that meet one or more of the following criteria shall provide water quality treatment.

- New development that involves the creation of 5,000 square feet or more of impervious cover.
- New development that involves land-disturbing activities of 1 acre or more.
- Land development activities that are part of a larger common development.
- Utility projects such as electrical, gas, water and sanitary sewer line installations that are part of a linear or common development.

Runoff from any new development, regardless of size, shall be adequately treated and addressed with structural stormwater controls, nonstructural practices, and pollution prevention practices.

The following activities are exempt from providing treatment:

- Individual single-family or duplex residential lots that are not part of a common development.
- Additions or modifications to existing single-family or duplex residential structures.
- Repairs to any stormwater management.

All stormwater treatment facilities designed to treat water quality shall also detain the twenty-five (25) year storm runoff, for the area draining to the pond, for 24 hours.