

January 03, 2019

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

PRESENT: Chairman Ronald H. Milton, Vice-Chair Philipp von Hanstein, Commissioners Andy A. Ainslie, Jr., Donald Harris and Ben Riden, Jr.

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

Commissioner Milton, called the meeting to order at 10:00 a.m. and led the Pledge of Allegiance.

Commissioner von Hanstein gave the invocation.

ELECTION OF CHAIRMAN

MOTION by Comm. Ainslie, seconded by Comm. Harris to nominate Commissioner Milton as Chair. Unanimously Approved. Commissioner Ron Milton elected Chairman for year 2019.

ELECTION OF VICE-CHAIRMAN

MOTION by Comm. Riden, seconded by Comm. Harris to nominate Commissioner von Hanstein as Vice-Chair. Unanimously Approved. Commissioner von Hanstein elected Vice-Chair for year 2019.

APPROVAL OF AGENDA

MOTION made by Commissioner von Hanstein, Seconded by Commissioner Harris to approve agenda as presented. Unanimously Approved.

MINUTES

December 04, 2018 Regular Meeting

MOTION by Comm. Riden seconded by Comm. Harris to approve the minutes for the December 04, 2018 Regular Meeting. Unanimously Approved.

CALENDARS

County Manager, Adam Mestres reviewed the calendars for January, February and March 2019.

CONSENT AGENDA

Motion to accept as information the December 2018 payables to include General Fund in the amount of \$695,521.28, SPLOST in the amount of \$272,887.64 and General Fund electronic payments in the amount of \$78,925.21 and the December 2018 financials.

MOTION by Comm. Harris, seconded by Comm. von Hanstein to approve the consent agenda as presented. Unanimously Approved.

COUNCIL ON AGING BOARD VACANCIES

MOTION by Comm. Ainslie, seconded by Comm. Riden to appoint Willie Anne Mathis and Minnie Peek to the Council on Aging Board with term beginning January 01, 2019 and ending December 31, 2021. Unanimously Approved.

PURCHASING POLICY AND ORDINANCE

MOTION by Comm. Riden, seconded by Comm. von Hanstein to table until the January 15, 2019 Commission Meeting. Unanimously Approved.

SERVICE DELIVERY STRATEGY

All parties have agreed to the changes presented for the following eight service areas: (1) Animal Control, (2) Building Inspections, (3) Emergency Management Services, (4) Fire Protection, (5) Land Use Planning, (6) Water Supply, Treatment & Distribution, (7) Zoning Administration and (8) Zoning Enforcement. All Parties also agree that the remaining eighteen service areas will not be changed at this time. However, all parties have agreed that if future changes need to be made that all parties will agree to have open discussions regarding any requested changes.

MOTION by Comm. von Hanstein, seconded by Comm. Harris to approve the Service Delivery Strategy as presented. Unanimously Approved.

MORGAN COUNTY DISASTER AWARENESS & PREPAREDNESS STRATEGY PLAN

MOTION by Comm. Riden, seconded by Comm. Harris to approve the Morgan County Disaster Awareness and Preparedness Strategy Plan as presented. Unanimously Approved.

SAM E. FLORENCE, JR. IS REQUESTING A TEXT AMENDMENT TO ADD SEPTIC RECEIVING, DEWATERING AND COMPOSTING TO THE MORGAN COUNTY ZONING ORDINANCE

Sam E. Florence, Jr. requested a text amendment in the summer of 2018 to add septic receiving, dewatering and composting to the Morgan County Ordinance when he was attempting to purchase property on Woodcraft Road. The language allows the use only in the I-2 zoning district and only with access to a municipal sewer line. In the unincorporated county, this set of criteria exist only on Woodcraft Road. The language proposed is a minimum of two acres for septic receiving and dewatering, and a minimum of ten acres to add composting.

Since the applicant's original request in the summer, the property he was looking at has sold. Currently, the applicant does not have another proposed location.

The Planning Commission voted unanimously to recommend approval of the text amendment to add septic receiving, dewatering and composting as a conditional use in the I-2 zoning district and with the associated uses removed.

Chairman Milton asked if there were any proponents or opponents that would like to speak: There were no proponents or opponents.

MOTION by Comm. Harris, seconded by Comm. von Hanstein to approve the text amendment to add septic receiving, dewatering and composting as a conditional use to the Morgan County Zoning Ordinance. Unanimously Approved.

JERRY O. SMITH IS REQUESTING CONDITIONAL USE APPROVAL TO OPERATE A RECYCLING FACILITY CONSISTING OF CONCRETE/ASPHALT RECYCLING AND TREE/LIMB RECYCLING, AS WELL AS A C & D DUMPSTER SITE, ON 8.25 ACRES LOCATED AT 1140 WOODKRAFT ROAD (TAX PARCEL 035-111)

The conditional use request is to operate a recycling facility consisting of concrete/asphalt recycling and tree/limb recycling, as well as a C&D dumpster site on 8.25 acres located at 1140 Woodkraft Road. The Planning Commission and staff's main concern is the noise and dust abatement and the use of the site as a construction demolition dumpster site. Which could be interpreted as a transfer station under certain circumstances.

The applicant's representative, Abe Abouhamdan, explained to the Planning Commission that the site would not accept mixed dumpsters and would only accept dumpster containing asphalt, concrete or tree debris. If the dumpsters contain any other construction debris or garbage, it would be turned away at the scale. Abe also assured the Planning Commission that the noise level of the equipment would be checked, abatement measures would be taken to mitigate the noise and that a sprayer would be attached to the crushing machine for dust control.

The Planning Commission voted unanimously to approve the conditional use request for a recycling facility with the following conditions:

1. Mixed dumpsters cannot be accepted.
2. Noise of equipment must be mitigated at the property lines by buffers or fencing to bring noise levels into compliance with regulations.
3. Crushing equipment cannot be operated without a sprayer to reduce dust.

Chairman Milton asked if there were any proponents or opponents that would like to speak: There were no opponents.

Abe Abouhamdan spoke in favor of the request. Abe assured the Board the site would be used as a recycling facility, and not a C&D site. He did ask the Board to make two considerations to the requirements:

1. Change the opening operations Monday-Friday from 8:00 am to 7:00 am.
2. Change the 8' tall chain link fence requirement to 6'.

MOTION by Comm. Harris, seconded by Comm. Riden to approve the conditional use as presented with the exception to open the facility at 7:00 am and begin operations at 8:00 am Monday-Friday. Unanimously Approved.

REPAIR OF SANITATION EQUIPMENT

The Sanitation Department utilizes a rubber tracked picker to sort and move waste from the holding area to the mobile containers. This piece of equipment was purchased around 2013 and has had minimal maintenance performed since that time. Both sets of tracks are in need of full replacement.

MOTION by Comm. Riden, seconded by Comm. von Hanstein to approve the track replacement for the picker in the amount of \$11,383.68 from Tractor and Equipment Company. Unanimously Approved.

ENERGY PERFORMANCE CONTRACT

The management team has been researching and evaluating the feasibility of contracting with an energy service company (ESCO). The ESCO would perform an energy audit of selected county buildings and make recommendations on capital improvements that will reduce our utility expenditures. The ESCO would serve as the general contractor for the capital improvements. The capital improvements would be financed with the payments made by the guaranteed utility savings. However, the management team would prefer to utilize some capital improvement funds and/or SPLOST revenues, to offset the amount to be financed. The contract with the ESCO includes a provision that if we do not meet the guaranteed savings, the ESCO will pay the County the difference.

Schneider Electric and ABM responded to the Count’s Request for Qualifications. After review of each company’s proposal and check of references, it is recommended that the County contract with Schneider Electric to complete an Investment Grade Audit of the Aquatics Center, Courthouse and Public Safety Complex.

MOTION by Comm. Riden, seconded by Comm. von Hanstein to approve the Energy Performance Contract to Schneider Electric as presented. Unanimously Approved. (COPY: Miscellaneous Book)

PROPERTY TO BE DECLARED SURPLUS

The following list of items were presented to be declared surplus property:

PROPERTY TO BE DECLARED SURPLUS AND SOLD

DESCRIPTION	DEPT
Kubota riding mower; Model SFGS-18; SN: 11203	Sheriff's Office
Bush Hog finishing mower; Model 326; SN: 12-00140	Sheriff's Office
Husqvarna riding lawn mower; Model 968999216; SN: 032600071	Sheriff's Office
John Deere walk behind mower; Model: 36COMM11-B; SN: TC36MLA026489	Sheriff's Office
John Deere finishing mower; Model: 272;	Sheriff's Office
Canon Image Runner 5000; # DA117337	Unknown
5 cases boundry markers	BOC
Boundry marker driver	BOC
10 cases of 84 inch survey markers	BOC
Clark electric forklift; Model ECG20; SN ECG358-0258-6809FB	Sheriff's Office
2004 Ford Ranger; VIN: 1FTYR1OU14PA42899	Planning
1998 Chevrolet Silverado VIN: 2GCEK19R1W1220168	Tax Assessor
2008 Ford 250 VIN: 1FTNF20586EB34732	Public Works
HON track filing platforms - 7 units	Unknown
HON reception station	Unknown
2001 Isuzu Trooper, VIN: JACDJ58X717J04084	Sheriff's Office
1997 Lincoln Town Car, VIN: 1LNLM81WXVY678360	Sheriff's Office

MOTION by Comm. Riden, seconded by Comm. von Hanstein to declare the list of items presented as surplus property. Unanimously Approved.

TSPLOST IGA

The Board previously agreed to call for a referendum to seek voter approval to adopt up to a 1% Transportation Sales and Use Tax for a period not to exceed five years. The IGA serves to memorialize how the proceeds from the tax would be divided amongst all jurisdictions and for what transportation purposes, if approved by the voters.

MOTION by Comm. Riden, seconded by Comm. Harris to approve the TSPLOST IGA as presented. Unanimously Approved.

COUNTY MANAGER REPORT

County Manager, Adam Mestres, presented a monthly overview of Morgan County government's current projects and/or issues. (COPY: Miscellaneous Book)

PUBLIC COMMENTS ON AGENDA ITEMS

Public Comments Were Made By:
Ron Zay-Morgan County Resident

MOTION by Comm. Ainslie, seconded by Comm. Riden to exit regular session. Unanimously Approved.

EXECUTIVE SESSION – PERSONNEL

MOTION by Comm. Ainslie, seconded by Comm. Riden to enter Executive Session to discuss personnel. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Comm. Ainslie, seconded by Comm. Riden to exit Executive Session. Unanimously Approved.

MOTION by Comm. Ainslie, seconded by Comm. Riden to enter Regular Session. Unanimously Approved.

MOTION by Comm. Ainslie, seconded by Comm. Riden to adjourn. Unanimously Approved.

Ronald H. Milton, Chairman

ATTEST:

Leslie Brandt, County Clerk