

**January 07, 2020**

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

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

**STAFF:** County Manager Adam Mestres and County Clerk Leslie Brandt.

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

**ELECTION OF CHAIRMAN AND VICE-CHAIRMAN FOR 2020**

**MOTION** by Commissioner Riden, Seconded by Commissioner Harris to nominate Commissioner von Hanstein as Chair for year 2020. Unanimously Approved.

**MOTION** by Commissioner Harris, Seconded by Commissioner Milton to nominate Commissioner Riden as Vice-Chair for year 2020. Unanimously Approved.

**AGENDA APPROVAL**

**RECOGNITION OF SERVICE-RON ZAY & RUBEN WALKER**

Ron Zay and the late Ruben Walker were recognized for their many years of service on Morgan County Boards.

**MORGAN MEDICAL CENTER AUDIT PRESENTATION**

Kyle Wilkerson, CFO of Morgan Medical Center and Ralph Castillo, CEO, presented the FY19 hospital audit.

**MINUTES**

December 03, 2019 Minutes

December 17, 2019 Minutes

**MOTION** by Commissioner Riden to approve the December 03, 2019 and December 17, 2019 BOC minutes as presented, Seconded by Commissioner Harris. Unanimously Approved.

**CALENDARS**

County Manager, Adam Mestres reviewed January-March 2020 calendars.

**CONSENT AGENDA**

Motion to accept as information the December 2019 payables to include General Fund in the amount of \$660,899.78, TSPLOST in the amount of \$1,356,894.15, SPLOST in the amount of \$55,164.07, General Fund electronic payments in the amount of \$813,875.19 and the December 2019 financials.

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

**PLANNING COMMISSION NEW BUSINESS**

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**C.B. HUTCHERSON IS REQUESTING A ZONING MAP AMENDMENT, FROM AGRICULTURAL (AG) TO GENERAL COMMERCIAL (C2), FOR 1.19 ACRES LOCATED ON BONNER LANE (TAX PARCEL 052-030F).**

C.B. Hutcherson is requesting a zoning map amendment to change 1.19 acres on Bonner Lane to General Commercial-C2 from Agriculture-AG. The applicant owns a 9 acre commercially zone property at the corner of Seven Islands Road and I-20. The applicant is seeking to rezone the smaller parcel in order to have road access on Bonner Lane with the same rezoning.

Senior Planner, Tara Cooner, stated staff has no concerns with the request to rezone the property. The size and road frontage for the 1.19-acre parcel is compliant with C2 zoning without being combined with the applicants 9-acre parcel.

Chairman von Hanstein allowed proponents and opponents to speak-No one spoke.

**MOTION** by Commissioner Harris to approve the Zoning Map Amendment request, from Agricultural (AG) to General Commercial (C2), for 1.19 acres located at Bonner Lane (Tax Parcel 052-030F), Seconded by Commissioner Milton. Unanimously Approved.

**CAMP TWIN LAKES IS REQUESTING A VARIANCE TO ARTICLE 10 OF THE MORGAN COUNTY ZONING ORDINANCE RELATED TO PAVING FOR 278.14 ACRES LOCATED AT 1391 KEENCHEEFOONEE ROAD (TAX PARCEL 021-105).**

Camp Twin Lakes is requesting a variance to the requirements for paving and curbing for the expansion project for Camp Twin Lakes, which is currently in the design phase. The request is to allow gravel parking at the staff parking area, which is a private area. They are not requesting a paving waiver for the parking lot at the administrative offices and dining hall, which is a public area.

Senior Planner, Tara Cooner, stated staff has no concerns regarding the variance request.

Chairman von Hanstein allowed proponents and opponents to speak-No one spoke.

**MOTION** by Commissioner Riden to approve the variance request for Camp Twin Lakes to Article 10 of the Morgan County Zoning Ordinance related to paving for 278.14 acres located at 1391 Keencheefoonee Road (Tax Parcel 021-105), Seconded by Commissioner Harris. Unanimously Approved.

**NEW BUSINESS**

**RV HARDSHIP REQUEST**

Planning Director, Chuck Jarrell stated Bobby Richards of 2881 Fairplay Road is requesting a RV hardship. His son, Terry Richards, resides in the RV on his 100-acre farm to help care for him. Mr. Richards was informed that the current ordinance prohibits RV's from being occupied more than 15 days in a 60-day period. Mr. Richards was asked if his son, who lives in the camper, could move into his residence. The answer was no. Mr. Richards stated that his son needed internet for his business and that internet service was not available at his home.

Terry Richards, son of Bobby Richards, spoke before the Board. T. Richards informed the Board he placed the RV on his parent's farm to help care for them. Since then, his mother has passed, and his

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father has been diagnosed with dementia. He does not plan to be a permanent resident and will vacate the property once his father no longer needs his assistance.

**MOTION** by Commissioner Riden to approve the hardship request for one year to be reviewed after one year and ensure the septic system is approved by the Health Department. **Motion died for lack of a second.**

**MOTION** by Commissioner Milton to table the RV hardship request until the January 21, 2020 Commission meeting, and for Planning Director, Chuck Jarrell to inspect the electrical system and septic to be inspected by the Health Department, Seconded by Commissioner Ainslie. Unanimously Approved.

**RESOLUTION 2020-RES-001 -DECLARATION OF OFFICIAL INTENT TO REIMBURSE**

This resolution states that the County will use future capital lease proceeds to reimburse itself for funding the Schneider Project.

The County is currently in the financial position to pay up front for expenditures related to the Schneider Project, which allows us to delay closing a loan in the amount of \$3,269,640. By doing this, the county will save a substantial amount of interest on the loan.

<b>2020-RES-001</b> Resolution-Declaration of Official Intent to Reimburse
<b>RESOLUTION-DECLARATION OF OFFICIAL INTENT TO REIMBURSE</b>
STATE OF GEORGIA
COUNTY OF MORGAN
<p><b>WHEREAS</b>, this declaration (the "Declaration") is made pursuant to the requirements of the United States Treasury Regulations Section 1.150-2 and is intended to constitute a Declaration of Official Intent to Reimburse under such Treasury Regulations Section.</p> <p><b>WHEREAS</b>, the undersigned is authorized to declare the official intent of Morgan County, Georgia (the "Issuer") with respect to the matters contained herein.</p> <p><b>WHEREAS</b>, the Issuer anticipates incurring expenditures (the "Expenditures") for the energy efficient <u>Schneider Project</u>. (the "Project").</p> <p><b>WHEREAS</b>, the Issuer intends to finance the costs of the Project with the proceeds of debt to be issued by the Issuer (the "Borrowing"), the interest on which is to be excluded from gross income for Federal income tax purposes.</p> <p><b>WHEREAS</b>, the maximum principal amount of the Borrowing to be incurred by the Issuer to finance the Project is \$3,269,640.</p> <p><b>NOW, THEREFORE, BE IT RESOLVED BY THE</b> Morgan County Board of Commissioners hereby declares its official intent to reimburse itself with the proceeds of the Borrowing for any of the Expenditures incurred by it prior to the issuance of the Borrowing.</p> <p>This resolution shall become effective immediately upon passage.</p> <p>SO RESOLVED, this 7<sup>th</sup> day of January, 2020.</p> <p style="text-align: center;">MORGAN COUNTY, GEORGIA, Acting by and through its Board of Commissioners</p>


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**MOTION** made by Commissioner Riden to approve Resolution-Declaration of Official Intent to Reimburse (2020-RES-001), Seconded by Commissioner Ainslie. Unanimously Approved.

**VEHICLE PURCHASE FOR SENIOR CENTER**

\$20,000 was approved in the FY20 Budget to purchase a new vehicle for the Senior Center. In FY19 the Senior Center received a \$2,500 grant to assist with the purchase of a vehicle. The new vehicle will replace the 2000 Ford Ranger. It is recommended that the 2020 Ford Escape be purchased from Courtesy Ford for \$19,664.88.

Bids were received from the following:

	<b>SENIOR CENTER VEHICLE BID TABULATION</b>		
		<b>2020 Ford Escape S</b>	<b>2020 Jeep Compass Sport</b>
<b>Courtesy Ford</b>	\$19,664.88		
<b>Covington Ford</b>	\$20,521.00		
<b>Allan Vigil</b>	\$20,686.00		
<b>Courtesy Chrysler, Dodge, Jeep, Ram</b>		\$20,249.00	\$22,274.00

**MOTION** by Commissioner Harris to approve the purchase from Courtesy Ford for a 2020 Ford Escape for \$19,664.88, Seconded by Commissioner Milton. Unanimously Approved.

**COUNTY MANAGER REPORT**

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

**PUBLIC COMMENTS ON AGENDA ITEMS**

No public comments were made.

**MOTION** by Commissioner Ainslie, seconded by Commissioner Milton to exit regular session. Unanimously Approved.

**EXECUTIVE SESSION-PERSONNEL**

**MOTION** by Commissioner Ainslie seconded by Commissioner Milton to enter Executive Session to discuss personnel. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

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**MOTION** by Commissioner Ainslie, seconded by Commissioner Milton to exit Executive Session. Unanimously Approved.

**MOTION** by Commissioner Ainslie, seconded by Commissioner Milton to enter Regular Session. Unanimously Approved.

**MOTION** by Commissioner Ainslie, seconded by Commissioner Milton to exit regular session. Unanimously Approved.

**MOTION** by Commissioner Ainslie, seconded by Commissioner. Milton to adjourn. Unanimously Approved.

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Philipp von Hanstein, Chairman

ATTEST:

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Leslie Brandt, County Clerk

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