

**July 02, 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, 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 Milton gave the invocation.

### **APPROVAL OF AGENDA**

**Motion** made by Commissioner Riden, Seconded by Commissioner von Hanstein to approve agenda as presented. Unanimously Approved.

### **PRESENTATIONS**

Bob Hughes of the Madison-Morgan Chamber gave an update on Stanton Springs.

### **MINUTES**

June 04, 2019 Budget Hearing Minutes

June 04, 2019 Minutes

June 18, 2019 Retreat Minutes

**MOTION** by Comm. Ainslie seconded by Comm. Harris to approve the minutes as presented. Unanimously Approved.

### **CALENDARS**

County Manager, Adam Mestres reviewed the calendars for July, August and September 2019.

### **CONSENT AGENDA**

1. Motion to accept as information the June 2019 payables to include General Fund in the amount of \$944,576.98, SPLOST in the amount of \$1,983,197.82 and General Fund electronic payments in the amount of \$3,545.90.

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

### **CLEAN-UP OF DILAPIDATED PROPERTIES AND STRUCTURES**

Planning Director, Chuck Jarrell requested approval from the Board to begin enforcing an existing ordinance to clean-up dilapidated properties and structures in Morgan County. The initial clean-up expense would fall on the County in the form of personnel labor. The County would then bill the owner.

The Board gave their approval to for Mr. Jarrell to move forward with enforcing the current ordinance and asked that they be informed of any properties that reside in their district.

### **ENERGY PERFORMANCE PROJECT UPDATE**

The Board received a report at the June 18, 2019 meeting outlining proposed capital improvements, projected costs, and projected energy savings from Schneider Electric. The proposal included a number of mechanical upgrades that have been deferred for the past several years due to budgetary concerns. The bulk of the project will be at the Aquatic Center and Public Safety Complex, with smaller updates at the Senior Center and BOC Administration Building.

**MOTION** by Comm. Riden, seconded by Comm. Harris to approve scope of project as presented from Schneider Electric and to seek financing options. Unanimously Approved.

**WALTON MILL ROAD BRIDGE REPLACEMENT – DISCUSSION**

The bridge at Walton Mill Road is in dire need of replacement. Three quotes were received from the following: Gregory Bridge Co. (\$70,000), E.R. Snell Contractor Inc. (\$267,800) and Massana Construction (\$129,787).

**MOTION** by Comm. von Hanstein, seconded by Comm. Ainslie to approve the low bid from Gregory Bridge Co. not to exceed \$70,000 to include all labor, materials and equipment to complete the project. Unanimously Approved.

**MORGAN MEDICAL CENTER HOSPITAL AUTHORITY BOARD OPENINGS**

**MOTION** by Comm. Harris, seconded by Comm. Ainslie to reappoint Calvin Welch and Sarah Burbach to the Morgan Medical Center Hospital Authority Board with term beginning July 1, 2019 and ending June 30, 2022. Motion Passed 3-2 with Comm. Milton voting in favor and Comm. von Hanstein and Comm. Riden voting against.

Board will take vote on third opening at a later date once more applications are received.

**FIRE ENGINE REPLACEMENT DISCUSSION**

The Board discussed potential options for the replacement of a fire engine.

**RECREATION BOARD OPENING**

**MOTION** by Comm. von Hanstein, seconded by Comm. Harris to reappoint Russell Carter to the Recreation Board with term beginning July 1, 2019 and ending June 20, 2024. Unanimously Approved.

**POTENTIAL LEASE OF DOSTER ROAD PROPERTY - DISCUSSION ONLY**

The Board discussed potential lease of Doster Road Property.

**FACILITY DUDE SOFTWARE UPGRADE**

Public Works and Public Buildings currently use an online work ticketing software marketed by Facility Dude. The current version does not meet the needs of each department. A new version has been released to meet the needs of each department. Facility Dude agreed to reduce the cost for the updated version for the first year and to provide three days of on-site training for staff.

**MOTION** by Comm. von Hanstein, seconded by Comm. Riden to the contract from Facility Dude as presented. Unanimously Approved.

### **ADOPTION OF CLASSIFICATION AND COMPENSATION PLAN**

The final report from Condrey and Associates has been submitted and includes a recommended Classification Plan. The plan is based on a nine-factor job evaluation, which specifies the grade level assigned to all county positions. The Compensation Plan (pay scale) consists of twenty-four grades. Each grade has 18 steps. The range for each grade is approximately 50%. Implementation of the Classification and Comprehensive Plan will put the County in the 50<sup>th</sup> percentile of jurisdictions we were compared with.

**MOTION** by Comm. Harris, seconded by Comm. von Hanstein to adopt the Salary Scale and give the County Manager discretion to increase a starting salary, within a pay grade, based on experience, training and knowledge. Unanimously Approved.

### **EXTENSION EMPLOYEE AGREEMENT**

Currently, the County pays a supplement to UGA for County Extension employees. The Extension employees have requested to have their county supplement paid directly to them through the county payroll.

**MOTION** by Comm. Ainslie, seconded by Comm. von Hanstein to table item for further research. Unanimously Approved.

### **COUNTY MANAGER'S 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:  
Gary Savage, 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.

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Ronald H. Milton, Chairman

ATTEST:

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Leslie Brandt, County Clerk