

**August 07, 2018**

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 B. Harris and Ben M. 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 lead the Pledge of  
Allegiance.

Commissioner Milton gave the invocation.

**APPROVAL OF AGENDA**

**MOTION** by Comm. Riden, seconded by Comm. von Hanstein to approve the agenda with  
the addition of two Planning Commission items under New Business: item #1-Conditional  
use approval for a single wide mobile home on 66.27 acres located on Glades Road and item  
#2- Request for text amendment to the Morgan County Zoning Ordinance to add mobile food  
trucks to Section 7.21.2. Unanimously Approved.

**PRESENTATION BY ALAN VERNER ON BEHALF OF THE FOUR COUNTY**

Members of the Four County Joint Development Authority presented the Board with a check  
in the amount of \$375,000. Funds were given back to all Four Counties of the Joint  
Development Authority from land sales.

**MINUTES**

July 03, 2018 Regular Meeting

July 17, 2018 Regular Meeting

**MOTION** by Comm. von Hanstein seconded by Comm. Harris to approve the minutes for the  
July 03, 2018 Regular Meeting, and the July 17, 2018 Regular Meeting. Unanimously  
Approved.

**CALENDARS**

County Manager, Adam Mestres reviewed the calendars for August, September and October  
2018.

**CONSENT AGENDA**

1. Motion to accept as information the June 2018 payables to include General Fund in the amount of \$585,394.62, SPLOST in the amount of \$99,889.11 and General Fund electronic payments in the amount of \$12,220.57 and the July 2018 financials.
2. Motion to accept as information the June 2018 Staff Reports which were presented at the July 17, 2018 Commission Meeting.

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

**COMPENSATORY TIME POLICY**

The Board reviewed the compensatory time policy presented by County Manager, Adam Mestres.

**MOTION** by Comm. Harris, seconded by Comm. Riden to approve the compensatory time policy as presented. Unanimously Approved.

**PICTOMETRY CONTRACT**

Chief Tax Appraiser, Guy Rogers presented the Board with a pictometry contract with Pictometry International Corporation. This contract would provide four sided images of buildings. It will allow the Assessors to be more efficient, and it will also benefit the Planning & Development office and Public Safety. It is a six-year contract with two flights (one in January 2019 and the second in January 2022). The total contract price is \$107,358.00.

**MOTION** by Comm. Aislie, seconded by Comm. von Hanstein to approve the pictometry contract as presented with Pictometry International Corporation in the amount of \$107,358.00. Unanimously Approved. (COPY: Miscellaneous Book)

**FIRST READING OF THE SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL ORDINANCE REVISION**

Planning Director, Chuck Jarrell presented the first reading of the soil erosion, sedimentation and pollution control ordinance revision.

**BATES, CARTER & CO., LLP ENGAGEMENT LETTER**

This Engagement Letter from Bates, Carter & Co., LLP is for auditing services of fiscal year ending 2018. Auditing fees are not to exceed \$45,000.00 with the exception of extra reports, the Landfill Finance Assurance report, fee in the amount of \$1,500.00, and preparation of the Department of Community Affairs (DCA) report, fee in the amount of \$1,500.00.

**MOTION** by Comm. Riden, seconded by Comm. Harris to approve the Bates, Carter & Co., LLP Engagement Letter as presented. Unanimously Approved. (COPY: Miscellaneous Book)

**BUDGET AMENDMENT**

Budget amendment to transfer \$500,000 from capital projects fund and transfer to general fund for future repairs and maintenance on existing capital assets.

**MOTION** by Comm. Harris, seconded by Comm. Riden to approve the budget amendment as presented. Unanimously Approved. (COPY: Miscellaneous Book)

**PROPOSED CONTRACT FOR COUNTY ATTORNEY SERVICES**

The Board reviewed a proposed contract for county attorney services. Under the new proposed contract, the County will no longer pay a retainer, and the hourly rate will increase from \$140.00 per hour to \$175.00 per hour.

**MOTION** by Comm. Riden, seconded by Comm. Harris to approve the proposed contract for county attorney services as presented. Unanimously Approved. (COPY: Miscellaneous Book)

**DEPARTMENT VEHICLE PURCHASES**

County Manager, Adam Mestres presented the Board with a proposed vehicle purchase list. All five vehicles listed are budgeted items for FY19.

	2018 F150 4x2 Reg Cab for Tax Assessor	2018 F1504x2 Reg Cab For Park and Rec	2018 F150 4x4 SuperCab for P & Z	2018 F150 Reg Cab 4x4 for Public Works	2019 F250 4x2 Reg Cab for Public Buildings	Total Per Vendor
Allan Vigil	\$21,755.00	\$21,855.00	\$26,925.00	\$24,500.00	\$23,107.00	\$118,142.00
Youngblood	\$21,760.00	\$21,845.00	\$25,940.00	\$22,985.00	\$23,115.00	\$115,645.00
Wade	\$21,750.00	\$21,750.00	\$25,600.00	\$24,356.00	\$23,850.00	\$117,306.00
	\$10.00	\$95.00	\$34000	-\$137100	\$8.00	
	0.05%	0.44%	133%	-5.96%	0.03%	

If the purchases are split among all vendors to purchase each vehicle for the lowest bid, the total cost would be \$115,192.00. It is an additional \$453.00 (.39%) to purchase all vehicles from Youngblood Motor Company.

Management recommend that all five vehicles be purchased from Youngblood Motor Company.

**MOTION** by Comm. von Hanstein, seconded by Comm. Harris to approve the purchase of five vehicles as presented from Youngblood Motor Company in the amount of \$115,645.00. Unanimously Approved. (COPY: Miscellaneous Book)

**COUNTY MANAGER REPORT**

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

**PLANNING COMMISSION**

**CONDITIONAL USE APPROVAL FOR A SINGLE WIDE MOBILE HOME ON 66.27 ACRES LOCATED ON GLADES ROAD**

Senior Planner, Tara Cooner stated James David Clark is requesting the dwelling for employee housing on his dairy farm. The applicant already has one single wide on Glades road used as employee housing, but it is not on the same property as the proposed dwelling. The applicant was present to answer questions. No one spoke in favor of, or in opposition to, the application. The Planning Commission felt that Morgan County farmers, particularly our dwindling dairies, need all the help they can get, and voted unanimously to recommend approval of the conditional use application to allow a single wide mobile home at 1301 Glades Road.

Commissioner Ainslie asked if the dwelling will be new or used. Cooner responded that, according to initial conversations, the home would be used.

Commissioner von Hanstein expressed support for farmers in Morgan County.

No proponents or opponents spoke.

**MOTION** by Comm. von Hanstein, seconded by Comm. Riden to approve James David Clark's conditional use request for a single wide mobile home on 66.27 acres located at 1301 Glades Road. Unanimously Approved.

**REQUEST FOR TEXT AMENDMENT TO THE MORGAN COUNTY ZONING ORDINANCE TO ADD FOOD TRUCKS TO SECTION 7.21.2**

The applicants requested a text amendment that added mobile food trucks to the ordinance as a rural home occupation. It was explained to them that Staff would add additional regulations because although the applicant's proposed language addressed the type of food truck they operate, it did not address other types of mobile food vendors, nor specify any requirements related to health, permitting, and storage. The proposed ordinance presented was written by staff and addresses those issues, while keeping the use as a home occupation as requested by the applicants. The proposed language provides definitions, outlines requirements for business license approval, defines where food trucks can operate, provides operational and safety requirements, defines how and where trucks may be stored, and lays out penalties. The use is suggested as permitted as a Rural or Residential Home Occupation, provided the proposed regulations and the existing regulations for Rural and Residential Home Occupations are followed. The applicants were present to answer questions and stated that they had sent the proposed language to their corporate office, who responded that the language was in line with ordinances in other jurisdictions. No one spoke in favor of, or in opposition to, the application. The Planning Commission admitted the increasing popularity of food trucks and

stated the proposed language was a good place to start. The Planning Commission voted unanimously to recommend approval of the text amendment as presented by staff.

Commissioner Riden confirmed that no language currently exists in the ordinance to address food trucks.

Commissioner von Hanstein asked about research for the ordinance and confirmed that the language is similar to that enforced in other jurisdictions.

No proponents or opponents spoke.

**MOTION** by Comm. Harris, seconded by Comm. von Hanstein to approve language for mobile food service units as presented by staff to go in Article 7 of the Morgan County Zoning Ordinance. Unanimously Approved.

**CHAIRMAN MILTON ALLOWED PUBLIC COMMENTS ON AGENDA ITEMS**

There were no public comments.

**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 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

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