

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

MEETING WAS HELD ON THE SECOND FLOOR OF THE ADMINISTRATION BUILDING.

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

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

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

AGENDA APPROVAL

Motion by Commissioner Ainslie, Seconded by Commissioner Harris to approve agenda with the following addition: Executive Session/Personnel and Potential Litigation. Motion Passed Unanimously.

MINUTES

August 16, 2022 BOC Meeting

MOTION by Commissioner Ainslie, Seconded by Commissioner Kurtz to approve the minutes as presented. Motion Passed Unanimously.

CONSENT AGENDA

Motion to accept as information the August 2022 payables to include General Fund in the amount of \$500,203.76, TSPLOST in the amount of \$169,151.94, SPLOST in the amount of \$372,515.12, and the August 2022 financials.

MOTION by Commissioner Harris, Seconded by Commissioner Kurtz to approve the consent agenda as presented. Motion Passed Unanimously.

VIRGINIA STEWART IS REQUESTING CONDITIONAL USE APPROVAL TO OPERATE A RECREATION-ORIENTED BUSINESS ON 10.88 ACRES LOCATED AT 1010 APALACHEE RIVER ROAD (TAX PARCEL 051-001).

Virginia Stewart is requesting conditional use approval to allow retail sales for recreation-oriented merchandise at 1010 Apalachee River Road (formerly known as the Apalachee Bait Shop). The applicant will use the existing building as a retail business and allow the sale of merchandise related to recreation and provide public access to Apalachee River and Lake Oconee.

The Planning Commission voted unanimously to approve the conditional use request.

Commissioner Riden allowed proponents to speak:

Applicant Virginia Stewart spoke in favor of the application and stated that she does not intend to sale alcohol or cooked food.

Commissioner Riden allowed opponents to speak:

No one spoke in opposition.

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to approve the conditional use request to operate a recreation-oriented business at 1010 Apalachee River Road with the understanding that if alcohol and cooked food are sold in the future that the proper permits are obtained. Also, any overnight camping on the property is prohibited. Motion Passed Unanimously.

CHRISTOPHER AND CHRISTIE JONES ARE REQUESTING A VARIANCE TO THE FRONT SETBACK FOR .92 ACRES LOCATED AT 1291 BLUE SPRINGS DRIVE (TAX PARCEL 058B-047).

Christopher and Christie Jones are asking for a variance on 0.92 acres located at 1291 Blue Springs Drive to reduce the front yard setback from 30' to 17' to accommodate an existing newly built 5-bay pole barn being used as garage on the property. The applicants were contacted on April 28, 2021 by Code Compliance informing them that a building permit was necessary. A permit was issued on May 19, 2021 and setbacks were noted. An email informing the applicants that the structure was in violation of the ordinance was sent on June 7, 2021, and no inspection was requested for the structure. Due to the proximity of the structure to Lake Oconee, a land disturbance permit should have also been issued, but no application was submitted. No permits were issued for the double driveway installed with the garage. The applicants state that the structure was completed in October 2020 and was purchased from Morgan Outdoors. Staff has had conversations with the owners of Morgan Outdoors, who continue to erect such buildings without obtaining building permits.

The Planning Commission voted unanimously to recommend removing 1 bay from the 5-bay structure. This would reduce the encroachment from 17' to 5'.

Commissioners expressed frustration with the local business for misinforming their customers, but it is ultimately the property owner's responsibility to confirm that local ordinances are being met.

Commissioner Riden allowed proponents to speak:

Applicant's Christopher and Christie Jones spoke in favor of the application. They stated they were misinformed by the local vendor who relayed to them that a permit was not necessary for the pole barn but were later made aware one was necessary once they were contacted by the county. The applicants feel the recommendation by the Planning Commission is reasonable but would be a costly solution on their end.

Commissioner Riden allowed opponents to speak:

No one spoke in opposition.

MOTION by Commissioner Kurtz, Seconded by Commissioner Harris to approve the front setback variance as recommended by the Planning Commission to remove one bay from the 5-bay structure, reducing the encroachment from 17' to 5'. Motion Passed Unanimously.

REPLACE FLOORING IN AG. EXTENSION OFFICE

Flooring at the Extension building is in need of replacement. Funding for the project was included in the approved FY2023 budget. Four bids were received, and staff recommends awarding project to Hardy Flooring.

Bids Received						
Company	Material & Labor by Sq. Ft.	Qtr. Round by Linear Ft.	Qtr. Round Labor by Linear Ft.	Cover Base by Linear Ft.	Cover Base Labor by Linear Ft.	Estimated Total
Carpet Depot Snellville	\$4.54	\$1.00	\$0.75	\$1.00	\$0.75	\$33,499.73
Hardy Floor Covering	\$4.49	\$1.20	\$1.00	\$1.25	\$0.50	\$31,625.00
Randy's Flooring	\$4.77	\$1.50	\$1.00	\$1.50	\$1.00	\$34,997.80
Mike's Floor Covering	\$5.25	\$1.75	-	-	-	\$35,162.50

MOTION by Commissioner Ainslie, Seconded by Commissioner Kurtz to award the project to Hardy Flooring for \$31,625. Motion Passed Unanimously.

PURCHASE OF SIDEARM CUTTER

Funding was included in the FY2023 TSPLOST budget to purchase a sidearm cutter. Members of the Public Works Department and Manager's Office looked at products from several vendors and recommend purchasing an Aspen sidearm cutter from Energreen America for \$211,069.06.

MOTION by Commissioner Harris, Seconded by Commissioner Ainslie to approve purchase of Aspen sidearm cutter from Energreen for \$211,069.06. Motion Passed Unanimously.

PLAYGROUND EQUIPMENT

Funding for new playground equipment at the Soccer Complex and new poured rubber surface for the toddler playset at Bill Wood Park was included in the approved FY2023 budget. An RFP was issued, and three bids were submitted for the project. Staff recommends awarding the project to the low bidder PlaySouth for \$88,705. This is \$3,705 over budget due to recommendation that a french drain system be installed at the Soccer Complex site.

Bids Received	
Bliss Products	\$96,915.00
GameTime	\$89,682.63
PlaySouth Playground	\$88,705.00

MOTION by Commissioner Ainslie, Seconded by Commissioner Harris to award the project to Playsouth for \$88,705 and to amend the budget to transfer \$3,705 from Capital Fund Reserves to Recreation Capital Fund. Motion Passed Unanimously.

HVAC REPLACEMENTS

Funding was included in the FY2023 SPLOST budget to replace multiple aging HVAC units. HVAC units will be replaced at the Creamery Building (3 units), Head Start (2 units), Volunteer Fire Station #2 (1 unit), Volunteer Fire Station #9 (1 unit), and a new system at the PSC Gym. An RFP was issued, and two bids were received. Staff recommends awarding the project to 1st Source Heating and Air for \$121,240.

Bids Received	
1 st Source Heating and Air	\$121,240
Patterson Heating and Air Conditioning, Inc.	\$128,260

MOTION by Commissioner Harris, Seconded by Commissioner Kurtz to award the project to 1st Source Heating and Air for \$121,240. Motion Passed Unanimously.

REPLACEMENT OF INCINERATOR

A replacement incinerator was included in the approved FY2023 budget for \$50,000. Comparable models from different manufacturers were reviewed and staff recommends purchasing from Therm-Tech for \$64,641 with installation from Best Tech for an additional \$3,900. This would also require a budget amendment to transfer \$18,541.

MOTION by Commissioner Harris, Seconded by Commissioner Kurtz to approve the purchase from Therm-Tech for \$64,641 with installation from Best Tech for \$3,900 and a budget amendment to transfer \$18,541 from Capital Fund Balance to Animal Service Capital Fund. Motion Passed Unanimously.

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 Kurtz to exit regular session at 11:09 a.m. Motion Passed Unanimously.

EXECUTIVE SESSION- PERSONNEL AND POTENTIAL LITIGATION

MOTION by Commissioner Ainslie, seconded by Commissioner Kurtz to enter Executive Session to discuss personnel and potential litigation at 11:16 a.m. Motion Passed Unanimously. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner Ainslie, seconded by Commissioner Kurtz to exit Executive Session and adjourn at 12:51 p.m. Motion Passed Unanimously.

Ben Riden, Jr., Chairman

ATTEST:

Leslie Brandt, County Clerk