

July 5, 2016

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

PRESENT: Chairman Donald B. Harris, Vice-Chair Ellen Warren, Commissioners Andy A. Ainslie, Jr., Ron Milton and Philip Clack

STAFF: County Manager Michael Lamar, County Attorney Christian Henry, Assistant County Manager Mark Williams, County Clerk Jane Laseter, and Staff Member Leslie Brandt

Donald B. Harris, Chairman, called the meeting to order at 10:00 a.m. and Commissioner Ainslie gave the invocation.

APPROVAL OF AGENDA

MOTION by Comm. Ainslie, seconded by Comm. Clack to approve the agenda as presented. Unanimously Approved.

INTRODUCTION OF CASSONDRA JONES, MORGAN COUNTY DFACS DIRECTOR

DFACS Director, Cassandra Jones introduced herself and gave an update of Family and Children Services in Morgan County to the Board.

MINUTES

June 7, 2016 – Regular Meeting
June 21, 2016 – Work Session
June 21, 2016 – Special Called Meeting

MOTION by Comm. Warren, seconded by Comm. Milton to approve the minutes for June 7, 2016 Regular Meeting, June 21, 2016 Work Session, and June 21, 2016 Special Called Meeting. Unanimously Approved.

CALENDARS

Michael Lamar reviewed the calendars for July, August and September 2016.

CONSENT AGENDA

1. Motion to approve the June 2016 financials and the June 2016 payables to include General Fund in the amount of \$480,772.08, SPLOST in the amount of \$1,754,070.20 and General Fund electronic payments in the amount of \$81,233.69, SPLOST electronic payments in the amount of \$250,000.00 and Special Revenue electronic payments in the amount of \$40,000.00.
2. Motion to accept the May 2016 Staff Reports as presented at the June 21, 2016 Work Session.

MOTION by Comm. Ainslie, seconded by Comm. Clack to approve the consent agenda as presented. Unanimously Approved.

DECISION ON ADDITIONAL MONIES FOR COUNTY CAPITAL PROJECTS (ASSOCIATED WITH JAIL REFINANCING)

The Board discussed refinancing the current jail debt at a lower interest rate and to take on additional debt in the interest of fast tracking capital projects.

Commissioner Clack stated he would need more specifics on costs to make a decision.

MOTION by Comm. Ainslie, seconded by Comm. Warren to refinance the jail debt at a lower interest rate and take on additional debt up to \$3,000,000 for capital projects. - Votes in

Opposition – Comm. Clack, Votes in Favor – Comm. Ainslie, Comm. Warren and Comm. Milton. Motion Passed 3-1.

NEW COPIER PROPOSAL AND DOCUMENT MANAGEMENT SYSTEM

Assistant County Manager Mark Williams presented a proposal from Toshiba for new copy machines at a lower rate than our current lease along with a document management system. The current copy machine lease is \$3,400 per month. Toshiba's proposal is \$3,049.85 per month for new copiers. Toshiba has offered to combine the document management system with the copy machine lease for a combined monthly payment of \$3,425.54. The document management system will begin moving County documents toward a digital records system.

MOTION by Comm. Warren, seconded by Comm. Clack to approve a 63-month lease with Toshiba for new copiers and a Document Management Solution for \$3,425.54 per month plus the costs of copies. Unanimously Approved.

RECIPIENT-SUBRECIPIENT AGREEMENT FOR FEMA MAJOR DISASTER GRANT

County Manager Michael Lamar presented a recipient-subrecipient agreement for FEMA major disaster grant. This grant is for eligible expenses incurred by Morgan County as a result of the severe storms and flooding, beginning on December 22, 2015 thru January 13, 2016, covered by the Presidential Disaster Declaration DR-4259.

MOTION by Comm. Clack, seconded by Comm. Milton to approve the Subrecipient Agreement for FEMA Major Disaster Grant #FEMA-4259-DR-GA. Unanimously Approved. (COPY: Miscellaneous Book)

UNITED WAY DIRECT DEPOSIT EMPLOYEE SURVEY

Commissioners discussed. Due to results of an employee poll showing little interest in donating to United Way by direct deposit, the Commissioners decided to invite United Way to speak to County employees about individual donations.

STRATEGIC PLANNING RETREAT

The Board discussed a date and time to hold their annual Strategic Planning Retreat for August 12, 2016 from 10:00 a.m.-1:00 p.m. at Farmview. Suggested topics for discussion were: capital project ideas, road priorities, public safety (more fulltime fire fighters and sheriff deputies), personnel for expanding projects, grants and water sources.

MOTION by Comm. Milton, seconded by Comm. Clack to hold a Strategic Planning Retreat on August 12, 2016 from 10:00 a.m.-1:00 p.m. at Farmview. Unanimously Approved.

Commissioners will discuss further at the July 19, 2016 work session.

DISCUSSION OF HARD LABOR CREEK RESERVOIR

Commissioners discussed. Chairman Harris, Commissioner Warren, County Manager Michael Lamar and County Attorney Christian Henry met with representatives from Oconee County, Walton County and Precision Planning regarding the Hard Labor Creek Reservoir. Currently, Morgan County does not have a water supply and would like to have a reserve capacity for future usage.

SOLAR PROJECT UPDATE

Commissioners discussed. Commissioner Warren gave an update regarding the solar project. Don Moreland with Solar Crowd Source is looking at proposed contracts to see how they fit for the County's needs.

COUNTY MANAGER'S REPORT

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

CHAIRMAN HARRIS ALLOWED PUBLIC COMMENTS

Public comments were made by:
John McMahon

PLANNING COMMISSION

New Business:

1. Eddie Florence is requesting conditional use approval to operate an Agriculture-Related Business to sell farm equipment on 16.13 acres located at 4030 Athens Highway (Tax Parcel 024-008).

Tara Cooner, Senior Planner stated Mr. Florence is requesting approval to sell farm equipment, such as tractors, trailers and mowers, at Ed Prior's building across from the Rainbow convenience store. The applicant already has a business license for a farmer's market at the location. Of concern was the DOT ROW, which is right at the front of the building, and will prohibit any merchandise from being displayed in front of the building. The property owner has stated that he will install the necessary handicapped parking space. Mr. Florence was present to answer questions and stated that he had operated a similar business in Greensboro. The Planning Commission asked several questions related to the previous business, such as frequency of sales, type of equipment sold and inventory amount. Security was also discussed. The Planning Commission voted unanimously to recommend approval of the conditional use application for an agriculture-related business at 4030 Athens Highway with the following conditions:

1. Sales are limited to farmer's market items and ag-related products.
2. No items may be stored or placed for sale display in the DOT right-of-way.
3. Loading/unloading areas for equipment and farmer's market deliveries must be marked.

CHAIRMAN HARRIS ALLOWED PROPONENTS TO SPEAK

No proponents spoke.

CHAIRMAN HARRIS ALLOWED OPPONENTS TO SPEAK

No opponents spoke.

MOTION by Comm. Ainslie, seconded by Comm. Warren to approve the conditional use to operate an Agriculture-Related Business to sell farm equipment with the three conditions recommended by the Planning Commission (sales are limited to farmer's market items and ag-related products, no items may be stored or placed for sale display in the DOT right-of-way and loading/unloading areas for equipment and farmer's market deliveries must be marked). Unanimously Approved.

1. Youngblood Investments is requesting a variance to Chapter 10.8 of the Morgan County Zoning Ordinance regarding paving and curbing requirements for property located at 1600 Athens Highway (Tax Parcel M15-006).

Tara Cooner, Senior Planner stated the applicant is intending to construct mini storage warehouses to the right of the Youngblood sales lot, where the white fence and cow pasture is located. The mini storage use is permitted in C3 zoning, but the zoning ordinance requires the project to be paved with curb and gutter. Todd Peaster spoke on behalf of the applicant and explained that the impetus for the request was the topography, which currently allows for sheet flow of water from the site. Mr. Peaster and the Planning Commission discussed how paving and curb would affect erosion at the site, as well as how curb in particular would require much land disturbance to install, and even more in the event of future expansion. The consensus was that paving would allow the water to continue to sheet flow if the curb was not

present. Curb and gutter could channel the water and increase velocity and possibly erosion. Due to the topography of the site and to reduce the possibility of erosion, the Planning Commission voted unanimously to recommend denial of the variance request for paving, but recommended approval of the variance request for perimeter curb and gutter.

CHAIRMAN HARRIS ALLOWED PROPONENTS TO SPEAK
No proponents spoke.

CHAIRMAN HARRIS ALLOWED OPPONENTS TO SPEAK
No opponents spoke.

MOTION by Comm. Ainslie, seconded by Comm. Milton to approve the variance request for perimeter curbing and deny the variance request for paving as recommended by the Planning Commission. Unanimously Approved.

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

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

Donald B. Harris, Chairman

ATTEST:

Jane S. Laseter, County Clerk

LB/JL