

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 Blake McCormack.

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 Harris, Seconded by Commissioner McCormack to approve the agenda as presented. Motion Passed Unanimously.

MINUTES

July 18, 2023 BOC Meeting

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

CONSENT AGENDA

Motion to accept as information the June 2023 payables to include General Fund in the amount of \$2,727,625.31, TSPLOST in the amount of \$304,857.27, SPLOST in the amount of \$965,604.70, and the June 2023 financials.

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

RECREATION CONSTRUCTION MANAGER AT RISK CONTRACT FOR CONSTRUCTION MANAGEMENT SERVICES AMENDMENT 1 FOR PHASE 1 SITE CIVIL GMP

On May 2, 2023 the Board of Commissioners awarded Parrish Construction the contract for Construction Management Services for the recreation project. Since the time of the award, Parrish has been working with the project working committee, TSW, the architect firm, and Ascension Program Management to achieve a Phase 1 Site Civil GMP (guaranteed maximum price). The May 2, 2023 contract was designed to create 2 distinct compensation points (Original Contract, Amendment 1, and Amendment 2). Original Contract, Amendment 1, which is being presented today includes all of the sitework and everything related to the athletic fields. Amendment 2 is the vertical construction of the community building and will come before the Board at a later date. The original contract has compensation tied to the pre-construction phase at \$35,000. Amendment 1 is specifically tied to Section 14.1.3-Construction Phase Compensation and Section 14.2.1-Amount of GMP. Parrish put everything out for bid and after looking at all of the bids, the Site Civil GMP is set at \$8,238,442, which increases the overall agreement to \$8,273,442. The difference of \$35,000 is already stated in the original contract.

David Loudermilk of Parrish Construction gave an overview of the modified site work scope of work as listed in Exhibit I-2 and the detailed GMO schedule of values as listed in Exhibit I-3.

EXHIBIT I-2

ASSUMPTIONS AND CLARIFICATIONS

The following assumptions & clarifications were made in preparing the Guaranteed Maximum Price:

1. In case of any inconsistency, conflict, or ambiguity among the Contract Documents, the documents shall govern in the following order: (a) Change Orders and written amendments to this agreement; (b) the Agreement; (c) the drawings, specifications and addenda issued prior to the execution of this Agreement; (d) approved submittals; (e) information furnished by the Owner; (f) other documents listed in this Agreement. Among all Contract Documents, the term or provision that is most specific or includes the latest date shall control.
2. All costs for independent testing services and CMP monitoring are to be paid by Owner and are not included in the Guaranteed Maximum Price.
3. The GMP included in this agreement includes a construction contingency. This is a sum established by the Construction Manager for the Construction Manager's exclusive use to cover cost which are properly reimbursable as cost of the Work but not the basis of a Change Order. This could include but not be limited to material shortages, price increases, and necessary schedule acceleration. The Construction Manager shall account for and report to the Owner on a monthly basis any use of the construction contingency.
4. As shown on the GMP breakdown, a site allowance is included for unsuitable soils and unforeseen subsurface conditions. The use of this allowance will be accounted for and reported to the Owner on a monthly basis by the CM.
5. CM excludes costs for any taps and meter fee's during construction. If required, these costs can be covered by Construction Contingency.
6. This scope of work does not include the fountain at the irrigation pond.
7. The sitework scope of work has been modified from the contract drawings as follows:
 - a. 2 of 3 Concrete Washout Stations have been removed (one total being provided).
 - b. Sections of mulch between rows of silt fence have been removed as allowed by Civil Engineer.
 - c. Owner has agreed to bush hog the site before site mobilization.
 - d. Standard Silt Fence will be used where Tree Saver fence is shown.
 - e. The storm piping has been modified as shown on revised sheets C-4.0, C-4.1, C-4.2, C-4.3, C-4.4, C-4.5, C-4.6, C-4.7, C-4.8, C-4.9, and C-4.10, sent via email by Todd Peaster on Monday, July 24, 2023.
 - f. Approximately 750 LF of 8 inch water line loop has been deleted per conversations with Todd Peaster and team. This changes will be memorialized in a revised utility plan that will be forth coming.
 - g. The landscaping scope of work has been converted to a \$300,000.00 Allowance and an appropriate design will be completed at the completion of the project with remaining funds. These funds will be used for sod & irrigation, trees & plantings, and other site dressings as required.
 - h. The exterior stairs and retaining wall on the plan North side of the community center have been removed per sheet C-3.4 marked up with notes sent via email by Todd Peaster on Thursday, July 20, 2023.
 - i. The Miracle League Field will be constructed by using the AstroTurf system in lieu of what is specified, details of which we have submitted to Todd Peaster via email on Friday, July 14, 2023.
 - j. In lieu of the sidewalk around the event lawn, a trail of aggregate fines will be provided.
 - k. The irrigation well has been removed from the project and is not included in this scope of work. An irrigation meter will be provided through the Landscaping Allowance or Unused Construction Contingency.
8. CM will coordinate with Owner supplied Athletic Lighting (Musco) and Parking Lot Lighting (Morgan County) to help provide necessary raceways and sleeves.

**EXHIBIT I-3
DETAIL GMP SCHEDULE OF VALUES**

Bld Pkg	Description	Takeoff Quantity	Sub Cost/Unit	Sub Amount
	Sitework			
02.100	Erosion Control	1.00 ls	317,888.00 :ls	317,888
02.100	Clearing & Demolition	1.00 ls	191,550.00 :ls	191,550
02.100	Earthwork	1.00 ls	1,383,084.00 :ls	1,383,084
02.100	Storm Drain	1.00 ls	1,031,780.00 :ls	1,031,780
02.100	Sanitary Sewer	1.00 ls	296,870.00 :ls	296,870
02.100	Water	1.00 ls	350,850.00 :ls	350,850
02.100	Curb & Paving	1.00 ls	1,575,380.00 :ls	1,575,380
02.100	Remove 2 Concrete Washout Stations	1.00 ls		(5,000)
02.100	Remove Mulch between Silt Fence	1.00 ls		(5,490)
02.100	Remove bush hog: Owner to handle	1.00 ls		(87,500)
02.100	Use Silt Fence I/O Tree Saver Fence	1.00 ls		(6,200)
02.100	Modify Storm Drain	1.00 ls		(43,752)
02.100	Delete Loop of 3" Water Line	1.00 ls		(49,500)
	Landscaping			
02.160	Landscaping Allowance	1.00 ls	300,000.00 :ls	300,000
	Athletic Field Landscaping & Irrigation			
02.165	Baseball Fields	204,801.00 sf	2.50 :sf	512,480
02.165	Miracle Field	204,801.00 sf	1.33 :sf	273,200
	Fencing			
02.190	Fencing	1.00 ls	595,800.00 :ls	595,800
	Concrete			
03.100	Concrete	1.00 ls	675,933.00 :ls	675,933
03.100	Removing Stairs & Retaining Wall	0.00 ls	0.00 :ls	(38,465)
	Telescoping Stands			
12.140	Bleachers	19.00 ea	3,175.00 :ea	60,325
12.140	Dugout Bench	10.00 ea	1,537.00 :ea	15,370

Estimate Totals

Description	Amount	Totals	Rate
General Conditions	150,000		
P&P Bond	46,145		
Sub Default Insurance	110,169		
Insurance	57,589		
Site Allowances	75,000		
Construction Contingency	205,561		
Overhead & Profit	238,515		
Total		8,238,442	

MOTION by Commissioner Harris, Seconded by Commissioner Kurtz to approve the Construction Manager at Risk Contract for Construction Management Services Amendment 1 for Phase 1 Site Civil GMO with Parrish Construction Group as presented. Motion Passed Unanimously.

ALCOHOLIC BEVERAGE LICENSE FOR PACKAGE SALES AT 1010 APALACHEE RIVER ROAD, MADISON

Virginia Stewart has applied for an alcoholic beverage license for package sale at the Apalachee Mart, Inc. at 1010 Apalachee River Road, Madison. Mrs. Stewart has met all requirements for the license to be granted per county ordinance.

MOTION by Commissioner Kurtz, Seconded by Commissioner McCormack to approve the alcoholic beverage license for Virginia Stewart on behalf of Apalachee Mart, Inc. Motion Passed Unanimously.

DISCUSSION OF QUICK CLAIM DEEDING UNUSED ROW TO GDOT ON CRAWFORD ROAD AT HWY 441

Planning Director, Chuck Jarrell was recently contacted by Scott Kimball, attorney for GDOT. Mr. Kimball asked if Morgan County would quitclaim deed the unused County ROW from the old alignment of Crawford Road prior to the 441 improvements to GDOT. If so, GDOT will convey the land back to the property owner that is adjacent to the new alignment of Crawford Road.

If the Board agrees, GDOT will have the property surveyed and a quitclaim deed prepared to be presented before the Board.

No action was taken. However, the Board agreed to move forward with the process and for GDOT to survey the property and prepare the quitclaim deed.

PURCHASE OF IN-CAR AND BODY CAMERAS

The Sheriff’s Office obtained quotes for two in-car and two body cameras for installation in new patrol vehicles for a total of \$15,260.40. This is a sole source purchase and is included in the FY24 SPLOST budget.

MOTION by Commissioner Kurtz, Seconded by Commissioner von Hanstein to approve the purchase of two in-car and two body cameras for \$15,260.40. Motion Passed Unanimously.

PURCHASE OF REPLACEMENT KENNEL GATES

The approved FY24 Capital Budget includes the purchase of new kennel gates at the Animal Shelter. The current gates are original to the building and are beginning to rust and break. Three quotes were obtained, and staff recommends purchasing from Gator Kennels.

Gator Kennels	\$43,256.00
Stone Mountain Pet Products	\$53,280.88
Snyder MFG	\$56,316.72

MOTION by Commissioner Kurtz, Seconded by Commissioner von Hanstein to approve the purchase of kennel gates from Gator Kennels. Unanimously Approved.

PURCHASE OF TRUCKS

The purchase of one truck for Solid Waste and one truck for the Shop was approved in the FY24 budget. Tom Wooten requested that both trucks be a regular cab, 4x2, long bed. Optional equipment requested is class IV trailer hitch and spray-in bed liner. Pricing was obtained from State Contract for Ford and Chevrolet.

Staff recommends purchasing two F150’s from Hardy Ford for a total of \$69,250.00.

F150 – From Hardy Ford	\$34,625.00 each
Chevrolet 1500 – From Hardy Chevrolet	\$36,935 each

MOTION by Commissioner Harris, Seconded by Commissioner von Hanstein to approve the purchase of two F150’s from Hardy Ford for \$69,250.00. Unanimously Approved.

PURCHASING POLICY REVISIONS - DISCUSSION ONLY

Assistant County Manager, Mark Williams, began working on revisions to the purchasing policy in October 2022. The Board received the proposed revisions and was asked to review the proposed revisions and provide feedback to Williams over the next two weeks. Once a final draft is completed, it will be presented at a later date.

RESOLUTION-MILLAGE RATE ADOPTION FOR FY2024/TAX YEAR 2023

The proposed millage rate of 9.990 mills is rolled back from the prior year's millage rate of 13.748 mills.

MOTION by Commissioner von Hanstein, Seconded by Commissioner Harris to approve resolution 2023-RES-003 to levy taxes for the fiscal year 2024 and tax year 2023, with the 9.990 millage rate as presented. 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

Gary Savage, Buckhead resident commented on the Recreation expansion project and complimented the Roads and Bridges Department and first responders for their response to recent storms.

COMMISSIONER COMMENTS

Commissioners made comments and gave updates on Liaison assignments.

MOTION by Commissioner McCormack, seconded by Commissioner von Hanstein to exit regular session at 11:40 a.m. Motion Passed Unanimously.

EXECUTIVE SESSION- POTENTIAL LITIGATION

MOTION by Commissioner McCormack, seconded by Commissioner von Hanstein to enter Executive Session to discuss potential litigation at 11:48 a.m. Motion Passed Unanimously. (Original signed Affidavit in Executive Session Legal Requirement Book).

MOTION by Commissioner McCormack, seconded by Commissioner Harris to exit Executive Session and adjourn at 12:56 p.m. Motion Passed Unanimously.

Ben Riden, Jr., Chairman

ATTEST:

Leslie Brandt, County Clerk