

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 Philipp von Hanstein, Vice-Chair Ben Riden, Jr., Commissioners
Ronald H. Milton, Donald Harris and Andy A. Ainslie, Jr.

STAFF: County Manager Adam Mestres, Procurement Director 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 made by Commissioner Harris, Seconded by Commissioner Milton to approve agenda
with the following addition: Morgan and Putnam IGA for Paving under New Business.
Unanimously Approved.

PRESENTATIONS

MORGAN MEDICAL CENTER

Kyle Wilkerson and Ralph Castillo presented a semi-annual update for Morgan Medical
Center.

PROCLAMATION

Chairman von Hanstein presented a proclamation to Samuel “Lee” Nunn recognizing him as
Georgia’s Farmer of the Year for 2020.

MINUTES

July 07, 2020 Minutes

July 21, 2020 Minutes

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the minutes
as presented. Unanimously Approved.

CALENDARS

County Manager, Adam Mestres reviewed August-October 2020 calendars.

CONSENT AGENDA

Motion to accept as information the July 2020 payable to include General Fund, TSPLOST,
SPLOST, General Fund electronic payments and financials.

MOTION by Commissioner Harris, Seconded by Commissioner Milton to approve the consent
agenda as presented. Unanimously Approved.

PUBLIC BUILDINGS TRACTOR PURCHASE

Three bids were received and reviewed for a tractor and rotary cutter for Public Buildings.
Staff is recommending the bid be awarded to Youngblood’s to purchase a Massey Ferguson
tractor and Wood’s rotary cutter.

MOTION by Commissioner Riden, Seconded by Commissioner Harris to approve the
purchase from Youngblood’s for a Massey Ferguson tractor and Wood’s rotary totaling
\$18,998.00. Unanimously Approved.

ELECTION BOARD OPENING

The county appointed elections board member, Michael Ghioto, recently stepped down from
his position leaving the position vacant. The Board must appoint a candidate to fulfill Mr.
Ghioto’s term that expires December 31, 2021. Two candidates have been discussed, James
Woodard and Michael Bracewell.

MOTION by Commissioner Milton, Seconded by Commissioner Ainslie to appoint James Woodard to fulfill the vacant elections board term to expire December 31, 2021. Motion passed 3-1 (with Commissioner Riden voting with motion and Commissioner Harris voting against).

PROPERTY TO BE DECLARED SURPLUS

DESCRIPTION	DEPT
2000 Ford Ranger - VIN: 1FTYR10VXYTA23581	Public Works
2007 Ford F150 Supercab - VIN: 1FTRX12W87KD41042	Public Works
2002 Dodge Ram 1500 - VIN: 1D7HA16N82J129793	Public Works
2006 Ford F350 Dually - VIN: 1FTWW32P96EA82164	Public Works
2006 Ford F350 Dually - VIN: 1FTWW32P16EA94549	Public Works
3 John Deere model 5085E tractors	Public Works
Bushhog CX15 cutter - SN: 046185	Public Works
Bushhog CX15 cutter - SN: 046187	Public Works
Bushhog CX15 cutter - SN: 046188	Public Works
2 Whelen Traffic Advisor with control box	Animal Services
7 Whelen Liberty Light Bars (sale restricted to law enforcement agencies)	Sheriff's Office
2000 Ford Ranger - VIN: 1FTYR10V8YTA23580	Senior Center

MOTION by Commissioner Harris, Seconded by Commissioner Milton to approve the list of items presented as surplus property. Unanimously Approved.

SANDY SANFORD IS REQUESTING CONDITIONAL USE APPROVAL TO OPERATE A BED AND BREAKFAST ON 41.87 ACRES LOCATED AT 2550 BETHANY ROAD (TAX PARCEL 045-008)

Sandy Sanford is requesting a conditional use approval to operate a Bed & Breakfast at 2550 Bethany Road.

At the Planning Commission meeting, Mr. Sanford stated he wanted to rent the entire house and would restore another structure on the property to stay while guests were in the house. He noted he would like to have events on the property and intended to give guests full access to the entire 41 acres, including the lake. Staff and Planning Commission interpreted the intent to rent the entire house as a breach of the regulations for a B&B (which state the B&B is an accessory use to the dwelling, and the owner must live in the house). The Planning Commission discussed imposing a maximum night stay, due to another B&B in the county renting rooms to long term tenants.

The Planning Commission voted unanimously to recommend approval of the conditional use request for a B&B at 2550 Bethany Road with the condition that length of stay was limited to seven consecutive nights. Although it was not made a condition, Chairman Lehman made it clear that the ordinance required Mr. Sanford or a manager to stay in the house while guests were present.

Chairman von Hanstein allowed opponents and proponents to speak:

Sandy Sanford spoke in favor of the request and no one spoke in opposition.

MOTION by Commissioner Milton, Seconded by Commissioner Harris to approve the conditional use request to operate a B&B at 2550 Bethany Road with the conditions set by the Planning Commission and that the owner or manager must live there when operated as a B&B. Unanimously Approved.

MORGAN COUNTY PLANNING & DEVELOPMENT IS REQUESTING A TEXT AMENDMENT TO CHAPTER 7.2 ACCESSORY DWELLINGS, OF THE MORGAN COUNTY ZONING ORDINANCE

Morgan County Planning Staff requested changes to the Accessory Dwelling ordinance twice in 2019. The changes were requested to address issues related to accessory dwellings including, but not limited to, construction of accessory dwellings before a primary dwelling and the use of accessory dwellings as rental structures. The language that was passed regulated accessory dwellings by making an accessory dwelling a conditional use and limiting the size allowed.

Since the restrictive language was approved, Staff has encountered issues related to Accessory Dwellings.

The proposed language will not resolve issues with accessory dwellings in separate buildings, such as cottages, barns, and pool houses. The compromise is that the proposed wording will allow accessory dwellings in basements, bonus rooms and additions. The language does require an addition to be connected to the house by conditioned space. The goal of the conditioned space is to create two living spaces in one house instead of two separate houses attached by a wall or roof. This is also the reason for the prohibition on breezeways. The breezeway creates two separate houses attached by minimal roof space. The common space between the two living spaces would also minimize the changes of the second dwelling being used as a rental space. The proposed language continues to enforce the limited size of separate accessory dwellings but would not limit the size of an addition or an accessory dwelling contained within a primary dwelling, such as a basement.

Chairman von Hanstein allowed opponents and proponents to speak:

No one spoke in favor or opposition of the text amendment request.

MOTION by Commissioner Harris, Seconded by Commissioner Milton to approve the text amendment to chapter 7.2 accessory dwellings, of the Morgan County Zoning Ordinance as presented. Unanimously Approved.

INMATE MEDICAL SERVICES CONTRACT-Information only, no motion

The current contract for inmate medical care expired June 30, 2016 and has been extended each year since. An RFP to provide inmate medical services for three years was issued and proposals were received from four vendors. Each proposal was reviewed by members of the Sheriff's Office and the Procurement Director.

RESOLUTION-MILLAGE RATE ADOPTION FOR TAX YEAR 2020/FISCAL YEAR 2021

The millage rate will be set at 10.721 mills which is the rollback millage rate. Prior year millage rate was 10.895. The new millage will be rolled back 1.62% which will account for inflationary values.

MOTION by Commissioner Ainslie, Seconded by Commissioner Harris to approve the tax year 2020/FY2021 millage rate 10.721 as presented. Unanimously Approved.

MORGAN AND PUTNAM IGA FOR PAVING

MOTION by Commissioner Milton, Seconded by Commissioner Harris to approve the IGA between Morgan County and Putnam County as presented. Unanimously Approved.

COUNTY MANAGER REPORT

County Manger, 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:
Dr. Paul Buczynsky, Corrcare Inc.

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit regular session. Unanimously Approved.

EXECUTIVE SESSION-PERSONNEL & POTENTIAL LITIGATION

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to enter Executive Session to discuss personnel and potential litigation. Unanimously Approved. (Original signed Affidavit in Executive Session Legal Requirement Book).

August 4, 2020, 2020

MOTION by Commissioner Ainslie, seconded by Commissioner Riden to exit Executive Session and adjourn. Unanimously Approved.

Philipp von Hanstein, Chairman

ATTEST:

Leslie Brandt, County Clerk