



BALDWIN COUNTY COMMISSIONERS REGULAR MEETING AND PUBLIC HEARING

December 2, 2025

1601 N Columbia St, Suite 220

6:00 PM

MINUTES

PRESENT

Andrew Strickland, Chair
Kendrick Butts, Vice Chair
Sammy Hall
Emily C. Davis
Scott Little

OTHERS

Carlos Tobar
Brandon Palmer
Bo Danuser

CALL TO ORDER

Baldwin County Board of Commissioners Chairman Andrew Strickland called the December 2, 2025 commission meeting to order at 6:00 PM.

INVOCATION

Jeff Youmans of Brighter Days Ministries offered the prayer, which included a special prayer for former Houston County Commissioner Tom McMichael who recently passed away.

PLEDGE OF ALLEGIANCE

Commissioner Sammy Hall led the Pledge of Allegiance.

PUBLIC HEARING

Budget

Chairman Strickland called the budget public hearing to garner input into the 2026 Fiscal Year Annual Operating Budget to order.

County Manager Carlos Tobar stated the budget was published on the county website and included the general fund, special revenue fund, and enterprise fund. The audit was being completed and if the fund balance went down, the commissioners would have to raise property taxes or some other revenue.

Commissioner Butts asked if the proposed budget was on the website. Mr. Tobar responded that it was posted.

Cindy Humphries addressed the commissioners, stating the budget was hard to find anything on the county website and that work needed to be done to make information more readily available.

There was a discussion about finding information on the website, and the budget was under the news and announcements.

Desiree Liggins addressed the commission questioning the time frame for approving the Trackman system for \$138,000. She felt there was no transparency in spending. She stated that this was a recreational community and there was no industry to support golf, and there were other things that could be done at the recreation department. She also stated they needed to slow down with the spending.

Maurice Liggins addressed the commission, asking if the current millage rate would keep Baldwin County running; he asked if there had been an analysis, plans, or propriety list.

There was a discussion about the budget figures and that the budget figures were the best projections and the procedure for requesting funding. Mr. Liggins asked that expenditures be identified as to where the money was coming from and what the return on investment would be.

Danny Register asked that the adoption of the budget be tabled until the next meeting. Chairman Strickland responded that the budget would not be voted on tonight.

Commissioner Hall made a motion to adjourn the public hearing. Commissioner Davis seconded the motion, and the public hearing was adjourned at 6:15 PM.

PRESENTATIONS

Scott Clack introduced himself and shared other developments he had done in Milledgeville and Baldwin County. He gave a presentation on a proposed rural housing innovation called Frazier Woods, located on Frazier Drive, that would be geared toward providing affordable housing for the workforce with an emphasis on public employees such as first responders, hospital workers, and government employees; it would only be marketed to the public afterward.

Mr. Clack described each condo as being three bedrooms, two and half bath, garage, patio, sidewalks, he discussed a cost range of \$229,000 to \$249,000 cost range for a house, using the Rural Workforce Housing Initiative grant, county input and professionals discounting their service, the cost could be reduced to \$174,900 for workforce employees.

He stated that one of the 4-unit buildings would be donated the Habitat for Humanity.

There commissioners discussed the Frazier Woods development:

- An estimated 1,350 square footage,
- financing through a preferred mortgage company,
- the Dream Down Payment Assistance,
- annual income targets and \$1,100 anticipated monthly mortgage,
- with a property appraisal of \$240,000 there would be equity upon moving in,
- HOA cost, structure and responsibilities,
- parking,
- grant requirements placed on the developer should the condos not be sold, including paying back grant funds and the developer not being able to sell to investors,
- if the community residents wanted the development – Mr. Tobar stated there were mixed reactions,
- the affect the development would have on neighborhood property including increasing property taxes based on an increased valuation,
- Conduction a traffic impact study,
- Lowering the cost per unit by eliminating the garage,
- Allowing the residents of the community who may be renting first priority for purchase. Mr. Tobar responded by giving the list of priority purchases that included residents of Baldwin County districts 1 and 2 having top priority,
- Developer donating 4 units to Habitat for Humanity and Habitat being able to develop 4 unit on their own,
- The developer would have to pay the grant back if a unit was sold to a developer, and protecting the property for home ownership and as rental units.

Mr. Tobar stated there were 90 applicants for 4 Habitat for Humanity Houses. He further stated that the Development Authority county would spend \$125,000 as a cash investment for the grant development; the County would apply for a 2.5 million-dollar One Georgia Authority grant for the water, sewer and roads infrastructure - the county would own and maintain the water, sewer and the roads. He stated the value of waiving water and sewer connection fees and building inspection fees, along with the environmental assessments, the value of the in-kind service was over that \$400,000.

Mr. Tobar felt the County had a strong application.

Commissioner Little shared that the original price was \$209,000 and thanked Mr. Clack for the diligence in bringing the price down to \$174,000.

Commissioner Little welcomed State Senator Rick Williams and Alderman Shonya Mapp as attending the meeting.

County Manager Tobar asked that the Rural Housing Initiative be moved to first on the agenda under the Administrative\ Fiscal Matters.

Commissioner Little made a motion to move the rural housing initiative to the first item under Admirative/Fiscal Matters. Commissioner Davis seconded the motion and the motion passed unanimously.

APPROVAL OF MINUTES

Desiree Liggins requested to speak to address the approval of the minutes and was recognized for comments. Ms. Liggins asked for an explanation on the approval of the Trackman purchase. She felt approval at 11 AM on a weekday lacked transparency.

Commissioner Little made a motion to approve the October 22, 2025 work session minutes. Commissioner Butts seconded the motion and the motion passed unanimously.

Commissioner Hall made a motion to approve the November 4, 2025 regular meeting minutes, work session minutes and executive session minutes, and the November 13, 2025 called meeting minutes and executive session minutes. Commissioner Davis seconded the motion and the minutes were approved unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Rural Housing Initiative

Chairman Strickland read the caption for Resolution R-2025-92 authorizing a Rural Workforce Housing Initiative grant application.

The resolution was presented as follows:

RESOLUTION R-2025-92

A RESOLUTION TO AUTHORIZE SUBMITAL OF A RURAL WORKFORCE HOUSING INITIATIVE GRANT APPLICATION TO THE ONE GEORGIA AUTHORITY

WHEREAS, the Baldwin County Board of Commissioners desire to apply for a Rural Housing Initiative Work Force Housing Initiative Grant for housing at 123 and 179 Frazier Drive.

NOW, THEREFORE, BE IT RESOLVED, by the Baldwin County Board of Commissioners, and it is hereby resolved by the authority of the same, that:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Submittal. The Board of Commissioners hereby approves the submittal of a Rural Housing Initiative Work Force Housing Initiative Grant Application to the One Georgia Authority.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the One Georgia Authority Work Force Housing Initiative Grant.

4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 2nd day of December, 2025.

BALDWIN COUNTY, GEORGIA

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

County Manager Carlos Tobar stated that the commissioners had heard the presentation from Mr. Clack, that Rhonda Gilbert would prepare and submit the pre-application and the commissioners would have to vote to enter into a development agreement with the LLC being formed to build the 123 houses at 179 Frazier Drive.

Commissioner Davis made a motion to approve the pre-application for the Rural Housing Initiative. Commissioner Butts seconded the motion and the motion was approved unanimously.

Short Term Rental Ordinance

Chairman Strickland read the caption for Ordinance O-2025-03 authorizing a Short-Term Rental Ordinance.

The ordinance was presented as follows:

ORDINANCE NO. 2025-03

TO AMEND CHAPTER 22 OF THE BALDWIN COUNTY CODE OF ORDINANCES TO ADD ARTICLE VI, ENTITLED "SHORT-TERM RENTALS"; TO PROVIDE FOR CODIFICATION; TO REPEAL CONFLICTING PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE BALDWIN COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS

SECTION 1. That Chapter 22 of the Code of Ordinances, Baldwin County, Georgia is hereby amended by adding an article to be numbered VI, which article reads as follows:

ARTICLE VI. – SHORT-TERM RENTALS

Sec. 22-160. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bedroom means a room in the residential dwelling unit that meets applicable international code requirements to be used as a sleeping room or bedroom, and is used for no primary purpose other than as a sleeping room or bedroom.

Occupant means a person living in or using a short-term rental as a tenant, or someone who otherwise has occupancy of the short-term rental.

Owner means any person having a legal or equitable interest in the property; or recorded in the official records of the state, county, or municipality as holding title to the property; or otherwise having control of the property, including the guardian of the estate of any such person, and the executor or code official of the estate of such person if ordered to take possession of real property by a court. The term “owner” does not include the holder of a nonpossessory security interest in the property.

Property means a residential lot of record on which a short-term rental is located.

Residential Dwelling unit means an enclosure containing sleeping, kitchen, and bathroom facilities designed for and used by one or more persons living together and maintaining a common household. For purposes of this definition, a residential dwelling unit shall include all housing types and shall exclude group living or other lodging uses.

Short-term rental means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for occupancy, lodging, possession, or use for a period of time not to exceed 30 consecutive calendar days. Short-term rental shall not include any residential dwelling unit not regularly offered for rental, which shall be defined as any residence offered for rental less than 14 days in any given calendar year.

Short-term rental agent means a person or organization designated by the owner of a short-term rental on the short-term rental certificate application who, in addition to all other requirements set forth herein, shall constitute the owner’s 24-hour contact and person authorized to accept service of process for short-term rental purposes.

Sec. 22-161. Short term rental certificate.

- (a) *Certificate required.* A separate short-term rental certificate shall be required for each residential dwelling unit operating as a short-term rental. No person shall rent, lease, or otherwise exchange for compensation all or any portion of a residential dwelling unit as a short-term rental, as defined in this section, without first obtaining a short-term rental certificate and complying with the regulations contained in this section. No short-term rental certificate under this section may be transferred, assigned, or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued.
- (b) *Number of certificates.* The county shall not issue more than 150 short-term rental certificates annually. Once the county has issued 150 short-term rental certificates, no additional short-term rental certificates shall be issued for that year.

- (c) *Expiration.* All short-term rental certificates shall expire annually on December 31. Short-term rental certificates shall not automatically renew. Instead, new applications for a short-term rental certificate, accompanied by a fee as set forth by the county board of commissioners' fee schedule, must be submitted annually. Applications for existing short-term rentals will be prioritized over applications for a new short-term rental.
- (d) *Distance Requirements.* No new short-term rental certificate shall be issued for a short-term rental on a property with a boundary line located less than 300 feet from a boundary line of a property with an existing short-term rental. The distance requirement will be measured from the nearest property line of the proposed short-term rental location to the nearest property line of the short-term rental which has a current short-term rental certificate.

Sec. 22-162. Short term rental application.

(a) *Application; fee.*

- (1) An application for a short-term rental certificate shall be submitted, under oath, on a form specified by the chief building official, or his/her designee, accompanied by a fee as set forth by the county board of commissioners' fee schedule, which shall include at a minimum the following information or documentation:
 - a. The name, mailing address, telephone number, and email address of the owner(s) of record of the residential dwelling unit for which a certificate is sought. If such owner is not a natural person, the application shall identify all partners, officers, members, and/or directors of any such entity, including personal contact information;
 - b. The address of the unit to be used as a short-term rental;
 - c. The name, address, telephone number and email address of the short-term rental agent, which shall constitute the owner's 24-hour contact information and who shall:
 - 1. Keep his or her name and emergency contact phone number posted in a readily visible place in the short-term rental;
 - 2. Be reasonably available to handle any problems arising from use of the short-term rental;
 - 3. Appear at the short-term rental within two hours following notification from the chief building official, code enforcement officer, fire marshal, law enforcement officer, or his/her designee, of issues related to the use or occupancy of the property;
 - 4. Be designated by the owner as the person authorized to accept service of process on behalf of the owner of any notice of violation or citation related to the use or occupancy of the property; and
 - 5. Monitor the short-term rental for compliance with this section.
 - d. The owner's sworn acknowledgment that he or she has received a copy of this section, has reviewed it, and understands its requirements;

- e. The owner's agreement to ensure that occupants abide by the restrictions and regulations set forth in this section;
 - f. The maximum day or night occupancy for the property which shall be two persons per bedroom plus two additional persons, up to a total maximum of 12 persons;
 - g. A vehicle parking plan specifying the number and location of parking spaces allotted to the property and indicating designated parking areas. The vehicle parking plan shall be sufficient to allow adequate parking for the maximum day or night occupancy of the property, but in no event shall the vehicle parking plan provide for a parking capacity of more than one vehicle per bedroom plus two additional vehicles;
 - h. If the property has a dock on a lake, a docking plan specifying the number of boats or vessels allowed and location where such boats or vessels may be parked and tied to the dock. The docking plan shall be sufficient to ensure that no boats or vessels block water access to or otherwise interfere with another property owner's dock;
 - i. A copy of a sample rental agreement between the owner and occupant(s) which obligates the occupant to abide by all of the requirements of this section, and other Baldwin County ordinances, state and federal law, and providing that a violation of any applicable laws may result in the immediate termination of the agreement and eviction from the property, as well as potential liability for payment of fines levied;
 - j. Proof of the owner's current ownership of the short-term rental unit; and
 - k. Proof of homeowner's insurance.
- (2) Registration under this Code section is not transferrable and should ownership of a short-term rental change, a new application shall be required, including application fee. In the event of any other change in the information or facts provided in the application, the holder of the short-term rental certificate shall amend the filed application without payment of any additional application fee.
- (b) *Review of application.* Review of an application shall be conducted by the chief building official, or his/her designee, in accordance with due process principles and shall be granted unless the applicant fails to meet the conditions and requirements of this chapter, or otherwise fails to demonstrate the ability to comply with local, state, or federal laws. Any false statements or information provided in the application are grounds for revocation, suspension, and/or imposition of penalties, including denial of future applications. A short-term rental certificate shall not be issued unless the owner demonstrates compliance with the applicable codes.
- (c) *Right to inspect the property.* By submitting an application for a short-term rental certificate, all applicants shall agree to grant the county, through the chief building official and fire marshal, or his/her designees, the right, with reasonable notice to the owner, to inspect the property to determine compliance with this section prior to issuance of a certificate. If the property is found to be in violation of one or more applicable codes or ordinances, the county shall provide written notice of such violation and set a re-inspection date for a violation to be corrected prior to issuance of a certificate.

- (d) *Payment of taxes.* Short-term rentals may be offered to the public for rental following issuance of a short-term rental certificate, receipt of an occupation tax certificate, and payment of any and all applicable state and county taxes. Any taxes owed to the county relating to the lodging of individuals shall be paid to Baldwin County Board of Commissioners at the business services department and any failure to remit the same or to register pursuant to this section shall be subject to the penalties included in chapter 50, article II of this Code of Ordinances. Should an owner fail to pay any taxes owed to the county by the date such taxes become due, the chief building official shall revoke the owner's short-term rental certificate and reject all applications for a short-term rental certificate submitted by the owner for a period of 12 consecutive months.

Sec. 22-163. Short term rental regulations.

- (a) *Regulations for short-term rentals.* Owners, short-term rental agents, and occupants shall adhere to the following requirements:
- (1) Owners and short-term rental agents shall not allow occupants to violate any federal, state, or local law, statute, rule or ordinances, including, but not limited to, sections 10-51, 25-19 and chapter 34-31 of this Code;
 - (2) Owners shall ensure that the residential dwelling unit complies with all applicable technical building and construction codes enumerated under section 18-31 of this Code;
 - (3) Owners and short-term rental agents shall ensure that the residential dwelling unit has smoke alarms installed and maintained to be fully operational at all times. Smoke alarms shall be located in all bedrooms, outside of each separate sleeping area in the immediate vicinity of each bedroom, and on every occupiable level, including basements and attics. Smoke alarms shall be interconnected, such that if one alarm sounds, all alarms will sound;
 - (4) Owners and short-term rental agents shall ensure that all residential dwelling units with an attached garage or containing fuel burning appliances or fuel burning fireplaces have carbon monoxide alarms installed and maintained to be fully operational at all times;
 - (5) Owners and short-term rental agents shall ensure that the residential dwelling unit has a minimum 5 pound ABC fire extinguisher installed, maintained, and fully operational in each kitchen area and on each level of the residential dwelling unit;
 - (6) Owners and short-term rental agents shall ensure occupants do not disrupt or interfere with rights of adjacent property owners to quiet enjoyment of their property;
 - (7) Owners and short-term rental agents shall ensure that day or night occupancy of the property never exceeds two persons per bedroom plus two additional persons, up to a total maximum of 12 persons;
 - (8) Owners and short-term rental agents shall ensure that vehicle parking is consistent with the vehicle parking plan submitted with the short-term rental certificate application. Owners and short-term rental agents shall not allow occupants to park vehicles on any street or road in a manner which could cause safety issues, hinder access to such roadways, or be in violation of any laws, regulations, or ordinances. No person occupying a short-term rental shall park on any other person's property or block the

- driveway of any other person or property owner without permission to do so. Any law enforcement officer may impound any vehicle found parking in such a manner;
- (9) Owners and short-term rental agents shall ensure that there are never more vehicles on the property of a short-term rental than the maximum number specified in the parking plan. Any law enforcement officer or code enforcement officer may order the owners or operators of the excess number of vehicles to remove them from the property and any person refusing to do so may be cited for violating this section;
 - (10) Owners and short-term rental agents shall ensure that all boats and vessels are docked in a manner consistent with the docking plan submitted with the short-term rental certificate application. Owners and short-term rental agents shall not allow occupants to dock or otherwise tie any boat or vessel to the dock of any other property owner without the permission of the property owner, or to block water access to another property owner's dock. Any law enforcement officer or code enforcement officer may order the owners or operators of the boats or vessels docked or moored in violation of this section to move their boat or vessel and any person refusing to do so may be cited for violating this section;
 - (11) Owners and short-term rental agents shall ensure that there are never more boats or vessels docked or moored on a body of water adjacent to the property than the maximum number specified in the docking plan. Any law enforcement officer or code enforcement officer may order the owners or operators of the excess number of boats or vessels to remove them from the dock and any person refusing to do so may be cited for violating this section;
 - (12) Owners and short-term rental agents shall ensure that no occupant goes upon any adjacent property without permission to do so;
 - (13) Owners and short-term rental agents shall ensure that any and all pets present at the property are leashed or contained at all times;
 - (14) Owners and short-term rental agents shall ensure that no occupant sublets the property or any rooms in the residential dwelling unit during rental;
 - (15) Owners and short-term rental agents shall ensure that all external lighting is directed within the parcel and does not impact adjacent properties;
 - (16) Owners and short-term rental agents shall ensure that the property has at least one 95-gallon trash container or appropriate receptacle per four-person occupancy limit;
 - (17) Owners and short-term rental agents shall ensure that all garbage and trash is stored in a trash container or appropriate receptacle and not be placed within or adjacent to any private or public right-of-way for a period of time greater than 48 hours;
 - (18) Owners and short-term rental agents shall place the short-term rental certificate near the front door of the residential dwelling unit in a conspicuous place; and
 - (19) Owners and short-term rental agents shall ensure that occupants do not use the property for any event typically held at an event venue including, but not limited to, weddings, concerts, and large parties.

Sec. 22-164. Citations for violations; revocation of license; penalty.

(a) *Enforcement.*

- (1) Complaints regarding a short-term rental may be provided in writing, by email, through the online code enforcement system, or by telephone to the code enforcement officer, which shall include a description of the complaint and the property address.
- (2) Complaints shall result in a notice of the complaint being directed to the short-term rental agent and owner. The short-term rental agent shall be responsible for contacting the short-term rental occupant to correct the problem.
- (3) If non-compliance with the provisions of this section occurs, the code enforcement officer, fire marshal, or law enforcement officer shall conduct an investigation whenever there is reason to believe that an owner, short-term rental agent, and/or occupant has failed to comply with the provisions of this section. Should the investigation support a finding that a violation occurred, the code enforcement officer, fire marshal, or law enforcement officer shall issue a citation providing written notice of the violation and intention to impose a penalty on the owner and short-term rental agent. The citation may be served on the owner and/or short-term rental agent by personal service on the owner and/or short-term rental agent, and shall specify the facts which, in the opinion of the code enforcement officer or law enforcement officer constitute grounds for imposition of the penalties.
- (4) Citations resulting from the enforcement of this section shall be heard in the Magistrate Court of Baldwin County.

(b) *Violations; revocation.*

- (1) A short-term rental that is determined to be operating without the necessary short-term rental certificate shall subject the owner to a penalty of \$500.00. Each day the short-term rental is rented for accommodation without a certificate shall constitute a separate violation.
- (2) Each day a violation of the provisions of this section continues, after the code enforcement officer, fire marshal, or law enforcement officer notifies the owner and/or short-term rental agent of a complaint, shall constitute a separate violation.
- (3) The penalties for violations of the provisions in this section shall be as follows:
 - a. For the first violation within any 12-month period, the penalty shall be a fine of not less than \$500.00, nor more than \$1,000.00;
 - b. For the second violation within any 12-month period, the penalty shall be a fine of \$1,000.00;
 - c. For the third violation within any 12-month period, the penalty shall be a fine of \$1,000.00; and
 - d. For any violation that occurs when more than a 12-month period has transpired, it shall start again as a first violation.
- (4) Upon a conviction of violation, the chief building official may revoke the owner's short-term rental certificate and reject all applications for a short-term rental certificate submitted by the owner for a period of 12 consecutive months.

- (5) Upon conviction of a third violation within any 12-month period, the chief building official shall revoke the owner's short-term rental certificate and reject all applications for a short-term rental certificate submitted by the owner for a period of 12 consecutive months.
- (6) Notice of revocation of the short-term rental certificate shall be provided by the chief building official to the owner and/or short-term rental agent by personal service, certified mail, or by statutory overnight delivery.
- (7) This code shall not apply to prevent new property owners from submitting an application for a short-term rental if the property is in compliance with all applicable ordinances and all code violations related to the property have been resolved.
- (8) Nothing in this section shall be construed to limit any action by the county health department to seek the remediation of any dangerous condition at the short-term rental or to take any action seeking to protect and preserve against any threat to public safety.

Sec. 22-165. Appeal.

(a) *Appeal rights.*

- (1) A person aggrieved by the chief building official's decision to revoke, suspend or deny a short-term rental certificate may appeal the decision to the county manager.
- (2) The appeal must be filed with the county manager's office in writing, within ten days after receiving notice of the adverse action and it shall contain a concise statement of the reasons for the appeal. The county manager shall hold an administrative hearing in consideration of the appeal and issue a decision within 30 days of receipt of the appeal.

Sec. 22-166–22-180. – Reserved.

SECTION 2.

A. It is hereby declared to be the intention of the Board of Commissioners that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable, and constitutional.

B. It is hereby declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.

C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Board of Commissioners that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid,

unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 3. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon its adoption by the Chairperson and Board of Commissioners of Baldwin County.

SO RESOLVED, this 2nd day of December, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser
Baldwin County Clerk
DATE ADOPTED _____

County Attorney Brandon Palmer reviewed the changes that were made to the ordinance including:

- Creating a new article in Chapter 22 entitled short term rentals,
- Change of name of the article from short term vacation rentals to short term rentals,
- Adding a number of definitions including a definition for bedroom and definitions for the residential dwelling unit,
- Adding a cap on number of certificates to 150 annually,
- Certificates expire at the end of the year but existing but applications would be prioritized,
- Adding a distance requirement of 300 feet from boundary line to boundary line
- Adding Fire Marshal in the enforcement,
- Clarifying the maximum occupancy both day and night at 2 persons per bedroom plus 2 additional persons up to a maximum of 12 persons on the property,
- Granting the County the right to inspect the premises,
- Adding regulations for fire and carbon monoxide alarms, fire extinguishers installed and maintained,
- Requirement for at least one 95 gallon trash containers per every 4 person occupancy limit.

Commissioner Little made a motion to adopt the Short-Term Rental Ordinance. Commissioner Butts seconded the motion and the motion was approved unanimously.

WIOA State Apprenticeship Grant

Chairman Strickland read the caption for Resolution R-2025-85 authorizing a WIOA State Apprenticeship Program.

The resolution was presented as follows:

RESOLUTION 2025-85

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT FOR FUNDING THE STATE APPRENTICESHIP EXPANSION FUND PROGRAM FOR THE OF PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2027; AND FOR OTHER PURPOSES

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Georgia Workforce Innovation and Opportunity Act (WIOA) Grant Number SAEF-25-26-06-011 FAIN: 23A60AP000150; and

WHEREAS, the Grant provides funding of \$250,000 for the period of July 1, 2025 through June 30, 2027 from the State Apprenticeship Expansion Program.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Grant Application. The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Grant and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 2nd day of December, 2025.

BALDWIN COUNTY, GEORGIA

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

Carlos Tobar stated the county was the fiscal agent for the Workforce Initiative and had been approved in the past

Commission Little made a motion to approve the grant. Commissioner Davis seconded the motion and the motion carried unanimously.

County Cooperative Extension Service

Chairman Strickland read the caption for Resolution R-2025-86 authorizing a Memorandum of Understanding with the Board of Regents for the Baldwin County Cooperative Extension Service.

The resolution was presented as follows:

RESOLUTION 2025-86

**A RESOLUTION TO AUTHORIZE A MEMORANDUM OF UNDERSTANDING WITH
THE BOARD OF REGENTS OF THE UNIVERISTY SYSTEM OF GEORGIA AND THE
UNIVERSITY OF GEORGIA COOPERATIVE EXTENSION**

WHERAS, this Memorandum of Understanding ("MOU") is made between the Board of Regents of the University of System of Georgia by and on behalf of the University of Georgia Cooperative Extension (hereinafter "UGA Extension") and Baldwin County, a political subdivision of the State of Georgia, by and through its Board of Commissioners, (hereinafter the "County"), for the provision of Cooperative Extension Services and Personnel in Baldwin County, Georgia.

WHEREAS, through the Smith-Lever Act of the U.S. Congress of 1914, an Agreement was created between The Board of Regents of the University System of Georgia, the University of Georgia, the University of Georgia Cooperative Extension and the U.S. Department of Agriculture, to allow for Extension work to be conducted in the State of Georgia; and

WHEREAS, for over 100 years UGA Extension has offered services in all 159 counties in the State of Georgia; and

WHEREAS, through county offices throughout the state, UGA Extension continues to offer reliable information and programs in the areas of agriculture, food, families, the environment and 4-H youth development; and

WHEREAS, UGA Extension is able to maintain and operate these programs through the use of UGA Extension personnel; and

WHEREAS, UGA Extension and the County agree that the services provided by UGA Extension Personnel are invaluable to the County's citizens and community; and

WHEREAS, the County Board of Commissioners is authorized under Article 9, Section 3, Paragraph 1, and Article 9, Section 4, Paragraph 2, of the Constitution of the State of Georgia as amended in 1983, and by O.C.G.A. § 20-2-62 and O.C.G.A. § 48-5-220 to enter into agreements providing for these types of services; and

WHEREAS, all parties agree that it is necessary and appropriate to define the types of UGA Extension operations and personnel and establish parameters for compensation so that all parties are clear on their respective responsibilities and duties;

WHEREAS, the aforementioned Memorandum is hereby attached and by reference duly incorporated made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

7. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
8. Authorization of Memorandum. The Board of Commissioners hereby authorizes the Memorandum of Understanding with the Board of Regents of the University System of Georgia by and on behalf of the University of Georgia Cooperative Extension.
9. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Memorandum and to take all action necessary in conformity therewith.
10. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
11. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.

12. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 2nd day of December, 2025.

BALDWIN COUNTY, GEORGIA

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

County Manager Carlos Tobar stated there were no changes to the agreement and an agreement was required to have the county extension office.

Commissioner Hall made a motion to approve the agreement. Commissioner Little seconded the motion and the motion passed unanimously.

Recreation Department Concessions

Chairman Strickland read the caption for Resolution R-2025-87 authorizing an agreement with OUTFOTHE PARK.INFO, LLC to provide concessions at the recreation department.

The resolution was presented as follows:

RESOLUTION 2025-87

RESOLUTION TO AUTHORIZE AN AGREEMENT WITH OUT OF THE PARK.INFO, LLC TO PROVIDE CONCESSIONS AT THE BALDWIN COUNTY RECREATION DEPARTMENT FACILITIES AND FIELDS; AND FOR OTHER PURPOSES.

WHEREAS, the County is the owner of the Baldwin County Recreation Department facilities and fields at Highway 22 and Highway 212 upon which are located concession stands used for the sale of concessions to the users of the recreation fields and facilities; and,

WHEREAS, the County desires to continue to provide concession services to the recreation facilities on Highway 22 and Highway 212 (exclusive of the new water park); and,

WHEREAS, OUT OF THE PARK.INFO, LLC currently provides concession services and the Baldwin County Board of Commissioners desire to continue to contract with OUT OF THE PARK.INFO, LLC to provide concessions.

WHEREAS, the aforementioned Agreement for Concession Stand Operator is hereby attached and by reference duly incorporated and made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Baldwin County, Georgia, and it hereby resolved by authority of the same, as follows:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of an Agreement for Concession Stand Operations. The Board of Commissioners hereby authorizes the attached Agreement of Concession Stand Operator.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary or reasonably required to carry out, give effect to, and consummate the application and administration of the Agreement for Concession Stand Operator.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 2nd day of December, 2025.

BALDWIN COUNTY, GEORGIA

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

Maurice Liggins addressed the commission regarding the concessions contract. He asked if this was the same one they tried to get rid of, or if it was a different company.

Commissioner Hall responded that they were not trying to get rid of them. Mr. Tobar responded that the contract terminated at the end of the month and there was no clause to extend it; they were trying to authorize a new contract to coincide with the basketball season, but it was determined that the contract had to run through December 31st. The service went out to bid with the lone response and the contract would start January 1, 2026. The new contract included auto renewals.

There was a discussion about the terms of the contract being articulated, bidding the contract on an annual basis as opposed to having auto renewals, and the contract included the ability to terminate the contract with notice.

Commissioner Little made a motion to approve the agreement with Out of the Park for concessions. Commissioner Butts seconded the motion.

Commissioners Hall, Strickland, Butts and Little voted aye. Commissioner Davis voted no. The motion carried.

Ice at Recreation Department

Chairman Strickland read the caption for Resolution R-2025-88 authorizing an agreement with Ice Risers, LLC d/b/a Kona Ice of Lake Country.

The resolution was presented as follows:

RESOLUTION R-2025-88

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH ICE RISERS, LLC DOING BUSINESS AS KONA ICE OF LAKE COUNTRY

WHEREAS, The Baldwin County Board of Commissioners desire to offer shaved ice to the participants and visitors to the Walter B. Williams Recreation complex; and

WHEREAS, Ice Risers, LLC doing business as Kona Ice of Lake Country currently provides the service; and

WHEREAS, the aforementioned agreement is hereby attached and by reference duly incorporated and made part of this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Baldwin County Board of Commissioners, and it is hereby resolved by the authority of the same, that:

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Agreement. The Board of Commissioners hereby authorizes an agreement with Ice Risers, LLC doing business as Kona Ice of Lake Country and to provide shaved ice at the Walter B. Williams Athletic Complex.
3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary reasonably required to carry out, give effect to, and consummate this agreement with Ice Risers, LLC doing business as Kona Ice of Lake Country and to take all action necessary in conformity therewith.
4. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision

of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

5. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
6. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 2nd day of December, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County, Georgia

County Manager Tobar asked that the item be pulled and rebid.

Commissioner Little made a motion to remove resolution R-2025-88 from the agenda. Commissioner Hall seconded the motion and the motion passed unanimously.

CDBG Language Access Plan

Chairman Strickland read the caption for Resolution R-2025-89 adopting the updated Language Access Plan.

The resolution was presented as follows:

RESOLUTION R-2025-89

A RESOLUTOIN TO ADOPT THE UPDATED LANGUAGE ACCESS PLAN AS REQUIRED BY THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING ELIGIBILITY

WHEREAS, Baldwin County Board of Commissioners wishes to be in accordance with Title VI non-discrimination laws regarding the provision of appropriate access to services and activities provided by federal agencies and recipients of federal assistance, and

WHEREAS, Baldwin County is in receipt of Housing and Urban Development (HUD) funding through the Community Development Block Grant (CDBG) program, and

WHEREAS, the Georgia Department of Community Affairs (DCA) has encouraged and provided guidance for the adoption of a Language Access Plan (LAP) for Limited English-Speaking Persons (LEP),

NOW, THEREFORE, BE RESOLVED, that Baldwin County has prepared and is updating its adopted Language Access Plan (LAP) related to the awarded FY 2025 CDBG funding of the Sewer and Housing Improvements, and

BE IT FURTHER RESOLVED, that Carlos Tobar, County Manager has been named in the LAP as the LAP Coordinator, and

BE IT FURTHER RESOLVED, that the LAP will be updated as new Census Data regarding LEPs is presented and/or a new CDBG or other Federal grant is awarded and requires the LAP to be updated or revised.

BE IT RESOLVED this 2nd day of December, 2025.

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the Baldwin County Board of Commissioners on the date so stated in said Resolution. I further certify that I am Bo Danuser, County Clerk and that said Resolution has full force and effect the 2nd day of December, 2025.

ATTEST: [SEAL]

Bo Danuser, County Clerk
Baldwin County, Georgia

County Manager Tobar stated that only 1% of the county population had limited English skills but this was one of the requirements for grants.

Commissioner Davis made a motion to approve the resolution. Commissioner Butts seconded the motion and the motion passed unanimously.

CDBG Policies and Procedures

Chairman Strickland read the caption for Resolution R-2025-90 adopting the Department of Community Affairs Policies and Procedures for Community Development Block Grants.

The resolution was presented as follows:

RESOLUTION R-2025-90
A RESOLUTION TO ADOPT THE POLICIES AND PROCEDURES AS REQUIRED
FOR PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT
(CDBG) PROGRAM

WHEREAS, the Chairman and Commission Members have found it necessary to adopt policies and procedures for the Community Development Block Grant (CDBG) Program Grant Number 25b-y-005-1-6776, and;

WHEREAS, the Chairman and Commission have adopted the Policies and Procedures for the homeowner rehabilitation and reconstruction CDBG in accordance with the requirements of the 2025 CDBG Recipient's Manual, CDBG Housing Rehabilitation Manual, HUD and other required federal and state regulations, and;

WHEREAS, the policies and procedures should be used in conjunction with Baldwin County's approved 2025 CDBG Application, and;

THEREFORE, BE IT FURTHER RESOLVED, by the Chairman and Commission Members that they have adopted the Policies and Procedures in accordance with the requirements of the 2025 CDBG Program Manuals, Housing and Urban Development (HUD) and other required federal and state regulations.

BE IT RESOLVED, by the Chairman and Commission Members and it is hereby resolved by authority of same.

Certified Correct:

Andrew Strickland
Chairman

Attest:

Bo Danuser
County Clerk

Carlos Tobar stated the county had to adopt the policies and procedures for the CDBG; the county was a GICH community and could apply for CDBG annually.

Commissioner Davis made a motion to adopt the resolution. Commissioner Little seconded the motion and the motion passed unanimously.

Revocable License Agreement with State Properties Commission

Chairman Strickland read the caption for Resolution R-2025-91 authorizing a Revocable License Agreement with the State Properties Commission for access to the Powell Building to conduct Phase I and Phase II environmental site assessment.

The resolution was presented as follows:

RESOLUTION R-2025-91

AUTHORIZE A REVOCABLE LICENSE AGREEMENT WITH THE STATE OF GEORGIA PROPERTIES COMMISSION FOR ACCESS TO THE POWELL BUILDING TO CONDUCT PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS

WHEREAS, the Baldwin County Board of Commissioners have been informed of the need for a Revocable License Agreement with State of Georgia Properties Commission in order to conduct Phase I and Phase II Site Assessments of the Powell Building; and,

WHEREAS, the Revocable License Agreement with the State of Georgia will allow named person or persons access to a certain described parcel in the licensed premises.

WHEREAS, the Revocable License Agreement with the State of Georgia Properties Commission is hereby attached and by reference duly incorporated and made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Baldwin County Board of Commissioners, and it is hereby resolved by the authority of the same, that:

7. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
8. Authorization of Revocable License Agreement. The Board of Commissioners hereby approve the attached License Agreement with the State of Georgia Properties Commission.
9. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary reasonably required to carry out, give effect to, and consummate the agreement with the State of Georgia Properties Commission.
10. Severability. In case any one or more of the provisions of this Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this Resolution, but this Resolution shall be construed and enforced as if such illegal or invalid provision had not been contained herein.
11. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this Resolution this day passed be and they are hereby repealed.
12. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 2nd day of December, 2025.

BALDWIN COUNTY, GEORGIA

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

Mr. Tobar discussed sharing a \$1.5 million Brownfield Assessment Grant with Macon-Bibb County with the understanding the properties included in the assessment would be on the Central State Hospital Campus, projects at 179 Frazier Drive, 327 Allen Memorial Drive, and 124 Ogden.

This agreement was for a phase 1 and phase 2 environmental assessment of the Powell Building that would be used in repurposing the Powell Building.

There was a discussion asking why the county was getting involved when the Powell Building was under the Central State Redevelopment Authority and in the city limits. Mr. Tobar responded to questions including that

- the county was trying to be a good neighbor,
- part of the funds would be used for buildings in Baldwin County,
- there was no funding required by the county,
- there was no estimate for the cost at this time but the grant was paying for phase one and phase 2,
- there was no cost to the county, but the grant could be applied somewhere else,
- the State Properties Commission would be responsible for any long-term consequences.

Commissioner Little stated he did not feel clear on how it dealt with the county and the overall goal of the study.

Chairman Strickland stated that this was the biggest piece of blight in the county even if it was on the Central State Hospital Campus and in the city limits but the county was good at writing grants.

Commissioner Butts responded that he did not agree with Commissioner Strickland and the State had more money than the county and he would welcome the state to help with the blight on a state building.

Commissioner Hall stated he was concerned about the long-term consequences and requiring the county to remediate any problems found; he wanted to make sure the county was not bound for future expense.

County Attorney Palmer responded that this was a license agreement giving approval to go onto the property to do the environmental assessments.

Commissioner Little asked if there was an urgency. Mr. Tobar responded that it was a shared grant and he wanted to get as many buildings assessed as possible throughout the county. If something was not done it would become like the worst buildings, if it were repurposed, it would go back on the tax digest and could be hosting for workers in Baldwin County.

There was a discussion about the rehabilitation of the Powell Building; the grant was being administered by the Middle Georgia Regional Commission and contracted with Terracon; the county may be required to pay for any repairs or restoration caused by any damage.

Commissioner Butts made a motion to table the resolution until the next meeting. Commissioner Davis seconded the motion. Commissioners Butts, Hall, Davis, and Little voted aye. Commissioner Strickland voted no. The motion carried.

SCADA Improvements

Chairman Strickland stated that this agenda item was to consider accepting the recommendation from Carter and Sloope to accept the bid from Southern Flow, Inc. and issue a notice of award for SCADA improvements.

Manager Tobar stated SPLOST funds would pay for the SCANA improvement and the bid was recommended to be awarded to Southern Flow, Inc.

Commissioner Butts made a motion to accept the recommendation from engineers Carter and Sloop and to accept the bid from Southern Flow, Inc. and issue a Notice of Award for SCADA improvements. Commissioner Little seconded the motion.

Hall stated the SCADA was something they had to have.

Commissioner Butts stated the current system was outdated and they couldn't get parts; it was an intricate part of trouble shooting problems.

The motion carried unanimously.

OLD BUSINESS

Commissioner Davis announced that the Christmas holiday schedule had been amended to close at noon on Wednesday, December 24th and be closed on Thursday, December 25th and Friday December 26th.

NEW BUSINESS

Commissioner Davis announced World Aids Day and asked for a moment of silence in recognition of the people suffering with the disease and for those who had passed away.

A moment of silence was observed.

COUNTY MANAGER'S REPORT

County Manager's Report for December 2, 2025 that included:

- lingering problems with the paving on Neely Way and Sidney Butts Road, the ends of the road were not suitable for a cul-de-sac; the contractor would put rock base and asphalt in the cul-de-sac and on Neely way,
- Work being done on Harrisburg park sidewalks, driveways, the community center plumbing,
- Grading and forms at the Trackman site were being done,
- 4th CHIP house would be completed this week.

Commissioner Butts asked for an update on the two homes being demolished and rebuilt. Mr. Tobar responded that the action take tonight was necessary, the grant writer would submit it to the Department of Community Affairs and within a month they should have a notice to proceed.

Commissioner Butts asked for an update of the RAISE Grant for road repair. Mr. Tobar responded that the environmental was ongoing; he hoped to have the environmental completed by February, and then they would move to preliminary engineering and design.

Mr. Tobar announced that county employees would be going door to door for the windshield in the Oconee Heights neighborhood to survey for the 2026 application.

Commissioner Butts asked for an update when they would lay the asphalt for the driveway at the Collins P. Lee Center. Mr. Tobar stated he did not have an update but the rock base was done.

Mr. Tobar announced the reveal for the Collins P. Lee Memorial Library design in the January newsletter and anticipated the construction for the interior going out to bid in late February. The county was bidding all aspects of the project.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Joy Moten-Thomas addressed the commissioners thanking Commissioner Strickland, his mother, and Angels in Waiting for the donation of burial clothes to families who lost a child and being a resource for parents as they go through the grieving process.

Commissioner Strickland responded that this was a passion for his mother and grandmother. He thanked them for coming.

Desiree Liggins addressed the commission stating the same gentleman that was proposing the rural housing built a shop in her in-laws neighborhood and no one should have to look at that shop. Ms. Liggins addressed Chairman Strickland encouraging him to show the same respect he showed for people at the lake to brown and African American people – she was asking for equality. Ms. Liggins referenced a flyer and discussed the limits placed on the number of dogs allowed and the income level. She questioned the cost of the golf course and how much additional cost there would be. She asked how the penny tax was going to affect the people of Milledgeville.

Clarence Hall, Lamar Ross, and Randy Johnson presented Vice Chairman Kendrick Butts with a Certificate of Appreciation for his dedicated service to his constituents and the community. Mr. Lamar read the Certificate of Appreciation.

Commissioner Butts was joined at the dais with his family, commissioners, State Senator Rick Williams, Councilwoman Shonya Mapp, and members of the community as he accepted the award.

Maurice Liggins addressed the commissioner about his family property on Sidney Butts Road and the reason Mr. Liggins' grandfather built the road was because the children in Mr. Butt's family were not permitted to cut through a neighbor's farm land to get to the bus and go to school. He stated that is why he was so passionate about the road. He stated the treatment he received at the podium did not go unseen; they had to do for all people. Mr. Liggins stated that if Sidney Butts was not complete by the end of the year, things were going to get uncomfortable. Mr. Liggins references the Frazier Drive development and asked about access.

EXECUTIVE SESSION

Commissioner Little made a motion to enter into Executive Session to discuss personnel and litigation. Commissioner Davis seconded the motion and the motion passed unanimously.

The commissioners moved into closed session at 7:40 PM.

RETURN TO OPEN SESSION

Commissioner Davis made a motion to return to open session. Commissioner Hall seconded the motion and the commissioners returned to open session at 9:23 PM.

ADJOURNMENT

Commissioner Davis made a motion to adjourn. Commissioner Hall seconded the motion and the motion passed unanimously.

The December 2, 2025 commission meeting was adjourned at 9:23 PM.

Submitted,


Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:


Bo Danuser, County Clerk
Baldwin County Georgia

