



BALDWIN COUNTY PLANNING RETREAT

October 9, 2023
202 South Main Street
Madison, GA
10:00 AM

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Sammy Hall
Henry Craig

OTHERS PRESENT

Brandon Palmer
Carlos Tobar
Dawn Hudson
Cindy Cunningham
Jason Kidd
Josh Wright

Call to Order

Chair Davis called the meeting to order at 10:05 a.m.

Invocation

County Manager Carlos Tobar delivered the Invocation

Administrative / Fiscal Matters

Master Meters

County Manager Tobar presented background information regarding master metering at mobile home parks.

Water / Sewer Superintendent Jason Kidd stated he is glad that County has master meters since landlords take care of leaks in parks rather than continuing to let them run on the ground and the county suffers economic losses. He stated there are some tenants that would run up a water bill and not pay them, put water account in another person's name leaving the County with unpaid water bills. Parks are using less water since leaks are being fixed. He stated some trailer park owners are upset because they do not want to repair lines in the park. He asked to what extent does the County want to go to address the situation of master meters or the large amount of unpaid debt?

Attorney Brandon Palmer reported that what was agreed to with EPD was meters would be set for each residential unit. He stated existing parks can be grandfathered in as of date of acceptance of proposed amendment to the Ordinance. Also, parks not on master meters will be grandfathered in as well. This would allow park owners to change to individual meters at their own expense. It will be up to the County to decide who will pay expenses to run lines to meters. Will be expensive to park owner OR to the County.

Commissioner Kendrick Butts asked what the difference is in how much the County was losing before and losing now with master meters? Assistant County Manager Dawn Hudson responded approximately \$10,000 before master meters; now the County is not losing any money.

Mr. Kidd stated Individual meters were donated to park owners with meters read by owners. Residents can move to another location if they do not agree with the master metering of their dwelling.

Commissioner Kendrick Butts asked how the County can remedy the situation because he does not agree with master metering. Commissioner Sammy Hall agreed that this can

present problems; however, if a master meter is not used, landlords are not reading meters and individuals are not paying bills then the County is losing money

Mr. Kidd presented Commissioners with amounts of money lost on various parks throughout the County stating the County has to purchase the water whether it collects for the sale to customers. He reiterated the fact that with master meters consumption is less. Jason met with each park owner and talked to them about master meters and helped them fix their problem. One argument by park owners is they say they are becoming utility providers by the "resale" of water.

Attorney Palmer stated adopting the ordinance will get the county in compliance. Sixteen parks are master metered and they may continue to have master meters. Commissioner Kendrick Butts has no problems with ordinance.

Discussion was held regarding who is going to pay for running waterlines to right-of-way. Assistant County Manager Hudson stated it would cost the county over $\frac{1}{2}$ million dollars to get meters on right of way and all lines run to them.

County Manager Tobar stated individual meters will be installed on the right of way to park owners. He stated the rate schedule is included when the budget is approved annually.

Attorney Palmer confirmed that everyone agrees with proposed amendments to the Ordinance which will be presented at a future meeting for approval. He summarized that water service, from this point forward, shall be for individual units; existing master meters already installed may continue in that way; however, if a landlord chooses to go back to individual meters the park owners must pay to run lines inside their park to the county's meter on the right-of-way.

Commissioner Henry Craig asked if those mobile home parks that are not on master meters presently can choose to go to master meters. Attorney Palmer responded no that unless they are currently on a master they can't switch to master meters.

Commissioner Kendrick Butts again stated that he wants to know the difference in costs for those parks on master meters and those not on master meters.

County Attorney Brandon Palmer read Section 58-33 (a)(2) stating that water service shall be furnished to mobile home parks through meters to each residential unit; provided however that mobile home parks in existence as of (date adopted) and which then did furnish water service through master meters may continue to do so according to the County's standards and specifications. All water service furnished to mobile home parks shall be charged at appropriate rates established in the schedule of rates, fees and penalties. Individual water meters must be placed on the County right-of-way, unless deemed wholly impracticable by the Director of Water/Sewer, and its placement must be approved by the Director of Water/Sewer for Baldwin County. All costs incurred inside the mobile home park to route the water lines to the County right-of-way will be at the expense of the mobile home park owner.

Airport Improvement Plan

County Manager Tobar reported he asked Holt Consulting to prepare the lower ramp study. It cost almost \$42,000 90% of which would not be reimbursed if the project is cancelled. The county is paying Holt Consulting \$140,000 for the east apron. \$119,000 is what the County will not be reimbursed by grants, and would cost \$200,000 in lost annual revenue if the project is cancelled. Sammy Hall asked why we can't build these east apron hangars on the WEST end. Two airport hangars will go on that end. County Manager Tobar stated the West apron cannot accommodate the sizes. The prospective developers for the WEST apron hangars have invested to get engineering done. Had given them right to come back and do rest of drainage, paving. Understanding was that

the amount of money they put in would be "paying up front" for their hangars. Lease says hangar must be used for a plane at our airport; sublease — repair shop; lease for transit plane there for only a few days; pay us for the airplane or a percentage of what they are going to do in hangar. County Manager Tobar explained that West Apron Project had to be rebid because the engineers before Holt Consulting didn't have DBE participation. Arcilla Mining bid the second time and was the low bidder. Commissioner Sammy Hall asked if we didn't allow Arcilla Mining to use that property we would pay Arcilla \$81,000 which would make us square. Jim Wolfgang stated if we take federal money; assurance #22 states we will not discriminate against anything or anyone. We would have no strong reason to say that you can't build there. What would the reasons be? FAA will have no reason to support to allow restricting use of airport. Commissioner Craig stated the Smith's spent \$41,000. Until Smith has signed lease they can't sign with sublease. Commissioner Hall stated he received an email yesterday from Ms. Crumpler. She says east apron is not mentioned in CIP until last year. County Manager Tobar stated that five years ago there was a consensus that the County was not going to invest in hangars. It would be a public — private partnership. Commissioner Craig state we are discussing east apron hangars. Emotional situation with residents expressing concerns about health issues. We are required to let any airplane land and takeoff. Same thing is going to happen. Whether the airplane is hangered somewhere or here, it will be the same thing. Always been an "eyesore" in the neighborhood. They bought or built houses at airport. Hangars are "overly visible". This is economic development; should not get in way of east end apron hangars; do it sooner than later. Because it is Economic Development we should do it. Will bring jobs. Build the road to ramp. For moving it forward. Airplanes are going to be there anyway. Only hangar is issue. County Manager Tobar stated GDOT's advice is to put in CIP that environmental assessment study will be done. Citizens will have a 30 day comment period; citizens can make comments to GDOT. GDOT will be responsible to receive comments; GDOT will determine if there is FONSI.

Chair Davis concurred with Mr. Craig. Jim Wolfgang stated the head of GDOT aeronautical division said this is not his first rodeo. He recommends having an open comment period after the environmental assessment is done. GDOT has stepped up to help us / Stantec has also. Taking away emotional aspect and Smith/Velch legal, we are much better off than we were before. County Manager Tobar stated we should not answer any questions, let GDOT answer questions/complaints. Just let them say it & don't try to justify an answer. County Manager Tobar stated he has been threatened; citizens have been ugly towards him. Jim Wolfgang stated County Manager Tobar received treatment that no one should receive. County Manager stated he received a text from Heather Edens who asked that the Fouts Brothers expansion story on Facebook be taken down because she has 3 teenage children and she was worried about bullying. Jim Wolfgang stated a lot of people on petition will not be able to see the hangars; maybe 11 houses; 6 houses max that are really affected. Jim Wolfgang said it will be beautiful with 8' trees and other landscaping. He further stated both GDOT & FAA are trying to find ways to increase economic development through construction of hangars. County Attorney Palmer said section 16.43 (t) says land use code shall not apply to construction by state or county. Not enforceable against county. GA supreme court says county can do things that are not in compliance with ordinance.

Commissioner Hall said he wants to limit the number of hangars. Would prefer to see hangar construction in phases.

Salary for Chairman — 2025

County Attorney Palmer stated that state law sets forth how compensation is set. If this Board chooses to take action regarding compensation for the Chair at another rate, it would take effect with the next Board cycle. Action on this matter would have to be taken before candidate qualify to run for that term. County Manager Tobar stated counties of similar size were polled and for those counties there is an average of approximately \$200.00 more per month for Commissioners who serve as Chair.

Commissioner Henry Craig recommended a monthly stipend of \$150.00 per month for the Chair.

County Attorney Palmer stated if a change is made he will prepare the notice which must be published at least one time per week for three consecutive weeks preceding the meeting where action is taken.

Other Business

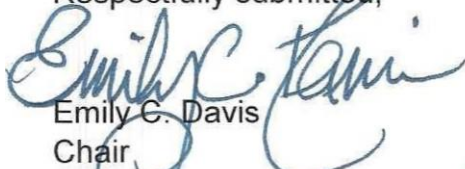
Vice Chair John Westmoreland discussed the condition of the pickleball and tennis courts. He said the courts are a hazard and need to be fixed not just refurbished. He —also discussed drainage issues around the courts that must be fixed before someone has an accident and get injured. Commission Hall stated he felt whatever it took to get the courts fixed should be done. County Manager Tobar said he will set up a meeting with Recreation Director.

Commissioner Kendrick Butts discussed the firing of an employee who was terminated because the job was no longer needed.

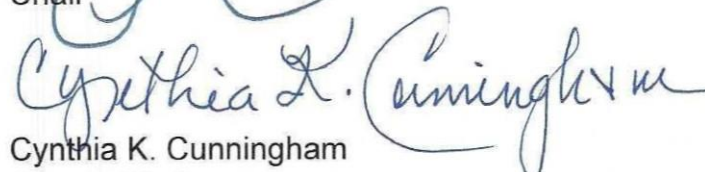
Adjournment

Commissioner Henry Craig made a motion to adjourn the meeting at 12:55 p.m . Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,



Emily C. Davis
Chair



Cynthia K. Cunningham
County Clerk