



BALDWIN COUNTY COMMISSIONERS REGULAR MEETING

March 02, 2021
1601 N Columbia St, Suite 220
6:00 PM

MINUTES

Call to Order

Amendments to Agenda

Commissioner Emily Davis made a motion to amend the Agenda to include the appointment of District 1 Representative to the Board of Assessors. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Commissioner Kendrick Butts made a motion to amend the Agenda to include an Executive Session to discuss a personnel matter. Commissioner Emily Davis seconded the motion and it passed unanimously.

Appointment of District 1 Representative to Board of Assessors

Commissioner Emily Davis made a motion to appoint Ms. Annie Mosley to serve as District 1 Representative on the Board of Assessors to fill the unexpired term of Ms. T. Butts Amoje. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Approval of Minutes

Commissioner Emily Davis made a motion to approve the minutes of the January 28, 2021 Commissioners' Retreat and the February 16, 2021 Public Hearing and Regular Meeting as submitted. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Presentations

Commissioner Emily Davis made the following presentations in honor of Women's History Month:

Major Etta Renee Gray – First Female Chief of Detectives, Milledgeville Police Department;
Lieutenant Gail Hollis – First African American Female E911 Dispatcher and First Female Lieutenant School Resource Officer, Baldwin County Sheriff's Office;
Captain Sheri Kneip – First Female Captain, Baldwin County Fire / Rescue;
Major Lynnette LaRocque – First Female Major, Baldwin County Sheriff's Office;
Ms. Amanda Ptak – First Female E911 Director, Baldwin County E911 Center.

Resolution Authorizing Development Authority Issuance of Bonds

Development Authority Attorney Kevin Brown presented information on a proposed revenue bond refinancing by the Development Authority of Milledgeville and Baldwin County for the benefit of USG Real Estate Foundation XII, LLC. This action would assist the Company in re-issuing its Series 2007 tax-exempt revenue bonds in an amount not to exceed \$100,000,000. These bonds were applied to finance, refinance or reimburse student housing and related facilities located on properties of Georgia College and State University. Mr. Brown requested the Board's approval of a Resolution approving the issuance of said bonds.

Commissioner Kendrick Butts made a motion to approve the Resolution Authorizing Development Authority Issuance of Bonds as presented. Commissioner Sammy Hall seconded the motion and it passed unanimously.

A copy of the Resolution is herewith attached and made an official part of the minutes at pages 20 and 21.

Employee Wellness Program

Assistant County Manager Dawn Hudson gave a presentation on an Employee Wellness Program. She discussed the following aspects of the program: driving forces such as rising health care costs, employee absenteeism and the desire to have a healthier workforce and community; encouraging employee participation; establishing a Wellness Committee; determining the kind of program that best suits the employees; encouraging employee participation; establishing a budget for the program and developing a written wellness policy.

Presentation on Aquatics Facility

County Manager Carlos Tobar presented information on the Aquatic Facility. He stated the new facility will be funded through Special Purpose Local Option Sales Tax (SPLOST) and will be built on the old state prison property near Walter B. Williams Park. Mr. Tobar reported that shortly after the SPLOST was approved an Aquatic Committee was established. Commissioners, staff and members of the committee visited several facilities in surrounding counties and conducted citizens surveys. A consultant was hired to develop a concept plan; however, the estimated cost was \$3.6 million dollars which was not possible with the current SPLOST dollars. Mr. Tobar stated it was determined the facility will be built in phases with the first phase intended for ages 13 and younger. This phase will include a splash pad containing water features including slides, a concession area, restrooms and a pump house. Mr. Tobar reported the proposed budget for this phase is \$1.2 million. The County intends to get this built as soon as possible; however, should bids come in above the \$1.2 million budget it could delay completion until 2022. He stated he will work to get as many firms as possible to bid on the facility to get a better price.

Mr. Tobar stated that in addition to the facility near the Recreation Department, a smaller splash pad will be built at the Collins P. Lee Center in Harrisburg. He stated that particular project will also be going out for bid soon. That project estimate is \$100,000.

County Manager Tobar reported the County has a contract with Georgia College and State University for use of their pool during summer months for the community to take swimming lessons and for water recreation. Of course, the utilization of the GCSU pool will depend on the situation with COVID.

Ms. Hattie Williams addressed the Board regarding the timeline of getting a pool so that children could learn to swim rather than using the pool at Georgia College.

Resolution to Establish Additional Facilities for Holding Superior Court

County Manager Tobar presented a Resolution to establish additional facilities for holding Superior Court. The Resolution established the E911 Center training room as additional space for holding jury trials during the COVID pandemic as determined by the Judge presiding at that session of court.

Commissioner Emily Davis made a motion to approve the Resolution as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

A copy of the Resolution is herewith attached and made an official part of the minutes at pages 20 and 21.

Old Business

There was no old business to come before the Board.

New Business

There was no new business to come before the Board.

County Manager's Report

County Manager Tobar reported on the following: County boundaries confirmed by GIS to US Census Bureau; Citizen Problem Reporter and My Elected Representative apps up and running; Nelson Road culvert complete and weather permitting, road ready for pavement by end of week; CDBG sewer project pipe construction began; DPH covered drive-thru complete; continuing to get bids for survey of Walter B. Williams and Golf Course property for lease extension; free public wi-fi available at all fire stations; working

on signage for wi-fi sites; work continuing on relocation of gas line at Government Building so second entrance/exit can be completed; request for bids solicited for Miller Pit hunting lease; and anticipate reopening of Senior Center in April.

Public Comment for Non-Agenda Items

There were no public comments.

Executive Session

Commissioner Emily Davis made a motion to adjourn into Executive Session at 7:00 p.m. to discuss a personnel matter. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Regular Meeting

Commissioner Sammy Hall made a motion to reconvene the Regular Meeting at 7:30 p.m. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

Adjournment

Commissioner Emily Davis made a motion to adjourn the Regular Meeting at 7:30 p.m. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,



Henry R. Craig
Chairman



Cynthia K. Cunningham
County Clerk

RESOLUTION OF THE BOARD OF COMMISSIONERS OF BALDWIN COUNTY, GEORGIA APPROVING THE ISSUANCE OF REVENUE BONDS BY DEVELOPMENT AUTHORITY OF THE CITY OF MILLEDGEVILLE AND BALDWIN COUNTY FOR THE BENEFIT OF THE USG REAL ESTATE FOUNDATION XII, LLC

WHEREAS, the Development Authority of the City of Milledgeville and Baldwin County (the "Issuer") has considered the application of the USG Real Estate Foundation XII, LLC, a Georgia limited liability company (the "Company"), the sole member of which is University System of Georgia Foundation, Inc., requesting that the Issuer assist the Company by issuing its revenue bonds in the aggregate principal amount not to exceed \$100,000,000 (the "Series 2021 Bonds") to (a) refund all of the Issuer's outstanding Student Housing Refunding Revenue Bonds (Georgia College & State University Foundation Property V, LLC Project), Series 2007 (the "Series 2007 Bonds"), the proceeds of which were applied to finance, refinance or reimburse student housing facilities, and related student service facilities, amenities and parking (collectively, the "Project") located on the campus of Georgia College & State University (the "University") at 211 W. Hancock Street, 120 West Campus Drive NW, 136 West Campus Drive NW, 421 W. Greene Street, 631 W. Franklin Street, 420 W. Greene Street, 550 W. Greene Street, 410 W. Greene Street, 510 W. Greene Street, and the western corner of Hancock Street and Irwin Street, all in the City of Milledgeville, Georgia 31061, (b) finance or reimburse the costs of renovations and improvements to the Project, (c) pay all or a portion of the costs of terminating an interest rate hedge related to the Series 2007 Bonds and (d) pay the costs of issuing the Bonds; and

WHEREAS, the Issuer held a public hearing on March 2, 2021 with respect to the issuance of the Bonds and the proposed financing, refinancing or reimbursing of the costs of the Project; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), provides that the governmental unit having jurisdiction over the issuer of revenue bonds and over the area in which any facility financed with the proceeds of such revenue bonds is located shall approve the issuance of such revenue bonds; and

WHEREAS, the Issuer issues its revenue bonds on behalf of the City of Milledgeville and Baldwin County, Georgia, the Project is to be located in the City of Milledgeville, Baldwin County, Georgia and the Board of Commissioners of Baldwin County (the "Board of Commissioners") constitutes the elected legislative body of Baldwin County, Georgia; and

WHEREAS, the Issuer has recommended and requested that the Board of Commissioners approve the issuance of the Bonds and the financing, refinancing or reimbursing of the costs of the Project; and

WHEREAS, the Issuer has delivered to the Board of Commissioners a certificate regarding the conduct of the public hearing by its hearing officer, which certificate has been filed in the minutes of this meeting;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners, and IT IS HEREBY RESOLVED by the authority of the same, as follows:

Section 1. The issuance of the Bonds by the Issuer for the benefit of the Company in a principal amount not to exceed \$100,000,000 to assist in the financing, refinancing or reimbursing of the costs of the Project is hereby approved to the extent required by said Section 147(f) of the Code, as follows:

(a) the Project consists of land, buildings and personal property for use as student housing facilities, related student service facilities, amenities and parking as described in this Resolution;

(b) the initial owner and operator of the Project will be the Company for use by the University; and

(c) the location of the Project is on the campus of the University at the addresses listed in this Resolution.

Section 2. Such approval by the Board of Commissioners does not constitute an endorsement to a prospective purchaser of the Bonds of the creditworthiness of the Company or the Project, and the Bonds shall be payable solely from the revenues derived from the Company and pledged to the payment thereof. The Bonds will not be general obligations of the State of Georgia, Baldwin County or the City of Milledgeville, Georgia and no tax revenues or other revenues of the State of Georgia, Baldwin County or the City of Milledgeville, Georgia will be used to pay the Bonds.

Section 3. All acts and doings of the officers and members of the Board of Commissioners which are in conformity with the purposes and intent of this Resolution shall be, and the same hereby are, in all respects approved and confirmed.

Section 4. This resolution shall take effect immediately upon its adoption.

ADOPTED this 2nc day of March, 2021.

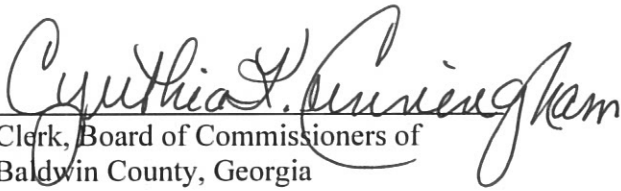
BALDWIN COUNTY, GEORGIA



(SEAL)

By: 
Chairman, Board of Commissioners of Baldwin
County, Georgia

Attest:


Clerk, Board of Commissioners of
Baldwin County, Georgia

CLERK'S CERTIFICATE

I, the undersigned Clerk of the Board of Commissioners of Baldwin County, Georgia (the "County"), DO HEREBY CERTIFY that the foregoing pages of typewritten matter pertaining to the approval of the issuance of revenue bonds by the Development Authority of the City of Milledgeville and Baldwin County for the benefit of the USG Real Estate Foundation XII, LLC, a Georgia limited liability company, constitute a true and correct copy of the Resolution adopted on March 2, 2021, by a majority of the members of the Board of Commissioners of the County in a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of said Resolution appears of record in the Minute Book of the County which is in my custody and control.

GIVEN under my hand and the official seal of Baldwin County, Georgia, this 2nd day of March, 2021.



Cynthia Curvington
Clerk, Board of Commissioners of Baldwin County,
Georgia

**A RESOLUTION BY THE BOARD OF COMMISSIONERS OF BALDWIN
COUNTY TO ESTABLISH ADDITIONAL FACILITIES FOR HOLDING
SUPERIOR COURT**

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

WHEREAS, sessions and sittings of Superior Court, involving both civil and criminal matters, are normally held in the Baldwin County Courthouse;

WHEREAS, Article 1 of Chapter 6 of Title 15 of the Official Code of Georgia provides that additional facilities may be provided for the holding of any session of superior or state court when it may be impractical to hold court in the courthouse;

WHEREAS, the Board of Commissioners finds that holding jury trials in the Baldwin County Courthouse poses a public safety risk in light of current conditions posed by the COVID-19 pandemic;

WHEREAS, the Board of Commissioners finds the best interest of the public would be served by the furnishing of an additional facility for holding sessions and sittings of Superior Court for jury trials;

WHEREAS, the Board of Commissioners finds that the E911 Center Training Room, located at 127 Old Monticello Road, which is owned by the County, would provide additional space that would better suit holding jury trials during the COVID-19 pandemic; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. In accordance with O.C.G.A. § 15-6-18, the Board of Commissioners of Baldwin County declares the additional facility for holding sessions and sittings of the Superior Court, to include jury trials, to be in the E911 Center Training Room.
2. Whether sessions and sittings of the Superior Court will be held in the Courthouse or the E911 Center Training Room shall be determined at the discretion of the Judge presiding at that session or sitting of court, with all proper notice of such provided in advance in accordance with applicable law. The presiding Judge shall coordinate the scheduling of Court in the E911 Center Training Room with the Sheriff.
3. Any other ordinance or resolution, or portion thereof, now in effect, that is in conflict with any of the provisions of this Resolution is hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall become effective immediately upon passage.

Adopted this 2 day of March, 2021.


Henry R. Craig
Chair

Attest:


Clerk

