



BALDWIN COUNTY REGULAR MEETING

June 18, 2024

1601 N Columbia St, Suite 220

6:00 PM

MINUTES

MEMBERS PRESENT

John Westmoreland
Kendrick Butts
Henry Craig
Emily Davis
Sammy Hall

OTHERS PRESENT

Carlos Tobar
Brandon Palmer
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chairman John Westmoreland called June 18, 2024 Regular Meeting to order at 6:00 p.m.

INVOCATION

The Invocation was delivered by County Manager Carlos Tobar.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Vice Chairman Kendrick Butts.

APPROVAL OF MINUTES

Commissioner Emily Davis made a motion to approve the minutes of the June 4, 2024 Work Session, June 4, 2024 Regular Meeting, June 4, 2024 Executive Session and June 10, 2024 Called Meeting. Commissioner Henry Craig seconded the motion and it passed unanimously.

AMENDMENTS TO AGENDA

Commissioner Henry Craig made a motion to amend the Agenda to include the Family Drug Court grant. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Commissioner Sammy Hall made a motion to amend the Agenda to remove items # 6 & # 7 related to the Sibley Place property and preliminary engineering report. Commissioner Emily Davis seconded the motion and it passed unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Rural Housing Initiative Program

County Manager Carlos Tobar asked the Board if they want to pursue the Rural Housing Initiative Program (RHI) for the unincorporated area only. He reported two proposals were previously submitted under the RHI program; however, both proposals were shifted to the City since the properties would require annexation into the City.

Vice Chairman Kendrick Butts made a motion to continue with the Rural Housing Initiative Program for unincorporated areas of the County and pursue the September funding cycle. Commissioner Emily Davis seconded the motion and it passed unanimously.

Proposed Increase in Animal Reclaim Fee

County Manager Tobar stated there has been an increase in cost to \$60 for rabies reclaims by the two veterinarians that the County uses.

Mr. Tobar reported this is being provided for informational purposes, and no Board action is required.

Roads in The Falls at Rocky Creek Subdivision

County Manager Tobar reported a letter was received from The Falls at Rocky Creek Subdivision requesting that the County accept the roads in The Falls subdivision into the County Road System. He stated County Engineer Brian Wood inspected the roads in this subdivision when they were being built, and they were built to DOT standards.

Chairman John Westmoreland recommended waiting until more development has been completed in the subdivision to consider this matter. He stated that as long as construction is going on there will be heavy trucks and equipment on those roads which could damage the roads.

Commissioner Emily Davis made a motion to table this matter. Commissioner Henry Craig seconded the motion and it passed unanimously.

Resolution of Support for Central State Hospital Demolition and Redevelopment

Chairman John Westmoreland presented a Resolution to support Governor Kemp's Executive Orders directing the razing, demolition and disposal of vacant structures on the Central State Hospital Campus and to encourage the Central State Hospital Local Redevelopment Authority to revitalize the Central State Hospital campus. Attorney Brandon Palmer stated he has reviewed the proposed Resolution.

Commissioner Henry Craig made a motion to adopt the Resolution of Support for Central State Hospital Demolition and Redevelopment as presented. Vice Chairman 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 *254* and *255*

Drug Court Grant

Assistant County Manager Dawn Hudson presented the Family Drug Court Grant award. She reported the grant amount is \$193,356 for the grant period July 1, 2024 – June 30, 2025. She stated there is no matching requirement for the grant.

Commissioner Emily Davis made a motion to accept the grant award and to authorize the Chairman to sign necessary documents. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

OLD BUSINESS

Commissioner Emily Davis stated she continues to receive complaints about problems with the trash service.

NEW BUSINESS

Commissioner Emily Davis asked that everyone recognize June 19th as Juneteenth and June as Pride Month.

COUNTY MANAGER'S REPORT

County Manager Tobar reported he had submitted a County Manager's report to the Board prior to tonight's meeting. He presented an update on County projects. He stated the sewer lift station grant application has been submitted to the Appropriations Committee; bids for

paving projects are due June 28th and there will be an AARP tour of the Government Building on Thursday, June 20th.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Mr. Danny Register, 234 Mount Pleasant Church Road, addressed the Board expressing his displeasure and disappointment that the improvements to the Coopers Park will not take place sooner. He stated he has been told the estimated design completion date is now 2025 with the improvements be done in 2030. Mr. Register said he has been very active in the Coopers Community, has supported improvements to the Community and appreciates all the improvements that have been made. However, he will no longer be involved with meetings of the Coopers Community due to how this project is being handled. He concluded that the improvements to the Coopers Park were in the works before pickleball courts and the aquatic center.

Mr. Danny Blair, 585 Meriwether Road, came before the Board to express concern with Oakwood Village Subdivision. He stated the developer is building on every available lot which will be 124 structures, and the Land Use Code specifies less than 100 lots in a subdivision. Mr. Blair stated people are parking illegally along the sides of the road in the subdivision, and he is concerned that public safety vehicles such as ambulances, fire trucks and law enforcement will not be able to get down into the subdivision. Mr. Blair also expressed concern that the development on Log Cabin Road will create these problems as well.

Mr. Jeff Kelly, 143B Admiralty Way, stated he addressed the Board at the June 4th meeting regarding the current Short -Term Vacation Rental ordinance. At that time, he requested Commissioners look at the Putnam County's Ordinance since it seems to be more helpful to neighborhoods regarding the STVR and revise Baldwin County's ordinance to make it more effective to protect neighborhoods. Mr. Kelly stated he has filed numerous complaints on the County Citizen Problem Reporter site with no response.

Mr. Ed Powelski, 121 Tara Place, addressed the Board expressing concern about the increase in traffic due to Publix and the development of 100 townhouses on Log Cabin Road, He stated there was a development started about 4 years ago, and the developer didn't finish it. Now the roads are in poor condition, one resident has a cattle gate in his front yard and another resident has a retention pond in their back yard with no fencing or gates. He said the resident's property floods each time it rains since the silt fence is not effective. Mr. Powelski reported he had spoken to the County Engineer about the situation; however, he has had no response. He stated something must be done about this situation.

Commissioners Hall and Craig asked Mr. Tobar for an update on the Short-Term Vacation Rental policy review. Mr. Tobar responded the Attorney and his staff are reviewing various ordinances including Putnam County's ordinance for recommendations to Baldwin County's Short-Term Vacation Rental ordinance.

EXECUTIVE SESSION

Commissioner Henry Craig made a motion to adjourn into Executive Session at 6:35 p.m. to discuss real estate and litigation. Commissioner Emily Davis seconded the motion and it passed unanimously.

RECONVENE REGULAR MEETING

Vice Chairman Kendrick Butts made a motion to reopen the Regular Meeting at 8:00 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

REGULAR MEETING

Commissioner Sammy Hall made a motion to amend the Agenda to add back to the Agenda the Sibley Property matters. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Commissioner Sammy Hall made a motion to authorize County Manager Tobar to seek proposals to remove the house at the Sibley Property. Vice Chairman Kendrick Butts seconded the motion and it passed by the following vote:

Aye: Hall, Butts, Davis, Westmoreland

Nay: Craig

Commissioner Emily Davis asked that the minutes reflect that proposals would be solicited by the County and not the Development Authority.

Commissioner Sammy Hall made a motion to authorize County Manager Tobar to make application for the road construction at the Sibley Property. Vice Chairman Kendrick Butts seconded the motion and it passed by the following vote:

Aye: Hall, Butts, Davis, Westmoreland

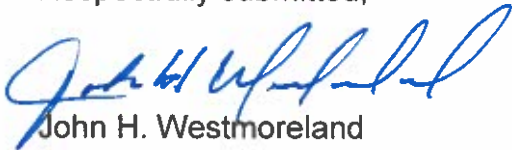
Nay: Craig

Commissioner Emily Davis again asked that the minutes reflect that the County Manager and staff would be responsible for this matter.

ADJOURNMENT

Commissioner Sammy Hall made a motion to adjourn the meeting at 8:07 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

Respectfully submitted,



John H. Westmoreland
Chairman



Cynthia K. Cunningham
County Clerk

A RESOLUTION TO SUPPORT GOVERNOR KEMP'S EXECUTIVE ORDERS DIRECTING THE RAZING, DEMOLITION, AND DISPOSAL OF VACANT STRUCTURES ON THE CENTRAL STATE HOSPITAL CAMPUS; TO ENCOURAGE THE CENTRAL STATE HOSPITAL LOCAL REDEVELOPMENT AUTHORITY TO REVITALIZE THE CENTRAL STATE HOSPITAL CAMPUS; AND FOR OTHER PURPOSES.

WITNESSETH:

WHEREAS, Baldwin County (the "County") is a duly formed political subdivision of the State of Georgia;

WHEREAS, several abandoned and vacant buildings on the Central State Hospital campus constitute environmental hazards and a threat to the life, safety, and welfare of the citizens of Baldwin County;

WHEREAS, on July 25, 2023, Governor Kemp signed an executive order authorizing and directing the Department of Behavioral Health and Developmental Disabilities to provide for the razing, demolition, and disposal of certain structures on the Central State Hospital campus, known as the "Walker Building", the "Green Building", and the "Jones Building";

WHEREAS, on July 25, 2023, Governor Kemp signed an executive order authorizing and directing the Department of Behavioral Health and Developmental Disabilities to provide for the razing, demolition, and disposal of the "Wash House Building" located on the Central State Hospital campus;

WHEREAS, the Board of Commissioners of Baldwin County supports the Governor's Executive Orders to raze, demolish, and safely dispose of the vacant structures on the Central State Hospital campus;

WHEREAS, the Board of Commissioners of Baldwin County finds that it is in the best interest of the citizens of Baldwin County that those vacant structures on the Central State Hospital be safely disposed of, conveyed, and/or redeveloped toward a different purpose that will benefit the citizens of Baldwin County;

WHEREAS, the Central State Hospital Local Redevelopment Authority is a special purpose political unit of the State of Georgia created for the purpose of revitalizing and re-purposing the 2,000 acres campus of the Central State Hospital thus creating increased economic benefit to the State of Georgia and Baldwin County;

WHEREAS, the Georgia General Assembly created the Central State Hospital Local Redevelopment Authority for the purpose of executing and administering the reuse plan for the property now or formerly occupied by Central State Hospital resulting from the closure or realignment of Central State Hospital so as to ameliorate the impact of such closure or realignment on the communities and residents of Milledgeville and Baldwin County, and doing all things deemed necessary, convenient, and desirable for and incident to the efficient and proper development and operation of such type of undertakings;

WHEREAS, the Central State Hospital Local Redevelopment Authority's mission is to develop long term strategies for repurposing the former Central State Hospital campus by identifying potential business opportunities and coordinating the development of the property with a focus on job creation, education, transportation, recreation, and real estate value for the community;

WHEREAS, the Baldwin County Board of Commissioners hereby urges the Central State Hospital Local Redevelopment Authority to develop and execute a plan for the redevelopment and/or demolition of those vacant and abandoned buildings on the Central State Hospital campus and to reduce the threat to the life, safety, and welfare of the citizens of Baldwin County and the City of Milledgeville;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Baldwin County, Georgia, and it is 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. **Support of Executive Orders of Governor Kemp.** The Board of Commissioners hereby voices its support for the aforementioned Executive Orders signed by Governor Kemp on July 25, 2023.
3. **Encouragement for the Central State Hospital Local Redevelopment Authority to accomplish its mission and purpose.** The Board of Commissioners hereby urges the Central State Hospital Local Redevelopment Authority to make greater efforts to develop and execute a comprehensive plan for the redevelopment and revitalization of the Central State Hospital campus with a focus on job creation, education, transportation, recreation, and real estate value for the community.
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 18 day of June, 2024.

[SIGNATURE PAGE FOLLOWS]

BALDWIN COUNTY, GEORGIA

John H. Westmoreland

Honorable John H. Westmoreland
Chair, Baldwin County Board of Commissioners

ATTEST:

Cynthia K. Cunningham

Cynthia K. Cunningham
Baldwin County Clerk

DATE ADOPTED 6/18/24

[SEAL]

