



BALDWIN COUNTY CALLED MEETING

Thursday, April 02, 2026

Government Building, Suite 220, 1601 N Columbia St

1:00 PM

MINUTES

PRESENT

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

OTHERS

Carlos Tobar
Brandon Palmer via telephone
Bo Danuser

CALL TO ORDER

Chairman Butts called the April 2, 2026 called Commission meeting to order at 1:00 PM.

Commissioner Strickland asked if they should do the executive session first. After discussion it was determined that the terminal airport expansion was not eligible to discuss in a closed session. The closed session was left at the end of the meeting.

ADMINISTRATIVE / FISCAL MATTERS

Terminal Apron Expansion

Chairman Butts reads the caption for Resolution R-2026-28 stating this was a resolution authorizing an amended agreement with Holt Consulting Company, LLC to include additional design services for the airport terminal apron expansion.

County Manager Carlos Tobar stated this approximately \$41,000 change order was the result of the airport terminal apron expansion; A grant would pay for the engineering with the County's share a little over \$11,000. He showed a plat of the proposed expanded apron explaining that the expansion would allow for the freer movement of the planes on the taxiway and at the terminal, and secondly, it would expand the detention pond to slow the flow of water so that it would not negatively impact the neighbors. It would also direct water flow across the street. He also stated that this was only for the design, the actual construction would have to be bid at a later date, probably bid in May and awarded in June.

The commissioners discussed funding, getting an easement, when the payments would have to be made, and construction cost. There was also a discussion about postponing the work; if the County would lose the grant if it was postponed; and the timeframe for bidding out for construction.

Mr. Tobar explained that the FAA required an engineering study be done every 5 years and that the FAA and GDOT had to approve any project identified in the capital improvement plan to see if the cost was reasonable because GDOT paid for much of the capital improvements.

There was a discussion about the County's obligation for the additional cost, the additional funds for engineering would come from SPLOST; would be done in last spring or early summer, if there would be enough in SPLOST and TSPLOST; and that the expansion was important because the grant would alleviate safety issues by expanding the taxiways so the planes didn't clip each other.

Commissioner Strickland stated that the project had been planned for a long time and was wanted by the residents because it would address some long-standing drainage issues. He also stated that he had concerns over the creation of future encumbrances, but didn't want the project to die because of this small cost when there was a 2.3-million-dollar grant.

Chairman Butts asked about the amount of the grant and asked what would be the consequences if the capital improvements weren't completed. Mr. Tobar responded that he would find out but guessed the County would have to pay back the \$85,000 that GDOT had already paid for engineering.

Commissioner Davis asked if it had to be approved today. Manager Tobar responded that the Georgia Procurement Registry required four weeks of advertising and GDOT wanted the bid opening by May 1st. Commissioner Strickland wanted it to be made clear to GDOT that the County was very interested in doing this project but they were going through some financial analysis. Mr. Tobar responded that he had already had that conversation with GDOT. Mr. Tobar reminded the commissioners that this was a matter of safety. Commissioner Davis asked if Mr. Tobar had documented his conversations with GDOT. Mr. Tobar responded that he had telephone conversations. Commissioner Davis asked him to document his conversations.

There was a discussion about the funding coming due in the spring or summer and asking for an additional extension; and when they project would begin; and making stormwater repairs in other areas of the county, including Maple Drive. Mr. Tobar stated he would like to begin work in January.

Commissioner Little made a motion to approve the change order to the add the engineering and design of the airport terminal expansion to include the design of the detention pond and stormwater drainage system into the lake. Commissioner Davis seconded the motion and the motion passed unanimously.

Harrisburg Community Center

Chairman Butts read the caption for Resolution R-2026-29 stating that this was a resolution authorizing an agreement with L A V Plumbing to plumb the new Harrisburg Community Center.

County Manager Tobar asked that the resolution be tabled.

Manager Tobar gave an update on the 1.7 million dollar grant for the Harrisburg Community Center explaining how the County would bid the air conditioning, electrical, remaining plumbing, masonry and the playground equipment. By posting 5 bids on the Georgia Procurement Registry, once the contracts were awarded, there should be enough left over to finish the building.

Commissioner Hall made a motion to table authorizing a plumbing agreement with LAV Plumbing for the Harrisburg Community Center plumbing. Commissioner Little seconded the motion and the motion passed unanimously.

Sanitary Sewer Engineering

Chairman Butts read the caption for Resolution R-2026-30 authorizing an agreement with Carter and Sloope to provide engineering services for the Sanitary Sewer and Water System Improvements under the 2026 CDBG.

County Manger Tobar stated the 2026 CDBG application was due April 10th; this cost would come out of SPLOST and was for the sewer project in Oconee Heights. Mr. Hall stated that getting the engineering done was good whether they got the grant or not. There was a discussion about the cost of engineering being at \$107,100.

There was a discussion about the process of getting the engineering design, preparing the application, drawing down funds for each phase over the next year and a half, postponing the application until next year, the great need to replace the sewer lines, taking a year off from the grant, other grant projects that had already been started.

There was a discussion about the health hazard from contamination if the sewer lines broke in Oconee Height, raw sewage being dumped in the community and on Swint Avenue, addressing the stated of the sewer lines, staff repairing sewer leaks as they occurred, reporting leaks to EPD and EPA, the sewer system had breaks that were repaired immediately.

There was a discussion about the possibility of consequences if the sewer line replacements were put off for one year.

Mr. Tobar called Water and Sewer Director Jason Kidd for input into the sewer system. Commissioner Hall asked Mr. Kidd if there were any permanent sewer leaks in the County. Mr. Kidd stated there were not. Commissioner Hall asked if sewer leaks were fixed promptly. Mr. Kidd responded that they were repaired right then. Mr. Hall asked what a year delay would do. Mr. Kidd responded that the sewer needed to be done with the streetscape in Oconee Heights. Mr. Hall asked how critical it would be to delay repairing the sewer lines for one year. Mr. Kidd responded that they would be in the same spot as right now just reacting when there was a problem.

There was a discussion about the state of the sewer system on the southside of town, that sewer problems were repaired quickly, that the terra cotta pipes would be relined not replaced, there would be coordination between sewer repairs and the Oconee Heights streetscape roadwork, the frequency of making repairs in the grant target area, crews placing cleanouts when there were problems identified, and that many of the sewer problems were caused by what people flushed into the system.

There was a discussion about the need for the project but there were questions if the County could afford the project and concerns about encumbering funds in the future. Mr. Tobar stated the challenges were in the general fund and the SPLOST and TSPLOST funds were building cash reserves.

Commissioner Davis made a motion to approve the agreement with Carter and Sloope for the engineering of the sewer repairs associated with the 2026 CDBG grant application. Chairman Butts seconded the motion.

There was a discussion about the timeline for applying for the grant, grant approval, and construction; \$300,000 would be the county's responsibility for sewer line replacement with the \$107,000 being a part of that.

Commissioners Butts and Davis voted aye. Commissioners Strickland, Hall, and Little voted no.

The motion failed.

Tax Assessor Board Member Removal

Commissioner Little read a statement regarding the removal of the Board of Tax Assessors.

Commissioner Little stated that he recognized that he was elected by the citizens of Baldwin County to be their voice in government and was tasked to act on their behalf. He referenced the joint meeting with the Board of Assessors stating that there were no tangible action items presented, that they were just working on it and that he did not accept that. Commissioner Little further stated that he held a petition with almost 1,000 names demanding action by leadership - elected and appointed. He contended that they could not expect those who caused or allowed the problems to be the ones that fix them. He stated that he held countless emails from the Tax Commissioners to the Board of Assessors and the Board of Commissioners outlining the ongoing problems for years prior to the performance review, and they were largely ignored.

Commissioner Little made a motion to move forward with a public hearing to remove District 5's appointment to the Board of Tax Assessors. Commissioner Strickland seconded the motion.

There was a discussion about this being a called meeting and whether it was appropriate to present it in a called meeting. Chairman Butts stated that this was not the time or place. Commissioner Strickland stated they all had different ideas and if Commissioner Little is unsatisfied with the appointment he supported him.

There was a discussion about the procedure for removing the Board of Assessor members. Commissioner Strickland stated that there was cause, this would let the public know the commissioners were serious about fixing the problems, and it would allow someone to come in with more knowledge on the subject matter. Commissioner Hall stated that this motion did not remove the appointment, it only called for a public hearing and there would have to be another vote about whether or not to remove the appointment. Chairman Butts stated he didn't want them getting involved with his appointment; he supported the commissioners in doing what they wanted with their appointments.

Ms. Davis asked that the motion be clear that this only applied to the District 5 appointment and it was Commissioner Little's choosing to remove his appointment.

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

The motion carried and a public hearing to remove the District 5 appointment to the Board of Tax Assessors was approved.

EXECUTIVE SESSION

Commissioner Little made a motion to move into Executive Session to discuss a personnel matter. Commissioner Hall seconded the motion and the motion passed unanimously.

The Commission went into closed session at 2:18 PM.

Commissioner Little made a motion to adjourn the Executive Session and return to open session at 3:02 PM. Commissioner Davis seconded the motion and the motion passed unanimously.


The Commission returned to open session at 3:02 PM.

ADJOURNMENT

Commissioner Hall made a motion to adjourn the meeting at 3:03 PM. Commissioner Strickland seconded to motion and the motion passed unanimously.

The April 2, 2026 Called Commission Meeting was adjourned at 3:03 PM.

Submitted,



Kendrick Butts, Chairman
Baldwin County Board of Commissioners

ATTEST:



Bo Danuser, County Clerk
Baldwin County, Georgia