



**BALDWIN COUNTY  
REGULAR MEETING  
May 7, 2024  
1601 N Columbia St, Suite 220  
6:00 PM**

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**MINUTES**

**MEMBERS PRESENT**

John Westmoreland  
Kendrick Butts  
Henry Craig  
Emily Davis  
Sammy Hall

**OTHERS PRESENT**

Carlos Tobar  
Brandon Palmer  
Dawn Hudson

**CALL TO ORDER**

Chairman John Westmoreland called May 7, 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 Chairman John Westmoreland.

**APPROVAL OF MINUTES**

Commissioner Henry Craig made a motion to approve the minutes of the March 28, 2024 Planning Retreat, April 2, 2024 Regular Meeting, April 12, 2024 Called Meeting, April 12, 2024 Executive Session and the April 30, 2024 Joint Work Session with the City of Milledgeville as submitted. Commissioner Emily Davis seconded the motion and it passed unanimously.

**AMENDMENT TO AGENDA**

Vice Chairman Kendrick Butts made a motion to amend the Agenda to add the contract for Dyer Construction for the Aquatic Center and to add the Road List as items #10 and #11. Commissioner Emily Davis seconded the motion.

After discussion regarding the Dyer Construction Contract, Vice Chairman Butts amended his motion and motioned to withdraw the Dyer Construction from the Agenda. He made a motion to move the Dyer Construction Contract to the next agenda on May 21, 2024. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Vice Chairman Kendrick Butts made a motion to move the Road List to Agenda item #10. Commissioner Emily Davis seconded the motion and it passed by the following vote:

Aye: Butts, Davis, Hall, Westmoreland

Nay: Craig

## ADMINISTRATIVE/FISCAL MATTERS

### Update by Legislative Delegation

Chairman Westmoreland thanked Senator Rick Williams and Representatives Mack Jackson and Ken Vance for attending the meeting to provide a legislative update.

Representatives Jackson and Vance expressed their appreciation for the opportunity to address the Board.

Representative Mack Jackson reported a balanced budget was passed and has been signed by the Governor. He stated the budget totaled \$36.1 billion dollars and with the federal drawdown it increased to \$66 billion. He stated the budget included pay raises for teachers, law enforcement personnel, and state employees. It also included \$1.5 billion dollars for State Transportation programs. Representative Jackson discussed House Bills 1017 – the Squatter Reform Act; HB 1339 – Certificates of Need for rural counties; and HB 82 – Rural Physicians Tax Credit which incentivizes physicians to practice in rural Georgia.

Representative Ken Vance discussed the efforts of legislators to address mental health issues. He stated bills have been passed to address mental health issues. One bill will help to expediate licensing of therapists and counselors who move to Georgia to become certified to practice in Georgia. He stated rural Georgia has many mental health issues as do larger cities and counties. Representative Vance stated the lack of beds for mental health patients is a tremendous part of the problem. He said the steps we have taken is only a start to begin to address mental health issues. He stated the income tax rate has been lower and child tax credit has been increased. A bill was also passed to cap the annual increase in property tax. Republicans and Democrats are committed to making Georgia a better place to live. Back the Blue Bill was passed. When a tag is purchased, an additional \$5.00 can be paid that is earmarked for local law enforcement deputies and jailers. Collections will begin January 1, 2025 and be distributed to law enforcement agencies in January 1, 2026.

Commissioner Davis asked the status of Medicaid expansion. Representative Jackson stated this was not approved.

Senator Rick Williams reported local legislation was passed which staggered terms of election for Baldwin County Commissioners and also established a Board of Elections for Baldwin County. He discussed the cost of early voting to counties when on some days a very small number of voters show up to vote. He stated he feels the number of days for early voting should be reconsidered because it is such an expense. He stated he will introduce a bill that the State build five mental wellness centers across the state with each having seventy-five beds.

Senator Williams thanked the Board for the opportunity to present information on the past session. He encouraged everyone to contact him if he could help in any way.

### Alcoholic Beverage License

County Manager Carlos Tobar presented an alcoholic beverage license for Little River Park. He stated legal requirements have been met for the application process.

Commissioner Henry Craig made a motion to approve the alcoholic beverage license as presented for Little River Park. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

### Resolution to Donate Property to Land Bank

County Manager Tobar presented a Resolution to donate two parcels of property owned by the County to the Land Bank. The properties are located in the City at 470 Ross Avenue and 476 Ross Avenue. He stated Attorney Palmer and his firm have done the legal work and prepared a Resolution for the Board's consideration.

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

Commissioner Davis stated other 501C(3) organizations must be considered as well as Habitat for Humanity.

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

Resolution Establishing Baldwin County as Fiscal Agent for the Oconee River Greenway Authority GA DNR Grant

County Manager Tobar asked Haley Hicks, County Grant Writer, to present a Resolution establishing Baldwin County as the fiscal agent for the Greenway DNR Recreational Trails Program Grant and to be responsible for grant administration.

Commissioner Sammy Hall made a motion to approve the Resolution as presented. Commissioner Emily Davis 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 242 and 243.

Transportation Special Purpose Local Option Sales Tax (T-SPLOST) List

Chairman John Westmoreland stated the T-SPLOST Road List was discussed at the Work Session held earlier this afternoon. He asked for a motion to approve the Road List. County Manager Tobar stated the County Engineer has included roads for T-SPLOST funding as well as the second round of LMIG funding on this list. Assistant County Manager Hudson reported that \$860,000 of LMIG funding will be used to offset the T-SPLOST cost of paving Log Cabin Road which will cost \$1.3 million dollars.

Commissioner Emily Davis made a motion to approve the road list as presented. Commissioner Sammy Hall seconded the motion and it passed by the following vote:

Aye: Davis, Hall, Butts, Westmoreland                      Nay: Craig

OLD BUSINESS

Chairman Westmoreland stated the convenience center located on Meriwether Road is not being cleaned up. Commissioner Davis requested an update on whether the large boxes would be removed and replaced with individual containers at the trailer park. County Manager Tobar stated he will check on the progress of determining addresses with staff.

NEW BUSINESS

Commissioner Emily Davis stated she would like to express appreciation to all Nurses and Teachers for Nurses Appreciation Week and Teachers Appreciation Week.

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 discussed that no progress on memorial library-environmental which was submitted in September of 2023 is not approved yet; construction continues on sewer project; waterline replacement continues; EPA mandatory training for Sibley-Smith sewer extension project; working with DNR staff for environmental process for Fishing Creek Trail; update on flock cameras with one more camera installed and waiting on GDOT approval for the installation of other four; PAPI airport project complete; Oconee Heights streetscape project continues; awaiting award information on CHIP grant; design for Coopers Park should be completed in 2025; proposals received for Rural Housing Initiative; Urban Redevelopment Plan has been completed.

Chairman Westmoreland asked for an update for the Sinclair Water Authority generators. Mr. Tobar stated Putnam County is the lead on this project, and negotiations are taking place on the cost.

Mr. Tobar reported Wayne Johnson, EMA Director, and Haley Hicks are working on grant for generator for Recreation Department. He also stated overflow parking at the Department is at the west of the water park location.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Mr. Edwin Atkins, 939 Walnut Street, Macon, thanked Commissioners for the Georgia Historical Marker at the old prison site. He distributed a fact sheet on the State Prison Farm.

Mr. Danny Blair, 583 Meriwether Road, expressed his appreciation to the Board for the improvements made at the Meriwether Convenience Center. He discussed improvements that still need to be made. He discussed the Oakwood Village development stating the building in the subdivision is out of control. He stated there is only one entry to subdivision and there is no adequate parking. He requested a meeting with Chairman Westmoreland and Mr. Tobar about this situation.

Ms. Rhonda Kelly, 143 Admiralty Way, discussed the short-term rental ordinance which she feels is not adequate to protect homeowners. She discussed problems property owners are experiencing in regards to the short-term vacation rentals such as property not being taken care of; loud parties; animals not being restrained; and ruining the property values of the owners. Property Managers are not on site. More people at property than should be allowed.

Ms. Pam Peacock, 196 Montego Bay Road, stated she feels the County's Animal Control Ordinance is not being enforced. She stated animals are being tethered, kept in small areas and not being fed properly. She stated Animal Control does not acknowledge calls, and the animals are being left in bad situations.

### **EXECUTIVE SESSION**

Commissioner Emily Davis made a motion to adjourn into Executive Session at 6:30 p.m. to discuss litigation and Real Estate. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

### **RECONVENE REGULAR MEETING**

Commissioner Henry Craig made a motion to reopen the Regular Meeting at 8:33 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

### **ADJOURNMENT**

Commissioner Sammy Hall made a motion to adjourn the meeting at 8:34 p.m. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,



John H. Westmoreland  
Chairman



Carlos Tobar  
County Manager

**A RESOLUTION TO DONATE CERTAIN COUNTY PROPERTY TO THE BALDWIN COUNTY LAND BANK; TO AUTHORIZE THE TAKING OF ALL ACTIONS NECESSARY TO TRANSFER CERTAIN COUNTY PROPERTY TO THE BALDWIN COUNTY LAND BANK; AND FOR OTHER PURPOSES.**

**WITNESSETH:**

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

**WHEREAS**, Baldwin County is authorized by the laws of the State of Georgia to purchase, acquire, and hold real property for the benefit of Baldwin County and its citizens;

**WHEREAS**, the Baldwin County Land Bank has the power to acquire by gift or transfer Real Property and to convey, transfer, or otherwise dispose of Real Property in the unincorporated area of Baldwin County to any public or private person;

**WHEREAS**, the Board of Commissioners of Baldwin County, Georgia (the "Board of Commissioners") recognizes a need for more affordable housing in Baldwin County; and

**WHEREAS**, the Board of Commissioners has determined that it is in the best interest of the citizens of the County to donate certain real property with street addresses of 470 & 476 Ross Avenue, Milledgeville, GA 31061 (hereinafter collectively referred to as the "Property"), more particularly described and identified in the attached Exhibit "A" to the Baldwin County Land Bank for the purpose of the Baldwin County Land Bank donating the property to Habitat for Humanity of Milledgeville/Baldwin County, Georgia, Inc. ("Habitat for Humanity"), a Georgia nonprofit corporation.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners 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. Donation of Real Property.** The Board of Commissioners hereby agrees to donate the Property to the Baldwin County Land Bank for the purpose of the Baldwin County Land Bank donating the Property to Habitat for Humanity.
- 3. Authorization of the Chairman and County Manager.** The Board of Commissioners hereby authorizes the Chairman to sign, execute, and deliver the Limited Warranty Deed attached hereto as Exhibit "A", as well as any other documents necessary to execute the closing of this transfer of Property.

4. **Other Actions Authorized.** The Chairman, County Attorney, and County Manager shall be authorized to take any other action necessary or convenient and to execute and/or attest and seal any additional documents which may be necessary or convenient to effectuate this Resolution or the transactions contemplated by this Resolution.
5. **Actions Ratified, Approved and Confirmed.** The signatures in Exhibit "A" from the Chairman of the Board of Commissioners evidences the adoption by the Board of Commissioners of this Resolution.
6. **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.
7. **Repeal of Conflicting Resolutions.** Any and all resolutions in conflict with this resolution this day passed be and they are hereby repealed.
8. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

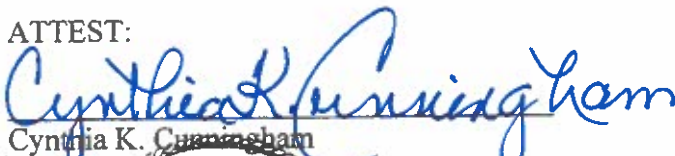
SO RESOLVED, this 7 day of May, 2024.

BALDWIN COUNTY, GEORGIA



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

ATTEST:



Cynthia K. Cunningham  
Baldwin County Clerk

DATE ADOPTED 5/7/24

[SEAL]



**EXHIBIT "A"**

**Record & Return to:**  
Smith Welch Webb & White, LLC  
2200 Keys Ferry Court  
McDonough, GA 30253  
File No. 23198.0000

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF BALDWIN

THIS INDENTURE made this the 7 day of May, 2024, between **BALDWIN COUNTY BOARD OF COMMISSIONERS**, as Party of the First Part (hereinafter called "Grantor"), and **BALDWIN COUNTY LAND BANK**, as Party of the Second Part, (hereinafter called "Grantee"); (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

#### WITNESSETH:

THAT, for and in consideration of the sum of One Dollar and other considerations (\$1.00) in hand paid to the Grantor by the Grantee at and before the execution, sealing and delivery of these presents, and other good and valuable considerations, the receipt, adequacy and sufficiency of which are hereby acknowledged, the Grantor, by these presents, does grant, bargain, sell, alien, convey and confirm unto the Grantee the following described real property and agreements (collectively the "Property"), to-wit:

All that tract or parcel of land lying and being in the City of Milledgeville, City Square #164, 318th G.M.D., Baldwin County, Georgia, being Lot 19A and Lot 20A as shown on Property Redivision Survey for Baldwin Co. Board of Commissioners, 470 & 476 Ross Avenue, A redivision of Lots 19 & 20 of W.B. Williams Subdivision, prepared by Phillip H. Chivers, Registered Land Surveyor No. 2658, dated December 12, 2023, recorded in Plat Book 49, Page 86, Baldwin County, Georgia Records. The description of said property as contained on said plat of survey is hereby incorporated herein and by reference made a part hereof.

This Conveyance is made subject to all zoning ordinances, easements, right of ways, and restrictions of record affecting said described property.



TO HAVE AND TO HOLD the property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the Grantee, forever in FEE SIMPLE.

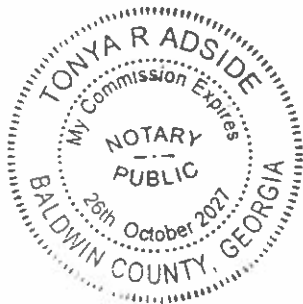
GRANTOR shall warrant and forever defend the right and title to the property unto the Grantee, against the claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed in the manner provided by law as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Carol Tolson*  
Unofficial Witness

*Janice R. Adkison*  
Notary Public  
My Commission Expires:  
October 26<sup>th</sup> 2027



BALDWIN COUNTY BOARD OF  
COMMISSIONERS

By: *John H. Westmoreland*  
JOHN H. WESTMORELAND  
CHAIRMAN

A circular seal for the Baldwin County Board of Commissioners. The seal contains the text: "BALDWIN COUNTY BOARD OF COMMISSIONERS" and "SEAL OF BALDWIN COUNTY GEORGIA".

ATTEST

By: *Cynthia K. Cunningham*  
CYNTHIA K. CUNNINGHAM  
COUNTY CLERK

A circular seal for the Baldwin County Board of Commissioners. The seal contains the text: "BALDWIN COUNTY BOARD OF COMMISSIONERS" and "SEAL OF BALDWIN COUNTY GEORGIA".

**A RESOLUTION ESTABLISHING Baldwin County Board of Commissioners as THE FISCAL AGENT OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES RECREATIONAL TRAILS PROGRAM GRANT on May 7, 2024, FOR THE FISHING CREEK TRAIL EXTENSION-DOWNTOWN CONNECTOR PROJECT.**

**WHEREAS,** the Baldwin County Board of Commissioners will serve as the fiscal agent of the Georgia Department of Natural Resources Recreational Trails Program grant, and

**WHEREAS,** the Baldwin County Board of Commissioners will be the primary organization responsible for project administration.

**NOW, THEREFORE, BE IT RESOLVED BY BALDWIN COUNTY BOARD OF COMMISSIONERS AS FOLLOWS:**

**Section 1.** The Baldwin County Board of Commissioners will be the acting fiscal agent of the Georgia Department of Natural Resources Recreational Trails Program grant.

**SO RESOLVED THIS** 7 **day of May, 2024.**

**BALDWIN COUNTY, GEORGIA**

  
\_\_\_\_\_  
**John H. Westmoreland**  
**Chairman**  
**Baldwin County Board of Commissioners**

5/7/24  
Date

**ATTEST:**

  
\_\_\_\_\_  
**Cynthia L. Cunningham**  
**County Clerk**  
**BALDWIN COUNTY BOARD OF COMMISSIONERS**  
**BALDWIN COUNTY GEORGIA**

5/7/24  
Date