

Baldwin County Board of Commissioners
Regular Meeting
November 5, 2024
1601 North Columbia Street, Suite 220
6:00 PM

MINUTES

PRESENT

John Westmoreland, Chairman
Kendrick Butts
Sammy Hall
Emily C. Davis
Henry Craig

OTHERS PRESENT

Dawn Hudson
Brandon Palmer
Cindy Cunningham
Bo Danuser

CALL TO ORDER

Chairman John Westmoreland called the November 5, 2024 regular commission meeting to order at 6:00 PM.

INVOCATION

The invocation was delivered by Commissioner Sammy Hall.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Kendrick Butts.

APPROVAL OF MINUTES

Commissioner Hall made a motion to approve the minutes of the Baldwin County Board of Commissioners for the October 1, 2024 work session, regular meeting, and executive Session; the October 8, 2024 called meeting and executive session; the October 14, 2024 work session; the October 15, 2024 public hearing, called meeting and executive session, and the October 21, 2024 called meeting. The motion was seconded by Commissioner Kendrick Butts and the minutes were approved unanimously.

PRESENTATIONS

Courtney L. Bentley, new Director for Communities in Schools of Milledgeville and Baldwin County, gave a presentation for Communities in Schools. She shared what they had done over the past school year and presented the Commissioners an annual report. She stated that their purpose was to surround students with support, empowering them to stay in school and achieve in life. Site coordinators were stationed in all the school to determine what students needed to be successful. The program improved attendance, behavior, academics, promotions to next grade level, and all of their participants stayed in school.

ADMINSITRATIVE/FISCAL MATTERS

Amendment to the Agenda

Commissioner Craig made a motion to remove Item 16, the appointment of the Baldwin County Board of Assessors member from the agenda. After discussion Item 15 calling for a performance review of the Baldwin County Board of Assessors was the intended item for removal.

Commissioner Craig made a motion to remove Item 15 to call for a performance review of the Baldwin County Board of Assessors from the agenda and reinstall Item 16 to make an appointment to the Baldwin County Board of Assessors. Commissioner Butts seconded the motion and it was approved unanimously.

Proposed Septic and Water Fees

Colin Duke of the Baldwin County Health Department gave a presentation on proposed septic and water fee increases. He stated that the increased fees would only cover 65% of their costs and a public hearing at the Health Department on August 27, 2024 from 4:30 to 5:30. The Board of Health approved the fees on September 12, 2024 and Mr. Duke stated he was coming before the Commission to approve the new fees.

Chairman Westmoreland asked for questions or comments.

Commissioner Hall asked if the money collected stayed in Baldwin County. Mr. Duke responded that it stayed in their budget. Commissioner Davis asked when the fees would go into effect. Mr. Duke responded that they would go into effect 30 days after approval.

Commissioner Craig made a motion to adopt the septic and water fees. Commissioner Butts seconded the motion and the motion was approved unanimously.

Georgia Work Force Innovation and Opportunity Act Apprenticeship Navigator Grant

Assistant County Manager Dawn Hudson explained the WIOA Apprenticeship Navigator grant stating the grant award was for \$50,000 with no match required.

Commissioner Davis made a motion to accept the grant funds and to authorize the chair to sign all grant documents.

Chairman Westmoreland asked for questions or comments.

Commissioner Craig stated the State and Federal Government provided resources for retraining individuals seeking new job opportunities and provided additional money to the technical school system for training; this affected many citizens in Baldwin County and was important.

Commissioner Hall asked for program details. Ms. Hudson responded that the businesses had to have a registered apprenticeship programs, the businesses hired individuals for on the job work training as well as educational training.

Commissioner Butts seconded the motion and the grant was approved unanimously.

Federal Transit Administration Title 6 Program

Assistant County Manager Dawn Hudson explained that the County had to update the Title 6 notification for their Federal Transit Program. There were minor changes mostly to the notice the county had to make.

Commissioner Butts made a motion to adopt the changes to the Title 6 Program.

Chairman Westmoreland asked if there were questions or comments. There were none.

Commissioner Davis seconded the motion and the motion passed unanimously.

Authorize Sale of Surplus Property located at 136 Felton Drive

County Attorney Brandon Palmer stated the parcel was less than one acre and was put out to bid. There was a single bid in the amount of \$1,300.

Commissioner Butts made a motion to accept the bid of \$1,300. Commissioner Davis seconded the motion and the motion passed unanimously.

Dyer Construction – Real Time Crime Center

County Attorney Palmer stated that this was the contract for construction of the Real Time Crime Center with Dyer Construction in the amount of \$339,045. There was a discussion including that the bid award was approved, and approval of the contract was requested.

Chairman Westmoreland recognized Desiree Liggins of 103 Pine Ridge Road for comment. Ms. Liggins questioned how people below poverty level could have access to the program because there were people in Milledgeville that would install a camera. There was a discussion about only using cameras that were already in place and working with organizations to provide cameras to low income houses.

Commissioner Butts made a motion to award the contract for construction to build the Real Time Crime Center to Dyer Construction. Commissioner Davis seconded the motion and the motion passed unanimously.

A copy of the contract is on file in the Commissioners Office.

Dyer Construction – Pickleball Courts

County Attorney Palmer stated the Commission had already authorized awarding the contract to Dyer Construction to build the pickleball courts in the amount of \$1,302,732.

Chairman Westmoreland recognized Desiree Liggins of 103 Pine Ridge Road for comment. She stated the same business was not supposed to be used consecutively and she felt there were not enough children that needed a million dollars' worth of pickleball courts. She asked the commission to reconsider.

Commissioner Butts made a motion to accept the contract with Dyer Construction to install the pickleball courts as presented. Commissioner Craig seconded the motion.

Chairman Westmoreland asked for discussion.

Commissioner Craig stated project utilized grant money; no general fund dollars were going to this project. This bid was put out across the state Dyer was the lowest bid.

Chairman Westmoreland called for the vote and the motion passed unanimously.

A copy of the contract is on file in the Commissioners office.

Georgia Power Company – Pickleball Court Lighting

County Attorney Palmer stated the bid with Georgia Power was previously approved, and approval of the Georgia Power Contract in the amount of \$204,970 for lighting the pickleball court is requested.

Commissioner Craig made a motion to approve the contract with Georgia Power for lighting at the pickleball courts. Commissioner Butts seconded the motion and the motion passed unanimously.

Commissioner Craig stated grant funds were used for this project.

Desiree Liggins addressed the commission expressing her displeasure with the construction of pickleball courts.

Sam Hall and Sons – Harrisburg Park Streetscape

County Attorney Palmer stated the board previously awarded the bid for the Harrisburg Streetscape to Sam Hall and Sons in the amount of \$1,129,838. A motion to approve the contract was requested.

Commissioner Butts made a motion to approve the contract with Sam Hall and Sons for the Harrisburg Park Streetscape. Commissioner Davis seconded the motion.

Commissioner Hall stated that for the record he had no connection to Sam Hall and Sons.

The Commission voted unanimously to approve the contract with Sam Hall and Sons as presented.

A copy of the contract is on file in the Commissioners Office.

Appointment to the Baldwin County Board of Assessors

Commissioner Emily C. Davis stated that Ms. Sheila Beckford had to be reappointed to the Baldwin County Board of Tax Assessors for District One due to training requirements.

Commissioner Craig made a motion to appoint Sheila Beckford to the Baldwin County Board of Tax Assessors representing District 1. Commissioner Butts seconded the motion and the motion was approved unanimously.

Termination of Fire Station Rental Agreement

County Attorney Palmer presented a resolution to terminate the Fire Station Rental Agreement dated May 21, 2024 between Baldwin County and the Department of Behavioral Health and Developmental Disabilities. He stated that the station was no longer needed and all personnel and equipment had been removed; Mr. Tobar would provide the written notice.

Commissioner Hall made a motion to terminate the contract with the State of Georgia and to approve the resolution. Commissioner Davis seconded the motion and the resolution was approved unanimously.

A copy of the resolution is hereby attached and made an official part of the minutes at pages 322 and 323.

Moratorium on Subdivision and Commercial Developments

County Attorney Palmer presented a resolution to enact a moratorium on commercial development and residential subdivisions for a period not to exceed 60 days while the county considered changes to its Land Development Code; the Commissioners were still considering changes, they needed to enact the moratorium.

Chairman Westmoreland recognized Desiree Liggins of 103 Pine Ridge Road to address the Commission regarding her thoughts on the Land Development Code.

Commissioner Butts made a motion to approve the resolution to establish a moratorium on subdivision and commercial development. Commissioner Hall seconded the motion and the motion passed unanimously.

A copy of the resolution is hereby attached and made an official part of the minutes at pages 322 and 323

OLD BUSINESS

Commissioner Davis asked for a budget update. Ms. Hudson responded that there would be a budget public hearing at the next meeting. There was a brief discussion about the budget public hearing and that any questions could be addressed then.

NEW BUSINESS

Commissioner Butts questioned having time clocks in one department and not having them in all departments. He stated that he would like to discuss this along with looking at the employee handbook to address items that were not being fair and equal to all employees.

Commissioner Davis asked for clarification on the distance requirements for signs and for playing music at polling places. There was a discussion about pop up DJs near polling places and what was permissible on government grounds and in public parks. Mr. Palmer responded that he would research the question.

Chairman Hall announced County Manager Carlos Tobar was absent because he was attending his son's ceremony at Georgia College and State University.

PUBLIC COMMENT FOR NON-AGENDA ITEMS

Rhonda Kelly of 143-B Admiralty Way addressed the Commission. She thanked the Commissioners for passing the Short-Term Rental Ordinance. She requested the application fee be set at \$350 or greater to sustain the enforcement of the ordinances. She requested that the address of the applications being licensed for the short-term rentals be posted on the county website because it would help identify those not licensed by the County.

There was a discussion about the legality of keeping a data base for short term vacation rentals.

Desiree Liggins of 103 Pine Ridge Road addressed the Commission regarding feral cats in her neighborhood and discussed the short comings of the animal shelter. She asked what happened to money that was not used in the budget.

Nikki Meeks of 146 Meek Road addressed the Commission. She stated that she echoed the animal control comments made by Ms. Liggins. She asked if there was any decision on the transportation for the recreation department for Coach Barry. She commented on some of the actions of the Commission. Ms. Meeks discussed the drunken participants of the Deep Roots Festival and that she attended trying to get people to go to church.

Maurice Liggins of 103 Pine Ridge Road and property located at 127 Sydney Butts Road addressed the commission. He stated the he was in the Army for 20 years and he and his wife wanted liberty and justice for all. He charged the elected officials to take all areas of Baldwin County into consideration when making decision.

REMINDERS

Chairman Westmoreland reminded everyone that November 11th was Veterans Day, November 19th at 6:00 PM was the next Commission meeting, on November 28th and 29th offices would be closed for Thanksgiving holidays, the ribbon cutting for the Real Time Crime center would be in the morning, November 6th, at 9:00 AM at the 911 Center.

Chairman Westmoreland recognized the veterans that were attending the meeting and asked them to stand. He thanked them for their service; there was applause in honor of the service men and women.

EXECUTIVE SESSION

Commissioner Craig made a motion to go into Executive Session at 6:56 PM to discuss personnel matters. Commissioner Davis seconded the motion and the motion was approved unanimously.

The commissioners moved into Executive Session at 6:56 PM.

Commissioner Butts made a motion to return to open session at 7:39 PM. Commissioner Davis seconded the motion and the Commissioners returned to open session at 7:39 PM.

ADJOURN

Commissioner Hall made a motion to adjourn at 7:41 PM. Commissioner Butts seconded the motion and the motion was approved unanimously.

The meeting was adjourned at 7:41 PM.

Respectfully submitted,



John H. Westmoreland
Chairman



Cynthia K. Cunningham
County Clerk

RESOLUTION

A RESOLUTION TO TERMINATE THE FIRE STATION RENTAL AGREEMENT DATED MAY 21, 2024 BETWEEN THE DEPARTMENT OF BEHAVIORAL HEALTH AND DEVELOPMENTAL DISABILITIES AND BALDWIN COUNTY, GEORGIA; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, on May 21, 2024, the County and the Department of Behavioral Health and Developmental Disabilities ("DBHDD") entered into a "Fire Station Rental Agreement" ("Agreement") for the County to rent the fire station located at 261 Mobley Road, Milledgeville, Georgia 31062 for a term of twelve months;

WHEREAS, the Agreement provides the County with the option to terminate the Agreement at any time, with or without cause, by written notice to DBHDD; and

WHEREAS, the Board of Commissioners of Baldwin County, Georgia has determined that there is no longer a public need and it is no longer desirable for the County to continue renting the fire station pursuant to the Agreement;

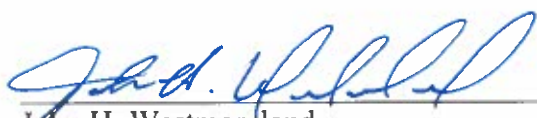
NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Baldwin County, Georgia, and it is hereby resolved by authority of the same, as follows:

1. **Incorporation of Recitals.** The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. **Termination of Agreement.** The County, by and through the Baldwin County Board of Commissioners, hereby terminates the Agreement upon the County Manager providing written notice to DBHDD in accordance with Paragraphs 2 and 11 of the Agreement and returns the fire station premises back to DBHDD.
3. **Authorization of the County Manager.** The Board of Commissioners hereby authorizes and directs the County Manager to provide notice to DBHDD, in accordance with Paragraph 11 of the Agreement, that the County is terminating the Agreement.
4. **Other Actions Authorized.** The County Manager shall be authorized to take any other action necessary or reasonably required to carry out, give effect to and consummate the transactions contemplated by the Agreement and to take all action necessary in conformity therewith.
5. **Actions Ratified, Approved and Confirmed.** The signatures in the Agreement from the Chairman for the Board of Commissioners evidence the adoption by the Governing Body 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.

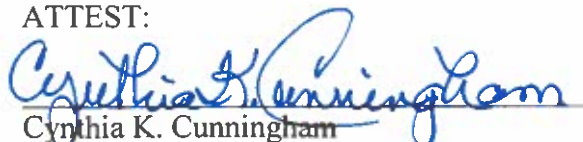
SO RESOLVED, this 5th day of November, 2024.

BALDWIN COUNTY, GEORGIA



John H. Westmoreland
Chair, Baldwin County Board of Commissioners

ATTEST:



Cynthia K. Cunningham
Baldwin County Clerk

DATE ADOPTED 11/5/24



A RESOLUTION ENACTING A MORATORIUM ON COMMERCIAL DEVELOPMENT AND RESIDENTIAL SUBDIVISION DEVELOPMENT FOR A PERIOD NOT TO EXCEED SIXTY (60) DAYS WHILE THE COUNTY CONSIDERS CHANGES TO ITS LAND DEVELOPMENT CODE; TO PROVIDE FOR THE PURPOSE OF THE MORATORIUM, TO PROVIDE FOR FINDINGS OF FACT, IMPOSITION OF MORATORIUM, THE DURATION OF THE MORATORIUM; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, Baldwin County has been vested with substantial powers, rights and functions under Article IX, Sec. II, Par. I to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the County;

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other developmental approvals where exigent circumstances exist to warrant the same, pursuant to case law found at City of Roswell v. Outdoor Systems, Inc., 274 Ga. 130 (2001); Taylor v. Shetzen, 212 Ga. 101 (1955); Lawson v. Macon, 214 Ga. 278 (1958);

WHEREAS, the Middle Georgia Regional Commission has worked with County staff to develop District-Based Land Use Codes;

WHEREAS, County staff is in the process of reviewing and preparing recommended changes to the County’s Land Development Code;

WHEREAS, the Board of Commissioners of Baldwin County, Georgia (“the Board of Commissioners”) is, and has been, interested in developing a cohesive and coherent policy regarding development in the County, and has intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the County as a whole;

WHEREAS, the Board of Commissioners has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, and the general welfare of the community and other public requirements;

WHEREAS, it is the belief of the Board of Commissioners that the concept of “public welfare” is broad and inclusive and includes, but is not limited to, the valid public objectives of aesthetic conservation, preservation of the value of existing lands and buildings within the County, making the most appropriate use of resources, preserving existing neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the County; and

WHEREAS, the Board of Commissioners' desire to review and revise its Land Development Code necessitates a limited cessation of commercial and residential subdivision development and finds that such limited cessation is reasonable and in the public interest;

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. Findings of Fact.** The Board of Commissioners hereby makes the following findings of fact:
 - a. It appears that the County's Land Development Code is in the process of being reviewed and revised by the County;
 - b. The County's ongoing revision of its Land Development Code requires a limited cessation of the application and issuance of any development permits, variances, or licenses or other permits pertaining to commercial or residential subdivision developments;
 - c. It is necessary and in the public interest to delay, for a reasonable time, the processing of applications for and the issuance of any development permits, variances, or licenses or other permits pertaining to commercial or residential subdivision developments to ensure that the same are consistent with the long-term planning objectives of the County.
- 3. Moratorium on Commercial Development and Residential Subdivision Development.** The County does hereby enact a moratorium for an indefinite period, not to exceed sixty (60) days from the effective date of this Resolution, to allow the County Manager and staff to adequately study, review, evaluate, and devise a recommendation to the Board of Commissioners regarding revisions to the County's Land Development Code. The duration of this moratorium shall be until the Board of Commissioners adopts a revision of the County's Land Use Code or until the expiration of sixty (60) days from the date of adoption of this Resolution, whichever first occurs; or until such time as may be later set by the County.

During the moratorium period, no applications for any development permits, variances, or licenses or other permits of any kind shall be accepted by the County or any of its Departments, Boards, or Committees pertaining to commercial or residential subdivision developments to be located or operated on any property located within the unincorporated area of Baldwin County, Georgia. Any such applications tendered and/or submitted to the County or any Department, Board, or Committee during this moratorium period shall not be accepted, considered, nor acted upon by the County, nor any Department, Board, or Committee thereof. Should an application be accepted, in error, during the moratorium period, such application shall be deemed null and void and have no effect whatsoever and shall constitute no assurance of any right to engage in any act or action related to the development of commercial or residential subdivision

developments. Reliance on any such permit shall be unreasonable.

This moratorium shall have no effect upon approvals of permits for commercial or residential subdivision developments previously issued or as to development plans previously approved by the County prior to the effective date of this Resolution. Property owners who claim to have a vested right, pursuant to the laws of the State of Georgia, to obtain a permit for commercial or residential subdivision development must submit a written application for exception to the County Manager for submission and consideration by the County Land Use Committee. The written application for exception must include verified supporting documentation of the facts and data that support their claim of vested right, and request for exception to the moratorium.

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 5 day of November, 2024.

BALDWIN COUNTY, GEORGIA

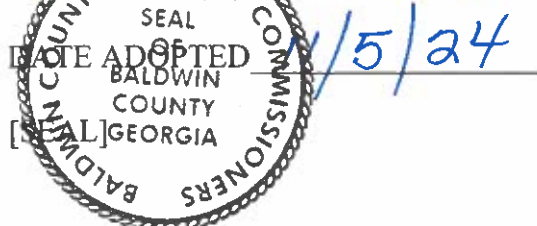


Honorable John H. Westmoreland, Chairman
Baldwin County Board of Commissioners

ATTEST:



Cynthia K. Cunningham
Baldwin County Clerk



BALDWIN COUNTY BOARD OF COMMISSIONERS

**A RESOLUTION TO APPOINT A MEMBER TO THE BALDWIN COUNTY
BOARD OF ASSESSORS**

WITNESSETH:

WHEREAS, there is a vacancy on the Board of Assessors; and

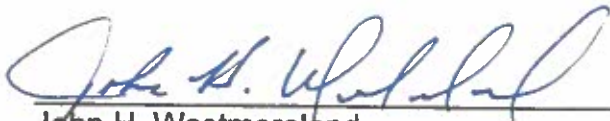
WHEREAS, the law requires that the County Commission must appoint a successor when a vacancy occurs; and

WHEREAS, the person appointed will serve a term of 6 years;

NOW THEREORE BE IT RESOLVED, the Baldwin County Board of Commissioners appoints **Sheila Beckford** to the Baldwin County Board of Tax Assessors with this term of office to begin **November 5, 2024** and expire on **February 7, 2030**.

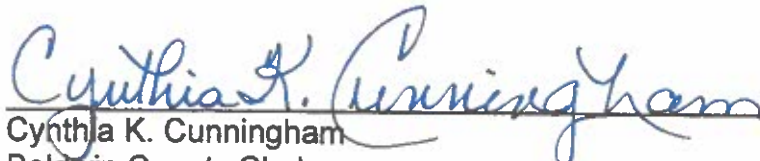
SO RESOLVED this 5th day of November, 2024.

BALDWIN COUNTY GEORGIA



John H. Westmoreland
Chair, Baldwin County Board of Commissioners

ATTEST:



Cynthia K. Cunningham
Baldwin County Clerk

DATE ADOPTED

11/5/24