



BALDWIN COUNTY REGULAR MEETING

July 06, 2021

1601 N Columbia St, Suite 220

6:00 PM

MINUTES

CALL TO ORDER

Chairman Henry Craig called the July 6, 2021 Regular Meeting to order at 6:00 p.m.

AMENDMENT TO AGENDA

Commissioner Sammy Hall made a motion to amend the Agenda to hold an Executive Session to discuss property acquisition and litigation. Commissioner Emily Davis seconded the motion and it passed unanimously.

APPROVAL OF MINUTES

Vice Chairman John Westmoreland made a motion to approve the minutes of the June 15, 2021 Public Hearing and Regular Meeting as submitted. Commissioner Emily Davis seconded the motion and it passed unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Recreational Vehicle Parks Ordinance

County Manager Carlos Tobar presented the Recreational Vehicle Parks Ordinance for the Board's consideration. He stated a public hearing has been held on the proposed Recreational Vehicle Parks Ordinance and recommended changes have been incorporated. Vice Chairman John Westmoreland made a motion to approve the Recreational Vehicle Parks Ordinance as presented. Commissioner Sammy Hall seconded the motion and it passed by the following vote:

Aye: Westmoreland, Hall, Davis, Craig

Nay: Butts

A copy of the Ordinance is on file in the Commissioners' Office.

Resolution of Support for Central State Hospital Local Redevelopment Authority (CSHLRA)

County Manager Tobar presented a Resolution in support of the Central State Hospital Local Redevelopment Authority's efforts for a request to Senator Warnock's office for economic development funding. He stated the request is for funding to demolish specific structures, to preserve and stabilize the Powell Building and prepare a "shovel ready" site for the development of senior housing.

Commissioner Sammy Hall made a motion to adopt the Resolution to support the funding request of the Central State Hospital Local Redevelopment Authority for the continued revitalization and redevelopment project at Central State Hospital. Vice Chairman John Westmoreland 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 50 and 51.

Grant Awards

Finance Director Jill Adams presented the following grant awards for the Board's consideration:

Georgia Workforce Innovation and Opportunity Act (WIOA) Dislocated Worker grant renewal in the amount of \$215,636 for the period June 15, 2021 - June 2022 with no required match from the County.

Georgia Emergency Communications Authority (GECA) 911 Training Grant of \$10,000 for registration fees for NG911 related training courses to be paid on a reimbursement basis with no required match.

Commissioner Kendrick Butts made a motion to accept the grant awards as presented. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Public Defender Budget for FY 2022 and Contract for Indigent Defense Services

Assistant County Manager Dawn Hudson presented the Public Defender FY 2022 budget which includes funds to convert a current part-time administrative assistant position to a full-time administrative position and will result in an increase for Baldwin County's portion of \$9,528.84 over last year's budget. The total annual budget of \$209,523.06 includes representation of indigent defendants in Superior Court, Juvenile Court and State Court. Ms. Hudson reported Baldwin County also provides representation of defendants in the Ocmulgee Circuit Adult Treatment Court (ATCC) including the Drug and Mental Health Courts. She also presented the contract for indigent defense services for FY 2022.

Commissioner Emily Davis made a motion to approve the FY 22 Public Defender budget and Contract for Indigent Defense Services as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Lease Agreement with State Properties Commission

County Manager Tobar presented the second amendment to the lease agreement for the Walter B. Williams recreation park property which consists of approximately 536.9 acres. He stated the lease is for twenty-five (25) years expiring June 30, 2046 for the payment of \$250.00 per year.

Commissioner Sammy Hall made a motion to approve the second amendment to the lease agreement with the State Properties Commission as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

A copy of the Agreement is herewith attached and made an official part of the minutes at pages 50 and 51.

Agreement for Airport Coronavirus Response Grant Program (ACRGP)

County Manager Tobar reported the Coronavirus Response and Relief Supplemental Appropriations Act was enacted and funding was allocated to the Department of Transportation for distribution to eligible general aviation airport sponsors in Georgia through the Federal Aviation Administration's (FAA) Airport Coronavirus Response Grant Program (ACRGP). Mr. Tobar presented an Agreement for the Airport Coronavirus Response Grant Program with the Georgia Department of Transportation for operational expenses of the airport. Mr. Tobar stated the allocation is for \$23,000 in federal funds with no required local match and will be used for exterior lighting at the airport terminal.

Commissioner Kendrick Butts made a motion to approve the ACRGP grant award in the amount of \$23,000 as presented. Commissioner Sammy Hall seconded the motion and it passed unanimously.

A copy of the Agreement is on file in the Commissioners' Office.

Solid Waste Contract

County Manager Tobar presented the second amendment to the Contract for Residential Solid Waste Collection and Disposal Services and Operation of Convenience Centers for the Board's consideration. He stated the language of the contract agreement dated June 25, 2009 is amended and replaced with Exhibit B. He reported the new term of the agreement is for five (5) years beginning August 1, 2021 and ending July 31, 2026 with pricing included in the contract renewal. He stated Assistant County Manager Hudson will provide information about the rate structure later in this presentation.

Mr. Tobar introduced Steve Edwards and General Manager Josh Raugh of Advanced Disposal to highlight changes included in the contract. They provided background information of the company and changes that will be made beginning with the new contract. He stated hours at centers have been expanded and made consistent among all the convenience centers. He

stated Advanced Waste conducted a trial period of the new schedule, and citizen approval was overwhelming. Centers will be open Tuesday, Thursday, Saturday and Sunday from 9:00 a.m. – 6:00 p.m. Mr. Edwards also reported four (4) new trucks with canopies will be purchased to minimize litter blowing from trucks. Citizens are strongly encouraged to bag garbage so that it does not blow easily out of trucks. Mr. Edwards and Mr. Raugh stated they would entertain any questions about the collection / disposal service provided to the County.

Assistant County Manager Dawn Hudson presented information on pricing. She stated that with additional services there is an increase in price. The cost of curbside collection has increased from \$11.00 to \$14.00 per container and the extended hours of operation of centers has increased the County's center operational cost as well as the cost of disposal of waste. She reported the breakeven cost for services is slightly under \$18.00 and recommends the Board set a rate of \$18.00 per month for collection. Ms. Hudson stated an annual cost of living increase of three percent (3%) is included in the contract. It is the recommendation to also approve the 3% annual cost of living increase.

Commissioners discussed improvements at the actual centers such as appearance of centers by keeping the inside and outside areas clean. Commissioner Hall also requested that bins be made more accessible to the elderly and handicapped who could not lift garbage into the tall boxes.

Commissioner Kendrick Butts made a motion to approve the Solid Waste contract as presented. Vice Chairman John Westmoreland seconded the motion and it passed unanimously.

Commissioner Sammy Hall made a motion to approve the rate of \$18.00 per month and to approve the annual 3% cost of living increase that is included in the contract. Vice Chairman John Westmoreland seconded the motion and it passed unanimously.

A copy of the Contract is on file in the Commissioners' Office.

Georgia Initiative for Community Housing (GICH) Resolution and Letter of Intent

County Manager Carlos Tobar presented a letter of intent to apply for technical assistance through the Georgia Initiative for Community Housing (GICH) program. He reported the County applied for inclusion in this program in 2018; however, we were not selected to participate. He stated that in order to be competitive in the selection process the County must dedicate more in the budget for travel and lodging for housing team member participation in GICH related functions. He requested the Board allocate \$3,000 per year for this item. Also, he recommended that the County commit to recruiting a roster of dedicated housing team members that represent the community including at least one elected official and representatives of organizations that serve populations most in need of housing opportunities. These organizations are those such as Overview, Inc., Family Connection, and the Cooperative Extension Service. He also encouraged the cultivation of relationships and collaborations with the school systems and agencies representing the business community.

Mr. Tobar presented a Resolution that endorses and endeavors to financially support the improvement of housing opportunities within Baldwin County by requesting the assistance of the Georgia Initiative for Community Housing Program.

Commissioner Kendrick Butts made a motion to adopt the Resolution and approve the letter of intent as presented. Vice Chairman John Westmoreland seconded the motion and it passed unanimously.

OLD BUSINESS

Vice Chairman John Westmoreland requested an update on the front area of the Government Building. Mr. Tobar responded the contractor has materials stored in this area which must be removed before the grass can be mowed.

NEW BUSINESS

Mr. Tobar reported that swimming lessons at Georgia College are now filled up. Chairman Craig encouraged everyone to get vaccinated for COVID.

COUNTY MANAGER'S REPORT

Mr. Tobar presented an update on the following activities: Middle Georgia Regional Library (formerly Twin Lakes Library) will submit an application for the Collins P. Lee Center; splash pad construction complete; Bonner Road set to reopen in next two weeks; completed airport grant application for backup generator; submitted letter of intent for runway pavement rehabilitation; demolition and cleanup at the old Health Department building has started; new waterline pipe has been installed in Erin Shores to replace defective pipe; driveway entrance for Government Building set for completion in mid-August; speed humps need to be T-SPLOST project; and partner with beautification / "green thumb" groups to beautify parks and facilities.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

There were no public comments.

EXECUTIVE SESSION

Vice Chairman John Westmoreland made a motion to adjourn into Executive Session at 6:50 p.m. to discuss property acquisition and litigation. Commissioner Sammy Hall seconded the motion and it passed unanimously.

RECONVENE REGULAR MEETING

Commissioner Emily Davis made a motion to reconvene the Regular Meeting at 7:18 p.m. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

ADJOURNMENT

Commissioner Sammy Hall made a motion to adjourn the July 6, 2021 Regular Meeting at 7:20 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

Respectfully submitted,



Henry R. Craig
Chairman



Cynthia K. Cunningham
County Clerk



Baldwin County Board of Commissioners

1601 N. Columbia Street, Suite 230
Milledgeville, Georgia 31061-3365
Telephone: (478) 445-4791
Facsimile: (478) 445-6320
www.baldwincountyga.com

RESOLUTION

At the meeting of the Baldwin County Board of Commissioners held July 6, 2021, the following resolution was proposed and approved by the Board:

RESOLVED:

WHEREAS, the Central State Hospital Local Redevelopment Authority will submit a request for economic development funding to Senator Raphael Warnock in support of the Central State Hospital Local Redevelopment Authority mission of redevelopment and revitalization of the Central State Hospital campus; and


WHEREAS, the funding request to Senator Warnock is based on three distinct unfunded needs that are not within the financial capabilities of the Authority, and

WHEREAS, by funding these critical tasks the Authority can continue the momentum of the Authority in the geographical area of the historic district that is in tremendous distress and repair; and


WHEREAS, those critical tasks are demolition of specific structures; historic preservation and stabilization of the Powell Building; and economic development and preparation of a "shovel ready" site for development of senior housing.

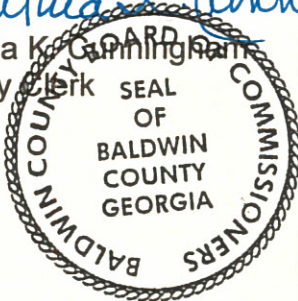
THEREFORE, the Baldwin County Commissioners fully support the efforts of the Central State Hospital Local Redevelopment Authority in the funding request for the continued revitalization and redevelopment project at Central State Hospital.

Executed this 6 day of July, 2021


Henry R. Craig
Chairman

Attest:


Cynthia K. Cunningham
County Clerk
(seal)



RECORDED
STATE PROPERTIES COMMISSION

JUL 20 2021

STATE OF GEORGIA,
COUNTY OF FULTON:

REAL PROPERTY RECORDS

012561

AG 5700-MF-(1192242)
Baldwin County - SPC: 401.110

SECOND AMENDMENT TO LEASE AGREEMENT

THIS SECOND AMENDMENT ("Second Amendment") entered into this 6 day of July, 2021, by and between **STATE OF GEORGIA**, acting by and through its **STATE PROPERTIES COMMISSION** (hereinafter "SPC"), whose address for purposes of this Agreement is: Attention: Executive Director, 270 Washington Street, Suite 2-129, Atlanta, Georgia 30334, Party of the First Part, hereinafter referred to as "Lessor", and **BALDWIN COUNTY, GEORGIA**, a political subdivision of the State of Georgia, acting by and through its Chairman and Board of Commissioners or authorized governing body, and as assignee and successor to the Milledgeville-Baldwin County Recreation Commission, whose address for purposes of this Agreement is 1601 North Columbia Street, Suite 230, Milledgeville, Georgia 31061, Party of the Second Part, hereinafter referred to as "Lessee" (the words "Lessor" and "Lessee" to include their successors and assigns where the context requires or permits).

WITNESSETH:

WHEREAS, Lessor is the owner of certain real property consisting of approximately 536.916 acres situated in the 1st Land District, 318th and 319th G. M. District, Baldwin County, Georgia, and more particularly described in Exhibit "A" attached hereto and incorporated by reference (hereinafter the "Leased Premises"); and

WHEREAS, pursuant to that Lease Agreement dated August 7, 1979 and Amendment to Lease Agreement dated April 2, 1998, the Leased Premises have been leased to Lessee for recreational purposes (hereinafter referred to as the "Lease"); and

WHEREAS, Lessee desires to lease Premises for an additional period of twenty-five (25) years to expire June 30, 2046 for the same purpose; and

WHEREAS, Lessor and Lessee desire to extend the term of the Lease for the consideration of \$250.00 per year; and

WHEREAS, by Resolution Act No. 297 (H.R. 142) approved by the Governor on May 10, 2021, the General Assembly authorized the State of Georgia, acting by and

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through its State Properties Commission, to lease the Leased Premises to Baldwin County for an additional period of twenty (25) years for the consideration of \$250 annually with the Georgia Forestry Commission reserving timber rights over the entire leased area; and

WHEREAS, Lessor and Lessee desire to amend the terms and conditions of the Lease as set forth herein.

NOW THEREFORE, for and in consideration of the foregoing premise and other good and valuable consideration, the receipt of which is hereby acknowledged by the parties and which the parties respectively agree constitutes sufficient consideration received at or before the execution hereof, the parties do hereby agree to this Amendment as follows:

1. The foregoing recital of facts is hereby incorporated herein to the same extent as if hereinafter fully set forth. Capitalized words and phrases used herein which are not defined herein, but are defined in the Lease shall have the meaning ascribed thereto in the Lease.
2. Paragraph 2 of the Lease shall be amended by deleting the language of the entire paragraph and substituting the following:

“Unless sooner terminated as hereinafter provided, this Lease shall expire on June 30, 2046.”

3. Paragraph 3 of the Lease shall be amended by deleting the language of the entire paragraph and substituting the following:

“The rental shall be TWO HUNDRED FIFTY AND 00/100 DOLLARS (\$250.00) per year, as provided in Section 3 of the 1979 Lease, and shall be paid annually on the 1st of July. The first payment of rent shall be paid no later than July 31, 2021

4. Except as expressly herein modified, the Lease shall remain in full force and effect.
5. This Second Amendment may be executed in two (2) counterparts which are separately numbered but each of which is deemed an original of equal dignity with the other and which is deemed one and the same instrument as the other.
6. This Second Amendment shall be governed by and construed in accordance with the laws of the State of Georgia.
7. The undersigned represent that he or she is duly authorized to execute this Second Amendment on behalf of his or her respective party hereto.

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8. This Second Amendment constitutes the entire agreement between the Parties with respect to changes to the Lease and supersedes all prior amendments, negotiations, discussions, statements or understanding between such parties with respect to such matters. Any changes to this Second Amendment must be in writing and signed by all Parties.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment on the day and year first above written.

(Signatures begin on next page and remainder of page is intentionally blank)

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Party of the First Part

STATE OF GEORGIA,
acting by and through its State Properties
Commission

By: B.P.K. (Seal)
GOVERNOR BRIAN P. KEMP
as Chairman of the State
Properties Commission

Attest: [Signature] (Seal)
Executive Director
State Properties Commission



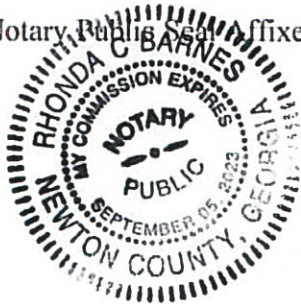
Signed, sealed and delivered,
as to Party of the First Part, in our presence:

[Signature]
Unofficial Witness

[Signature]
Official Witness, Notary Public

My Commission Expires: Sept 5, 2023

(Notary Public Seal affixed here)



(Signatures continued on next page)

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Party of the Second Part

BALDWIN COUNTY, GEORGIA

By: *Angela R. [Signature]*



Attest: *Cynthia K. [Signature]*

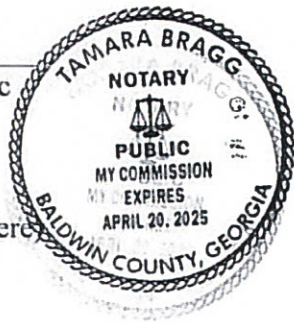
Signed, sealed and delivered,
as to Party of the Second Part, in our presence:

Chloe Tolson
Unofficial Witness,

Tamara Bragg
Official Witness, Notary Public

My Commission Expires

(Notary Public Seal Affixed Here)



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EXHIBIT "A"

Begin on Next Page

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11/01/2021 10:08 AM

NOTES:

- 1) The surveyor whose seal is hereto attached has examined the plat, the records and all other data and instruments, encumbrances, restrictive covenants, easements, utility lines, or any other facts that may affect the property and the surveyor may disclose matters of title as so ascertained.
- 2) The surveyor whose seal is hereto attached does not certify that all encumbrances and instruments affecting the property are shown on this plat, and/or consent with the data on this plat.
- 3) The surveyor is not responsible for any encumbrances, either dedicated or implied, which may affect the property.
- 4) The surveyor is not responsible for any errors or omissions in the data on this plat, and/or consent with the data on this plat.

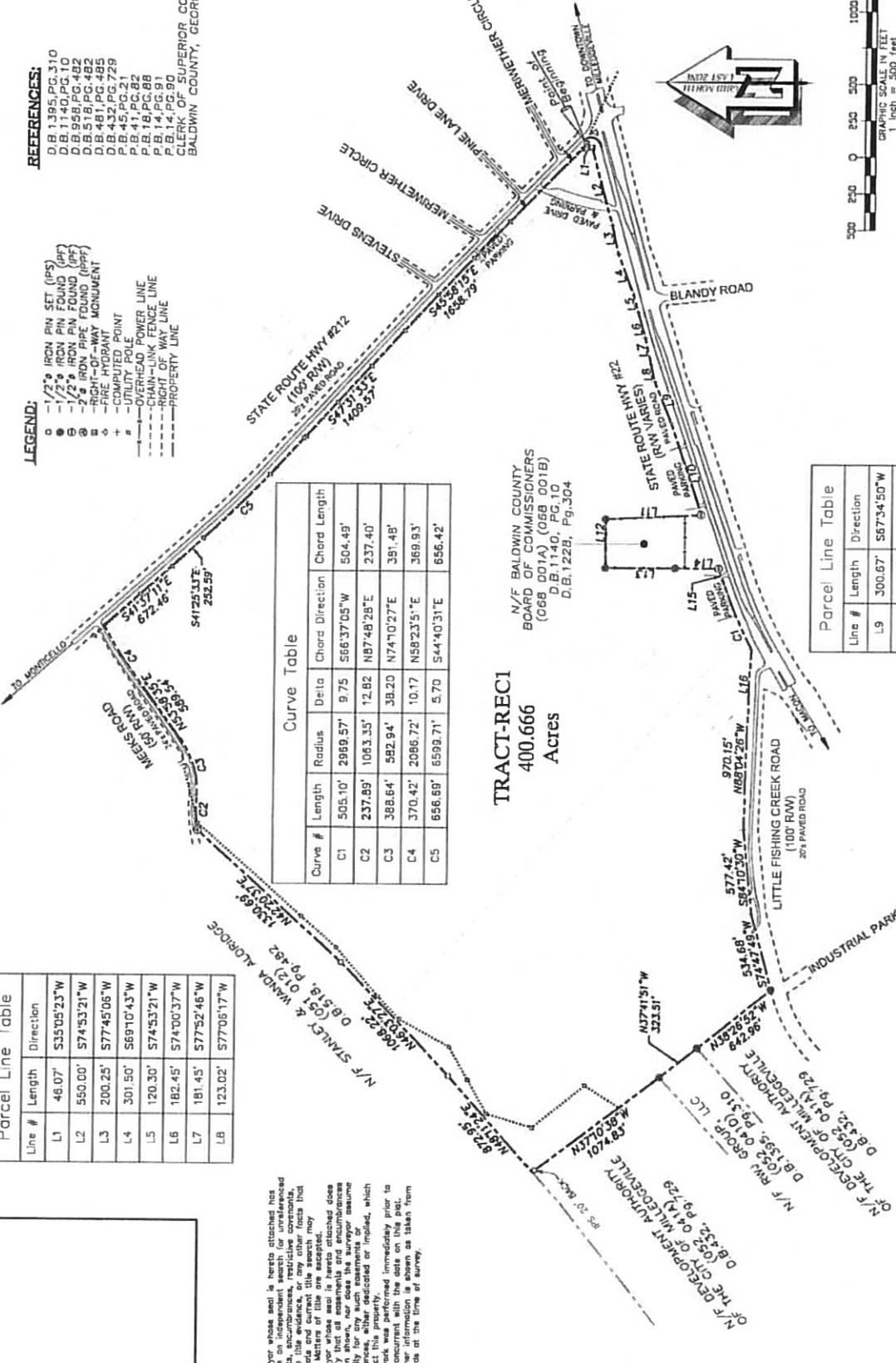
Line #	Length	Direction
L1	46.07'	S35°05'23"W
L2	550.00'	S74°33'21"W
L3	200.25'	S77°45'06"W
L4	301.50'	S69°10'43"W
L5	120.30'	S74°53'21"W
L6	182.45'	S74°00'37"W
L7	181.45'	S77°52'46"W
L8	123.02'	S77°05'17"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	505.10'	2959.57'	9.75°	S66°37'05"W	504.49'
C2	237.89'	1063.35'	12.82°	N87°48'28"E	237.40'
C3	388.64'	592.94'	38.20°	N74°10'27"E	391.48'
C4	370.42'	2086.72'	10.17°	N58°23'5"E	369.93'
C5	656.69'	6599.71'	5.70°	S44°40'31"E	656.42'

TRACT-REC1
400.666
Acres

N/F BALDWIN COUNTY
BOARD OF COMMISSIONERS
(068 001A) (068 001B)
D.B.1140, PG.10
D.B.122B, PG.304

- LEGEND:**
- 1/2" IRON PIN SET (IPS)
 - 1/2" IRON PIN FOUND (IPF)
 - 1/2" IRON PIPE FOUND (IPF)
 - IRON PIPE FOUND (IPFF)
 - IRON MONUMENT
 - FIRE HYDRANT
 - COMPUTED POINT
 - UTILITY POLE
 - OVERHEAD POWER LINE
 - CHAIN-LINK FENCE LINE
 - HIGHWAY WAY LINE
 - PROPERTY LINE
- REFERENCES:**
- D.B.1395, PG.310
 - D.B.1140, PG.10
 - D.B.958, PG.4B2
 - D.B.518, PG.4B2
 - D.B.481, PG.4B5
 - D.B.432, PG.729
 - P.B.45, PG.21
 - P.B.18, PG.86
 - P.B.14, PG.91
 - P.B.14, PG.90
- CLERK OF SUPERIOR COURT
BALDWIN COUNTY, GEORGIA



Line #	Length	Direction
L9	300.67'	S67°34'50"W
L10	664.01'	S71°23'41"W
L11	650.01'	N2°53'23"W
L12	332.12'	N89°52'33"W
L13	473.07'	S008°55"W
L14	300.00'	S0°05'37"E
L15	91.77'	S71°22'46"W
L16	266.32'	N87°44'04"W

SURVEYOR CERTIFICATION:

I, the undersigned, being duly sworn, certify that I am a duly Licensed Professional Surveyor in the State of Georgia, and that I am the author of this survey. I have personally supervised the execution of this survey, and I have examined the data and instruments used in the execution of this survey, and I have found them to be correct and reliable. I have also examined the records of this survey, and I have found them to be correct and reliable. I have also examined the plat, and I have found it to be a true and accurate representation of the survey. I have also examined the records of this survey, and I have found them to be correct and reliable. I have also examined the plat, and I have found it to be a true and accurate representation of the survey.

GPS CERTIFICATION:

I, the undersigned, being duly sworn, certify that I am a duly Licensed Professional Surveyor in the State of Georgia, and that I am the author of this survey. I have personally supervised the execution of this survey, and I have examined the data and instruments used in the execution of this survey, and I have found them to be correct and reliable. I have also examined the records of this survey, and I have found them to be correct and reliable. I have also examined the plat, and I have found it to be a true and accurate representation of the survey. I have also examined the records of this survey, and I have found them to be correct and reliable. I have also examined the plat, and I have found it to be a true and accurate representation of the survey.

Retracement Survey
Baldwin County Board of Commissioners
59 & 65 Hwy 22 - Tract-REC1
containing 400.666 Acres
located in the 319th G. M. District
Baldwin County, Georgia
Scale: 1"=500'
Date: April 13, 2021

Ogletree & Chivers
Land Surveyors
993 Dunlap Rd, Suite B
Villegentee, GA 31091
478-453-3454

Equipment Used
Leica Total Station
Leica Auto Level
Leica Tripod
Leica Prisma 3
Leica Prisma 2
Leica Prisma 1
Leica Prisma 0
Leica Prisma 0



THIS MAP OR PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE WITHIN
ONE FOOT IN 1,287,684 FEET.

RESOLUTION

WHEREAS, Baldwin County Board of Commissioners is applying for the Georgia Initiative for Community Housing (GICH) designation, which offers communities in Georgia a three-year program of collaboration and technical assistance in addressing their housing and neighborhood revitalization needs; and

WHEREAS, as part of the Initiative, Baldwin County's Housing Plan is expected to be completed by the County's elected officials, various county staff members, appropriate staff members from other governmental entities, and participants in the scheduled public meetings retreats, as well as the continual involvement of a special cross-section of citizens who are appointed to and designated as the Baldwin County Housing Team; and

WHEREAS, travel to various meetings, including the spring and fall retreats, is a requirement of the Initiative, Baldwin County Housing Team appointees and the Baldwin County Board Commission recognize this commitment. In so doing, the Baldwin County Board of Commissioners, will allocate at funds annually toward travel and other relevant expenses incurred as part of the Initiative; and

WHEREAS, benefits to the Baldwin County community resulting from the housing plan are expected to include maintenance and improvement of our quality of life, development of a vision that describes the future of this community, encourage of and support for quality housing development, and more specificity and certainty about where development will occur, what it will be like, when it happens, and how development costs will be handled; and

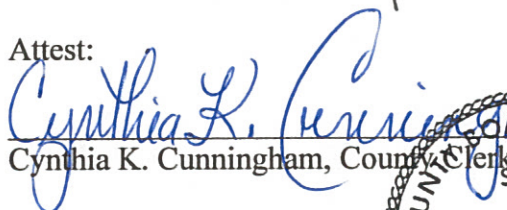
WHEREAS, the Baldwin County Board of Commissioners believed the Housing Team is very important to the overall process of developing the Housing Plan because it ensures that representative citizens from throughout the geographic area of Baldwin County and various segments of the community will come together to help create and exchange ideas and other information which is crucial to development of a quality Housing Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Chairman and the Board of Commissioners that it endorses and endeavor to financially support the improvement of housing opportunities within Baldwin County by requesting the assistance of the Georgia Initiative for Community Housing program.

SO, RESOLVED this 6th day of July 2021.


Henry Craig, Chairman

Attest:


Cynthia K. Cunningham, County Clerk

