



**BALDWIN COUNTY
REGULAR MEETING**
November 07, 2023
1601 N Columbia St, Suite 220
6:00 PM

MINUTES

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Sammy Hall
Henry Craig

OTHERS PRESENT

Brandon Palmer
Carlos Tobar
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chair Emily Davis called the meeting to order at 6:00 p.m.

INVOCATION

Mr. Jay Wright delivered the invocation

PRESENTATION OF COLORS AND PLEDGE OF ALLEGIANCE

Baldwin High School JROTC presented the colors. Students from the EBLA Academy led the Pledge of Allegiance.

PREENTATIONS

Education Brinqs Leadership Achievement (EBLA) Academy

Dr. Janee Moss, Director of EBLA Academy presented information about the history of the school and programs offered by the Academy.

Keep Milledgeville Baldwin Beautiful (KMBB)

Dr. Jeff Wells presented an update on Keep Milledgeville Baldwin Beautiful. He reported the By-Laws have been approved. Dr- Wells presented the names of the first slate of Board Members. He expressed appreciation to County Manager Tobar and Commissioners for their continued support of KMBB. He stated that County Manager Tobar has been working diligently on the Adopt a Road program and thanked him for the program's signage. Dr. Wells reported KMBB is seeking volunteers for the Adopt a Road program. He discussed future coordination with each of the schools to provide education on recycling programs. Dr. Wells invited everyone to attend the Ribbon Cutting for KMBB which will be held November 1 5th at GCSU.

APPROVAL OF MINUTES

Vice Chair John Westmoreland made a motion to approve the minutes of the October 17, 2023 Regular Meeting and October 31, 2023 Called Meeting as submitted. Commissioner Henry Craig seconded the motion and it passed unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Appointments to Central Georgia Joint Development Authority

Chair Emily Davis reported there are three vacancies on the Central Georgia Joint Development Authority that require appointments. The term for Position One, held by Gregory Barnes, has expired, and Mr. Barnes has agreed to continue to serve, The terms for Position

Two and Position Three have also expired. Chair Davis recommended the appointment of Kara Lassiter to serve in Position Two and Hope Waller to serve in Position Three

Commissioner Kendrick Butts made a motion to appoint Gregory Barnes, Kara Lassiter and Hope Waller to serve on the Central Georgia Joint Development Authority as recommended. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Workforce Innovation and Opportunity (WIOA) Grant

Assistant County Manager Dawn Hudson presented a WIOA grant award for the Youth Program. She reported the award is for \$298,274 and is for the period April 1, 2023 through June 30, 2025.

Commissioner Henry Craig made a motion to accept the grant award for the Youth Program in the amount of \$298,274 and to authorize the Chair to sign related grant documents. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Airport Capital Improvement Plan (CIP)

County Manager Carlos Tobar stated he talked with Georgia Department of Transportation (GDOT) representatives regarding the following questions about the Airport Capital Improvement Plan (CIP) and the East Apron project. He discussed the following questions and responses from GDOT.

Elimination of East Apron Project - What are the ramifications if Baldwin County Commissioners voted to eliminate the East Apron project from the CIP before and after Environmental Assessment. GDOT responded the CIP is a planning document, and the Airport sponsor has ability to revise and make changes to the CIP at any time.

Reimbursement for Costs Incurred for Design of East Apron Project — GDOT responded No. However, reimbursement would be eligible when the Department reviews and provides signature approval of an environmental document.

Costs for Environmental Assessment for Both Lower Ramp and East Apron Projects - The proposed CIP has the costs included for the Environmental Assessment for the lower ramp and the east apron projects. GDOT responded if the East Apron project is removed from the CIP the Environmental Assessment would then cover the lower ramp project.

Mr. Tobar gave a presentation on the proposed Airport Capital Improvement Plan which included two options. Option 1 included the East Apron Project and Option 2 eliminated the East Apron Project. Mr. Tobar presented background information on the Airport Layout Plan, the Capital Improvement Plan, and Comprehensive Plan which included an increase in the number of hangars. Mr. Tobar stated the Lower Ramp Project is included in both Options 1 & 2. Mr. Tobar discussed the funding for various Airport projects stating \$94,000 would not be reimbursed if the East Apron is not included. Mr. Tobar stated the Environmental Assessment will still need to be done.

Mr. Jim Wolfgang presented the recommendation from the Airport Advisory Committee. He reported the Committee made a recommendation in October to move forward with the CIP including the East Apron and that recommendation still stands.

The following citizens addressed the Board opposing the approval of the CIP with the East Apron Project included: Joan Crumpler, Rick Bilz, Carol Bellew, David Glover, Melinda Brewer, Tina Wheeler, and Ricky Giles.

Commissioner Sammy Hall made a motion to approve CIP Option 2 that does not include the East Apron Project and that no further action be taken on this East Apron Project in the CIP. Vice Chair John Westmoreland seconded the motion.

Commissioner Henry Craig stated Commissioners represent many other citizens as well as those in attendance tonight. He said every decision that Commissioners make pleases some citizens and makes others unhappy. He reported Economic Development has been a major issue for our community. He stated the CIP includes the environmental assessment. He stated this group of citizens has voiced their option and gotten what they wanted. However, he is concerned there is potential for this same group or another group to go against the Lower Ramp which means the County would lose a great opportunity for economic development.

Commissioner Henry Craig asked Commissioners to support Option 1 which gives the County the opportunity to evaluate the Environmental Assessment for the entire airport not just a portion. He stated he felt Option 2 was not in the best interest of the entire community. The Airport is an economic generator for the community which is very important. Commissioner Sammy Hall disagreed and asked that the East Apron Project be eliminated from the CIP. Vice Chair John Westmoreland agreed with Commissioner Hall that the community has come forward opposing the East Apron Project.

There being no further discussion, Chair Emily Davis called for a vote on the motion to approve Option 2 of the CIP and that no further action be taken on the East Apron Project in the CIP.

The motion passed by the following vote:

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

Commissioner Sammy Hall made a motion for the County Manager to have landscape plan prepared to install trees and shrubs along the fence where trees were removed at the Airport and this be completed no later than December 31st. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Code of Ordinances Chapter 58: Utilities 58-33 (Master Meter)

County Manager Carlos Tobar presented a proposed revision to Chapter 58, Section 58-22 of the Code of Ordinances dealing with master meters. He asked County Attorney Brandon Palmer to summarize the proposed changes. Mr. Tobar stated he had asked Randy Garza to address the Board regarding the proposed Ordinance. Mr. Palmer explained the multi-family buildings such as apartment complexes will continue to use master meters. Mobile home parks in existence as of November 7, 2023 which currently have master meters may continue to use master meters. For mobile home parks in existence as of November 7, 2023 which furnish water through a master meter, residential end users may disconnect their residence from the master meter system if such residential within the mobile home park or the owner of the park has installed a separate line to the County's public right-of-way for each residential unit. The installation must meet the standards and specifications of the County Water / Sewer Department, does not compromise the water system and line and meter installation must be pre-approved by the County Water and Sewer Superintendent before the County will provide water. All costs incurred and permissions to route and install such lines and meters in the County right-of-way shall be the obligation of the residential user or the mobile home park owner. For the mobile home parks in existence as of November 7, 2023 which furnish water through a master meter, residential end-users may, with written consent of the mobile home park owner, make application with the Water and Sewer Department for the installation of water meters connected directly to their residence and the existing master meter water system. If the mobile home park owner has consented in writing to one residential end user, the mobile home park owner may not withhold consent to any other residence. When consent is granted and the Department accepts the application, the County at its own expense will install an individual meter. The owner of the park shall be responsible for the repairs and maintenance of water lines and water loss in the park; provided however, where the repair exists or water loss occurs in a privately owned park, such repair or water loss shall be the responsibility of such privately-owned mobile home. For mobile home parks platted and constructed after November 7, 2023, the mobile home park owner at its costs shall install water lines and meters to each mobile home unit. If meters are not located in the County right-of-way,

an easement must be granted to the County to access the park and install, replace, repair and maintain public water lines and meters. If an individual owns their own mobile home and rents space from the park, the individual is responsible from the meter into the house.

Mobile home park owner Randy Garza addressed the Board stating he spoke with other park owners and they were not pleased with the previous master metering of parks. He feels this proposed ordinance is fair and gives options to park owners. Feels the County came up with a good compromise for both the County and the park owners. Further discussion was held regarding specifics of the Ordinance.

Commissioner Henry Craig made a motion to approve the Ordinance as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

copy of ordinance is herewith attached and made an official part of the minutes at pages

Proposed Increase in Annual Compensation for Chair

County Attorney Brandon Palmer stated a legal notice has been published that the Board of Commissioners will consider action on a proposed increase in the annual compensation for the Chairperson of the Board of Commissioners in the amount of \$1,800.00 per year. He stated this change would not become effective until January 2025 when the next Board takes office.

Vice Chair John Westmoreland made a motion to approve the increase in annual compensation for the Chair of the Board in the amount of \$1,800.00 per year effective January 2025. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

OLD BUSINESS

Chair Emily Davis stated she had problems with voting and something needs to be fixed.

NEW BUSINESS

Vice Chair John Westmoreland stated something must be done at the Meriwether Convenience Center.

COUNTY MANAGER'S REPORT

County Manager Carlos Tobar presented updates on the following: Lawrence Road; RAISE grant; aquatic center; Green Light for Veterans dates and the upcoming Veterans Day holiday.

ED - veterans day closed veterans stand and thank you for the service.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

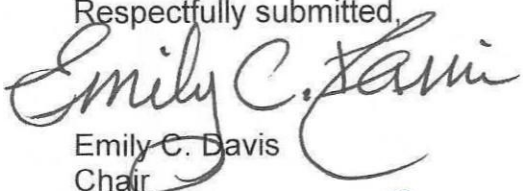
Danny Register, invited everyone to attend the Coopers festival.

Dr. Damian Francis addressed the Board regarding what he feels is a lack of communication regarding County projects. He specifically discussed the RAISE grant. He stated the County gave the community information that made them think things would be done right away. He stated he feels the County needs a public information officers to communicate with community.

ADJOURNMENT

Vice Chair John Westmoreland made a motion to adjourn the meeting at 7:20 p.m. Commissioner Henry Craig seconded the motion and it passed unanimously.

Respectfully submitted,



Emily C. Davis
Chair



Cynthia K. Cunningham
County Clerk

Cynthia K. Cunningham

TO AMEND SUBSECTION (a) OF CHAPTER 58, ARTICLE 11, SECTION 33 OF THE BALDWIN COUNTY CODE OF ORDINANCES ENTITLED "SPECIAL METERING REQUIREMENTS"; TO PROVIDE FOR CODIFICATION; TO REPEAL CONFLICTING PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE BALDWIN COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS

SECTION 1. That subsection (a) of Section 58-33 of The Code of Ordinances, Baldwin County, Georgia, is hereby amended to read as follows:

(a) Master meters

- (1) Multi-Family Buildings. Water service shall be furnished to multi-family buildings through master meters and shall be charged at the appropriate rates established in the schedule of rates, fees, and penalties. To ensure that the installation meets the standards and specifications of the Baldwin County Water and Sewer Department ("Department") and does not compromise the water system, water line and meter installation must be preapproved by the water and sewer superintendent before the county will provide water service. All costs incurred for such installations shall be borne by the owner of the multi-family building, not the county.
- (2) Mobile Homes in Mobile Home Parks.
 - (i) Mobile home parks in existence as of November 7, 2023 which furnished water service through master meters may continue to do so according to the county's standards and specifications or may instead choose to furnish water service to mobile home parks through meters to each residential unit as specified below and in accordance with the county's standards and specifications,
 - (ii) For those mobile home parks in existence as of November 7, 2023, which furnish water through a master meter, residential end-users may disconnect their residence from the master metered water system provided that each such end user of a residential unit within the mobile home park or the owner of the mobile home park has installed a separate line to the county's public right-of-way and installed a water meter in the county's public right-of-way for each such residential unit. To ensure that the installation meets the standards and specifications of the Department and does not compromise the water system, water line and meter installation must be pre-approved by the water and sewer superintendent before the county will provide water service. All costs incurred and permissions or rights necessary to route and install such water lines to and meters in the county right-of-way shall be the obligation of

the residential end-users or the mobile home park owner, not the county.

- (iii) Alternatively, for those mobile home parks in existence as of November 7, 2023, which furnish water through a master meter, residential end-users may, with the written consent of the mobile home park owner, make application with the Department for the installation of water meters connected directly to their residences and the existing master meter water system. If the owner of the mobile home park has consented in writing to one residential end-user's water meter for one residence, the mobile home park owner may not withhold its consent to any other residential end-user. When the mobile home park owner has granted said consent and the Department accepts the application as valid, the county at its own expense will install an individual meter for each such residential applicant within the mobile home park. To ensure that the installation meets the standards and specifications of the Department and does not compromise the water system, water line and meter installation must be pre-approved by water and sewer superintendent before the county will provide water service. The Department shall adjust the master-meter water bills for the mobile home park owner to account for the water bills issued to each residential end-user with its own individual water meter. The Department reserves the right to terminate water service, turn off or disconnect individual water meters from the water system at the meter for failure to pay water bills. The owner of the mobile home park shall be responsible for the repairs and maintenance of the water lines and water loss in the mobile home park; provided, however, where the needed repair exists or the water loss occurs in a privately owned mobile home, then such repair or water loss shall be the responsibility of such privately owned mobile home.
 - (iv) For mobile home parks platted and constructed after November 7, 2023, the mobile home park owner at its costs shall install water lines and meters to each mobile home unit and, if the meters are not located within the county's public right-of-way, grant an easement to the county to access the park and install, replace, repairs and maintain, dedicated public water lines and water meters. To ensure that the installation of public water lines and meter meet the standards and specifications of the Department and do not compromise the water system, public water line and meter installation must be pre-approved by the water and sewer superintendent before the county will provide water service.
 - (v) All water service furnished to mobile home parks with master meters or end-users with individual meter shall be charged at the appropriate rates established in the schedule of rates, fees, and penalties.
- (3) Commercial developments with multiple tenants shall be metered according to the county's standards and

specifications and shall be charged at the appropriate rates established in the schedule of rates, fees, and penalties.

- (4) If private easements and/or agreements are necessary, they should be established or acquired accordingly and are not the responsibility of the county.
- (5) Water service shall be billed by the county and the responsible party shall pay for all charges contained in such bills.
- (6) Multi-family developments, mobile home parks and commercial development buildings shall comply with State laws and regulations regarding submetering, reporting requirements to regulatory agencies, Georgia State Minimum Standard Plumbing Code, Georgia Rules for Safe Drinking Water (GA Rules and Regulations 391-3-5-.13), and any other requirements of the state. Meeting these requirements is solely the responsibility of the customer and the county bears no responsibility in this regard.
- (7) Any deviation from master metering configuration, or costs associated with a change in configuration to serve development, shall be at the sole expense of the customer and approved by the county.
- (8) Existing developments will be evaluated for need of master metering upon submission of plans to upgrade, retrofit or alter existing facilities.
- (9) If any development is master-metered, said development may be considered a public water system per the Georgia Rules for Safe Drinking Water, Chapter 391-3-5, and may be subject to additional regulations and monitoring requirements in accordance with the Safe Drinking Water Act. Baldwin County bears no responsibility for the creation of such a system.

SECTION 2.

A. It is hereby declared to be the intention of the Board of Commissioners that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable, and constitutional.

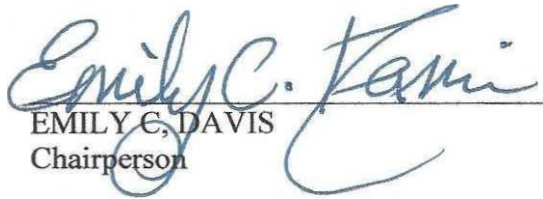
B. It is hereby declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.

C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Board of Commissioners that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 3. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon its adoption by the Chairperson and Board of Commissioners of Baldwin County.

SO ORDAINED this 7th day of November, 2023.


EMILY C. DAVIS
Chairperson

ATTEST:

Cynthia K. Cunningham
CYNTHIA K. CUNNINGHAM
County Clerk

(Seal)



(Seal)