



# **BALDWIN COUNTY BOARD OF COMMISSIONERS REGULAR MEETING**

**December 16, 2025**

**1601 N Columbia St, Suite 220**

**6:00 PM**

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## **MINUTES**

### **PRESENT**

Andrew Strickland, Chair  
Kenrick Butts, Vice Chair  
Sammy Hall  
Emily C. Davis  
Scott Little

### **OTHERS**

Carlos Tobar  
Brandon Palmer  
Dana Ileras  
Bo Danuser

### **CALL TO ORDER**

Baldwin County Board of Commission Chairman Andrew Strickland called the December 16, 2025 meeting to order at 6:00 PM.

### **INVOCATION**

County Manager Carlos Tobar read scripture from Proverbs 29:18 and said a prayer.

### **PLEDGE OF ALLEGIANCE**

Commissioner Emily C. Davis led the Pledge of Allegiance.

Commissioner Davis made a motion to remove Ms. Arlene Simmons from the agenda because she was unable to make the meeting and to add a presentation for Mr. Billy Hargrove. Commissioner Little seconded the motion and the motion was approved unanimously.

### **APPROVAL OF MINUTES**

Commissioner Little made a motion to approve the December 2, 2025 regular meeting minutes and executive session minutes. Commissioner Hall seconded the motion and the motion was approved unanimously.

Commissioner Little made a motion to approve the December 2, 2025 Short Term Rental Public Hearing minutes. Commissioner Hall seconded the motion and the motion was unanimously approved.

Commissioner Little made a motion to approve the December 2, 2025 Brooks Farm Road Public Hearing minutes. Commissioner Butts seconded the motion and the motion was unanimously approved.

## PRESENTATIONS

Commissioner Davis present Billy Hargrove with a Certificate of Recognition in celebration of his 100<sup>th</sup> birthday on December 31<sup>st</sup>. The commissioners joined Mr. Hargrove and his family at the podium for the presentation and pictures. Mr. Hargrove thanked the commissioners for the recognition; he stated that Baldwin County was a part of him.

Newly elected City of Milledgeville Council member Dr. Jeff Wells addressed the commissioners stating he was honored to be elected to City Council and thanked the voters. He stated that he looked forward to working with the Board of Commissioners; his goals as a city councilman was to represented the people of his district well and to make sure the city and county had a good working relationship.

## ADMINISTRATIVE/FISCAL MATTERS

### Revocable License Agreement with the State Properties Commission

Chairman Strickland read the caption for Resolution R-2025-91 authorizing a Revocable License Agreement with the State of Georgia Properties Commission for access to the Powell Building to conduct Phase 1 and Phase 2 Environmental Site Assessment.

Resolution R-2025-91 was presented as follows:

### **RESOLUTION R-2025-91**

#### **AUTHORIZE A REVOCABLE LICENSE AGREEMENT WITH THE STATE OF GEORGIA PROPERTIES COMMISSION FOR ACCESS TO THE POWELL BUILDIDNG TO CONDUCT PHASE I AND PHASE II ENVIRONMENTAL SITE ASSESSMENTS**

WHEREAS, the Baldwin County Board of Commissioners have been informed of the need for a Revocable License Agreement with State of Georgia Properties Commission in order to conduct Phase I and Phase II Site Assessments of the Powell Building; and,

WHEREAS, the Revocable License Agreement with the State of Georgia will allow named person or persons access to a certain described parcel in the licensed premises.

WHEREAS, the Revocable License Agreement with the State of Georgia Properties Commission is hereby attached and by reference duly incorporated and made a part of this resolution.

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

1. Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. Authorization of Revocable License Agreement. The Board of Commissioners hereby approve the attached License Agreement with the State of Georgia Properties Commission.

3. Authorization of Chairman. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary reasonably required to carry out, give effect to, and consummate the agreement with the State of Georgia Properties Commission.
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 16<sup>nd</sup> day of December, 2025.

BALDWIN COUNTY, GEORGIA

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Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County Georgia

Maurice Liggins addressed the commission asking if the county funded the environmental assessment, would they get money if the building sold, would the county get money from selling any building on the campus, and did the county have any stake in it.

Commissioner Little responded that the state owned the building but not doing anything with it. He also stated the building sits in the City of Milledgeville which sits in Baldwin County and we are all stakeholders; writing grants is something the county did well and could help the building to not be a blight and to become functional.

Mr. Liggins asked how much the assessment would cost and if it was a standalone grant. Mr. Little responded there was \$1.5 million available to Macon and Baldwin County. Mr. Tobar responded that the grant was funded by EPA. Each assessment cost about \$4,000 and was completely covered by the grant. The assessment would give the engineers information for preparing a preliminary engineering report.

There was a discussion about allowing speakers three minutes without including commissioner's response to questions.

There was a discussion that Terracon, who would perform the environmentals, would indemnify the county so Terracon would be responsible for any damage; Terracon would mostly be taking pictures and samples; concerns were expressed that not all commissioners had all the information; being sure of the scope of the work; and this was an opportunity for the first step.

There was a discussion clarifying that the county would not be taking over the building, this would only be the county getting a grant to do a brownfield assessment in order to facilitate the Powell Building being brought back to a condition that could be used.

There was a discussion asking why the county would be involved at this point instead of the State, City and Central State Local Redevelopment Authority and what would be required from the county. Mr. Tobar stated the grant was also used for the environmental assessments on 124 Ogden, 327 Allen Memorial Drive, and 179 Frazier Drive for the rural workforce housing. Mr. Tobar stated that the properties that were getting assessments that were owned by the Local Redevelopment Authority did not require a license agreement with the county.

There was a discussion about voting on a contract at a later date.

Commissioner Little made a motion to approve the resolution. Commissioner Hall seconded the motion. Commissioners Strickland, Butts, Hall and Little voted aye. Commissioner Davis voted no. The motion carried.

### 2026 Fee Schedule

Chairman Strickland read the caption for Resolution R-2025-94 to adopt the 2026 Fee Schedule.

Resolution R-2025-94 was presented as follows:

#### **RESOLUTION R-2025-94**

#### **A RESOLUTION TO AMEND THE BALDWIN COUNTY FEE SCHEDULE.**

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

**WHEREAS**, the County Manager had informed the Baldwin County Board of Commissioners of the need to revise the Baldwin County Fee Schedule; and

**WHEREAS**, the proposed fee schedule is attached and by reference duly incorporated and made a part of this resolution.

**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. Approval of the Baldwin County Fee Schedule. The Board of Commissioners hereby approves the Fee Schedule as presented.
3. Authorization for the Baldwin County Fee Schedule. The County Manager, and his agents, are hereby authorized to implement the Baldwin County Fee Schedule once approved by the Baldwin County Board of Commissioners.
4. Other Actions Authorized. The Chairman and County Manager shall be authorized to take any other action necessary or convenient to execute and implement the changes to the

Baldwin County Fee Schedule and to effectuate this Resolution.

5. 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.
6. Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this resolution this day passed be and they are hereby repealed.
7. Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 16<sup>th</sup> day of December, 2025.

BALDWIN COUNTY, GEORGIA

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Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser  
Baldwin County Clerk

County Manager Tobar outlined the proposed changes to the fee schedule to include:

- Water Park Fees
- Golf fees for Trackman – discussion about clarifying bay rental fees for instructors

Commissioner Butts made a motion to table the adoption of the fee schedule until commissioners could discuss further. Commissioner Davis seconded the motion.

Discussion continued about:

- Water park fee going from \$10.00 to 12.00.
- The current fee schedule was adjusted and included the new programs
- Pickleball fees were not included in the proposed fee schedule
- Having fee-based programs to limit property taxes subsidizing recreation
- Fees for the recreation department
- Concerns about voting on an incomplete fee schedule

Chairman Strickland called for the vote on tabling the adoption of the fee schedule. The motion carried unanimously.

### 2026 Annual Operating Budget Adoption

Chairman Strickland read the caption for Resolution R-2025-95 adopting Fiscal Year 2026 Annual Operating Budget.

Resolution R-2025-95 was presented as follows:



**RESOLUTION R-2025-95**  
**BALDWIN COUNTY, GEORGIA FISCAL YEAR 2026 BUDGET RESOLUTION**

**A RESOLUTION ADOPTING A BUDGET FOR THE FISCAL YEAR 2026 (JANUARY-DECEMBER) FOR EACH FUND OF BALDWIN COUNTY, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ITEMS OF ANTICIPATED FUNDING SOURCES, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES FROM EXCEEDING ACTUAL FUNDING SOURCES.**

WHEREAS, a Proposed Budget for each of the various Funds of the County has been presented to the Board of Commissioners; and,

WHEREAS, appropriate advertised public hearings have been held on the FY 2026 Proposed Budget, as required by Federal, State and Local Laws and Regulations; and

WHEREAS, the Board of Commissioners has reviewed the Proposed Budget and has made certain amendments to Funding Sources and Appropriations; and

WHEREAS, the Budget for each Fund includes Appropriations for Fiscal Year 2026, incorporates certain levies, assessments, fees and charges to finance these expenditures and lists the Anticipated Funding sources; and

WHEREAS, each of the Funds has a balanced budget, such that Anticipated Funding sources equal Proposed Expenditures; and

NOW, THEREFORE, BE IT RESOLVED that the within and attached Budget Summary and Supplemental Fee Schedule is hereby approved as the Budget for the 2026 Fiscal Year.

BE IT FURTHER RESOLVED that in accordance with O.C.G.A 33-8-8, the proceeds from the tax on insurance premiums estimated to be \$2,500,000 for FY2026, shall be used for the provision of fire protection services to the residents of the unincorporated Baldwin County.

BE IT FURTHER RESOLVED that the Budget shall be adjusted so as to adapt to changing governmental needs during the fiscal year as follows, such amendments shall be recognized as approved changes to this resolution in accordance with O.C.G.A.

36-81-3 (d) (1):

Any increase in Appropriations in any Fund for a Department, whether through a change in Anticipated Revenues in any Fund or through a transfer of Appropriations among Departments, shall require the approval of the Board of Commissioners with the following exceptions: in the case of insurance reimbursements for vehicle collisions and other equipment losses, the Finance Director and the County Manager are granted authority to allocate funds to the appropriate Department from insurance proceeds and/or from the Risk Management Fund for the replacement or repair of damaged equipment; in the case of donations for specified purposes, the Finance Director and the County Manager are granted authority to allocate funds to the appropriate Department and from contingency for leave payments that are unanticipated; in the case of end-of-fiscal year adjustments, the Finance Director and the County Manager are granted authority to transfer available appropriations among Departments and to make other adjustments as necessary to ensure that overall expenditures are in agreement with appropriations, as required by the Department of Audits. Reallocation of Appropriations in any Fund

among the various accounts within a Department shall require only the approval of the Finance Director and the County Manager.

BE IT FURTHER RESOLVED that in accordance with GASB 54, it will be the County's policy to maintain an adequate General Fund unassigned fund balance to provide liquidity in the event of an economic downturn or natural disaster and the financial standard to maintain for the unassigned fund balance will be 10% of budgeted expenditures.

BE IT FURTHER RESOLVED that temporary tax anticipation notes shall be authorized as needed for general operating expenditures incurred during fiscal year 2026. Such notes shall not exceed \$10,000,000 and shall have a maturity date of December 31st of the calendar year in which the notes are executed. Interest rate proposals shall be requested from full-service financial institutions, including all those located within Baldwin County. This amount is within the legal debt level of Baldwin County for temporary loans, which is 75% (\$18 million) of the t

SO RESOLVED, this 16<sup>th</sup> day of December, 2025, total amount of taxes collected in the previous year (\$24 million).

BALDWIN COUNTY

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Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

Attest:

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Bo Danuser, County Clerk  
Baldwin County, Georgia

County Manager Tobar presented the budget with corrections.

Commissioner Hall stated there had been public hearings and multiple discussions about the budget, this was essentially the same amount of money discussed.

Commissioner Hall made a motion to approve the resolution to adopt the budget. Commissioner Little seconded the motion.

Desiree Liggins addressed the commissioners asking for comments on  
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- The low reserve,
- The two checks hand delivered to the city for the SPLOST and TSPLOST
- How the commissioners knew there was a debt and that it was not paid
- Did the commissioners know there was a debt when the Trackman was approved
- Would the debt stop projects including Sydney Butts Road or the Trackman
- Public knowledge.

Chairman Strickland responded stating the debts were paid and an audit was being done to examine SPLOST spending, information would be provided.

Commissioner Butts asked why the budget was the same if items had been deleted. There was a discussion about the budget amounts, and items that had been deleted, positions frozen and

corrections. Commissioner Butts asked what corrections had been made. Mr. Tobar stated the corrections were made in the amount due to the pension and health insurance totaling about \$700,000.

Commissioners discussed Solicitors budget and issuing the TAN.

Commissioners Strickland, Hall and Little voted aye. Commissioners Butts and Davis vote no. The motion passed and the budget was approved.

### **Brooks Farm Road**

Chairman Strickland read Resolution R-2025-96 authorizing the renaming of an abandoned portion of Georgia State Highway 24 at its intersection with the Fall Line Freeway to Brooks Farm Road.

Resolution R-2025-96 was presented as follows:

**RESOLUTION R-2025-96  
A RESOLUTION TO CHANGE A ROAD NAME FROM EAST HIGHWAY 24,  
AT ITS INTERSECTION WITH THE FALL LINE FREEWAY, TO BROOKS FARM ROAD;  
AND FOR OTHER PURPOSES.**

**WITNESSETH:**

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

**WHEREAS**, The Code of Ordinances, Baldwin County, Georgia, Section 42-72, provides that a street name may be changed by specific resolution passed by the Board of Commissioners of Baldwin County, Georgia (“the Board of Commissioners”);

**WHEREAS**, County public safety personnel have found difficulties in finding certain properties along East Highway 24 at its intersection with the Fall Line Freeway;

**WHEREAS**, the County Manager has submitted a request to rename that portion of East Highway 24, at its Intersection with the Fall Line Freeway, to Brooks Farm Road, as shown on a map which is attached as Exhibit “A” for public safety reasons;

**WHEREAS**, the Board of Commissioners has ensured that all of the required notice, advertisement, and public hearing requirements have been met or satisfied, with the public hearing having been held Tuesday, December 2, 2025 at 5:30 P.M.;

**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. **Change of Road Name.** That portion of East Highway 24, at its intersection with the Fall Line Freeway, shown marked on a map which is attached Exhibit “A”, and a copy of which is on file in the office of this Board of Commissioners, is hereby changed to **Brooks Farm Road**.



3. **Authorization for Change of Road Signs.** The County Manager, or his or her designee, is hereby directed to remove existing road signs for the road shown on Exhibit "A" and replace them with signs identifying the road as Brooks Farm Road.
4. **Other Actions Authorized.** The Chairman, 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.
5. **Actions Ratified, Approved and Confirmed.** The signatures in the Agreement to Purchase Property from the Chairman or County Manager for the Board of Commissioners evidences 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 16<sup>th</sup> day of December, 2025.

BALDWIN COUNTY, GEORGIA

\_\_\_\_\_  
Andrew Strickland, Chair  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County, Georgia

County Manager Tobar stated that the commissioners authorized the name change and this was the resolution to officially change the name. The GIS operator would be notified and would in turn notify the E911 system. Another letter would be sent to the residents on the road so they could notify the postal service.

Commissioner Butts made a motion to approve Resolution R-2025-96. Commissioner Little seconded the motion and the motion passed unanimously.

#### County Manger Employment Contract

Chairman Strickland read the caption for Resolution R-2025-97 authorizing the County Manager Employment Contract.

Resolution R-2025-97 was presented as follows:

#### RESOLUTION R-2025-97

A RESOLUTION TO AUTHORIZE AN EMPLOYMENT AGREEMENT WITH CARLOS TOBAR AS  
COUNTY MANAGER TO PERFORM THE FUNCTIONS AND DUTIES SPECIFIED IN THE  
BALDWIN COUNTY CODE OF ORDINANCES AND TO PERFORM OTHER LEGALLY  
PERMISSIBLE AND PROPER DUTIES AND FUNCTIONS

WHEREAS, The Baldwin County Board of Commissioners desire to continue the employment agreement with County Manager Carlos Tobar; and

WHEREAS, the County Manager performs the functions and duties specified in the Baldwin County Code of Ordinances along with other legally permissible and proper duties and functions; and

WHEREAS, the aforementioned employment agreement is hereby attached and by reference duly incorporated and made part of this resolution.

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

1. **Incorporation of Recitals.** The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. **Authorization of Agreement.** The Board of Commissioners hereby authorizes an employment agreement with Carlos Tobar as County Manager.
3. **Authorization of Chairman.** The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners to sign any documentation or take any other action necessary reasonably required to carry out, give effect to, and consummate this employment agreement Carlos Tobar and to take all action necessary in conformity therewith.
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 16<sup>th</sup> day of December, 2025.

BALDWIN COUNTY, GEORGIA

\_\_\_\_\_  
Honorable Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County, Georgia

County Attorney Brandon Palmer stated this was a new employment agreement with the County Manager for the term beginning January 1, 2026 and ending December 31, 2026.

Desiree Liggins addressed the commissioner regarding the employment contract. She stated she interacted with the County Manager and found a lack of integrity, transparency, use of poor choice of words, the underprivileged were historically neglected, animal controlled belonged to him. She asked when they were going to get rid of him, he did not do the right thing for Baldwin County.

Commissioner Little made a motion to approve the County Manager's Contract. Chairman Strickland seconded the motion. Commissioners Hall, Strickland and Little voted aye. Commissioners Butts and Davis voted no. The motion carried.

## APPOINTMENTS

### Sinclair Water Authority

Commissioner Hall nominated and made a motion to appoint Brian Robinson to the Sinclair Water Authority.

Commissioner Hall stated that the current member was stepping into the chairman role and needed to be replaced. Brian Robinson is the Vice President of one of our local banks and has a good financial background.

Commissioners Little seconded the motion and the motion passed unanimously.

### Division of Family and Children Services

Commissioner Davis made a motion to table the appointment of Patricia Wolf to the Division of Family and Children Services Board. Commissioner Butts seconded the motion. The motion carried and the appointment of Patricia Wolf to the Division of Family and Children Services was tabled.

Commissioner Strickland nominated Scott Deason for appointment to the Division of Family and Children Services.

Commission Vice Chair Butts made a motion to appoint Col. Scott Deason to the Division of Family and Children Services. Commissioner Little seconded the motion and the motion passed unanimously.

### Development Authority of Milledgeville and Baldwin County

Commission Hall made a motion to appoint Greg Tyson and Tyrone Evans to the Development Authority. Commissioner Butts seconded the motion and the motion passed unanimously.

### Middle Georgia Regional Commission

There was a discussion about the appointments to the Regional Commission. Chairman Strickland appointed Commissioner Davis to take over his duties at the Middle Georgia Regional Commissioner for 2026. Commissioner Davis accepted the appointment.

Commissioner Little made a motion to accept the slate to appoint Jonathan Jackson, Shonya Mapp and Johnny Westmoreland. Commissioner Butts seconded the motion.

There was a discussion about who appointed which position.

Commissioner Davis made a motion to table the appointments to the Middle Georgia Regional Commission. Commissioner Little seconded the motion and the motion passed unanimously.

## OLD BUSINESS

There was no old business discussed.

## NEW BUSINESS

There was no new business discussed.

## COUNTY MANAGER'S REPORT

County Manager Carlos Tobar updated the commissioners on:

- Collins P. Lee Center – Mr. Tobar asked if the commissioners wanted to pursue the center. Chairman Strickland discussed the County's relationship between the Twin Pines Library system and the Collins P. Lee Center. He expressed his concern with the relationship and asked the county to move away the library.

There was a discussion about not being able to do away with the library on Log Cabin Road which came at a cost of \$90,000 per year.

- Galvanized water line inventory – Mr. Tobar asked if the commissioners wanted to continue. There was discussion.

There was a discussion about the current projects were already accounted for and not adding any more projects.

Mr. Tobar reads the list of current projects including

- Galvanized water line inventory – ongoing
- water line replace was complete,
- SCADA for the water system – awaiting a contract. There was a discussion about delaying awarding a contract
- Smith-Sibley sewer extension was in the design phase
- CDBG 2024 sewer line replacement – would start in January 2026
- Housing Rehab 2025 – sewer line and galvanized water lines replacement in Oconee Heights had been submitted to DCA; two houses would be demolished and rebuilt by Habitat for Humanity
- Sewer line replacement and housing rehab 2026 target area would be north of Barnes, the budget had been prepared; assessments would begin to find houses for rehabilitation
- Road resurfacing punch list was being done
- Oconee Height Streetscape – invoices sent to Federal Highway Administration. It was a \$4.9 million city/county project where roads would get resurface, three bridge replaced, street lights installed, shared use paths
- Roberts Road Bridge replacement – waiting for bid documents
- Airport ramps – waiting for environmental assessments
- Harrisburg Park – curb and gutter had been installed and the intersection realigned, concrete was being poured for community center and sub grade plumbing had been done
- 2024 CHIP grant – 4 houses had been done and bids were solicited for the 5th
- 2026 CHIP – grant application being prepared and would be on the January 6<sup>th</sup> agenda.
- 2026 Rural Housing Initiative Grant – grant would be submitted January 9<sup>th</sup> and county should get a response in March or April



- Congressionally directed spending request for \$1.3 million for 10 Habitat for Humanity passed the subcommittee and was in the senate budget
- Personnel Handbook – edits had been completed
- Golf Course - Trackman was expected to open in January 2026 and irrigation bids would be submitted to commission January 6<sup>th</sup> along with a professional services contract for design of golf course

### PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Clarence Hall addressed the commission referencing an article in the Union Recorder. He stated the tax payers had the right to know what was going on with the board and there had been neglect. He asked what was done with the money and what else would be cut. He stated Baldwin County was in a dire situation and it was embarrassing. He asked where the CFO was and what was going on.

Chairman Strickland responded that Mr. Hall had made fair points but he would not talk about personnel issues. He stated there was an indication that there were problems with the county upholding its obligations to the City of Milledgeville; an independent audit of SPLOST has been called for to endure that everything was on the up and up or that it would be fixed. The board was not going to speculate but would provide documents when finished.

Olivia Hill addressed the commissioners expressing her concerns about the Frazier Woods proposal. She stated that the land survey showed part of the land used was going through her property; She felt the road would not hold 123 new families, sewer lines busted; she was concerned how they would take this into the future. She stated the property was in the flood plain and was swampland. She suggested the developers speak to the residents

Desiree Liggins addressed the commission regarding the budget. She discussed pickleball fees, concessions at the trackman, owing the city money, getting projects approve, Sidney Butts Road not being finished and how the Trackman could be done quickly but not Sydney Butts Road.

Manager Tobar responded that they had to get the contractor back to take care of the road on Sidney Butts Road the asphalt plant was closed on the cold days and that the cul de sac was an upgrade. The Trackman was a different process and different contractors.

Norris Liggins addressed the commissioner stated he was disappointed with Mrs. Davis for not letting them know about Frazier Drive. He was concerned about what it might turn into. He took pride in his house and didn't want drugs coming in his backyard; plumbing was an issue and traffic would increase. Mr. Liggins stated the neighborhood was safe and there were elderly people.

There was a discussion in which many unidentified members of the public asked questions and made comments.

Mr. Tobar responded that a FAQ would be put on the website, the property was not in the flood zone, Mr. Price sold the property and had nothing to do with the project, he did not propose the apartments but the county was involved through a Rural Workforce Initiative Grant for road construction and sewer lines, the sewer lines on Frazier Drive had been replaced.

There was a discussion about the condos being marketed to working people and the priority, the developer buying back any unsold units, units being donated to Habitat for Humanity, purchaser being eligible for the Dream Down Payment Assistance program, and placing a roundabout at the intersection at the top of the hill.

Commissioner Little stated that he appreciated the feedback; the county had gotten complaints about them not doing anything for the southside, that everything was done for the northside; he got excited about projects like this.

Valina Reeves addressed the commission regarding the disrepair of storm water drains in her backyard on Maplewood. She had been complaining for two decades; she had contacted her commissioner. She stated the storm drain had big holes and didn't drain so water went everywhere. She stated it had been hard on her and her husband and she just wanted the county to fix the storm drain.

Anderson Reeves addressed the commissioners stating the drain pipes were not draining property, they had deteriorated over the years and water was backing up in his yard; they were at a point that they didn't know what to do.

Carlos Tobar stated this was a county wide problem, there was no easement for the property, stormwater pipes had been replaced in the neighborhood. There was stormwater from the road going onto the storm drain pipes. There must be an easement and it would be an expensive.

Commissioner Butts stated it was not acceptable, the county needed to fix this because it was the county's problem.

There was discussion about getting an analysis for projects county wide, getting easements, and getting a cost analysis on Maplewood.

Fidelas Folifac addressed the commission regarding the Frazier Woods project. He stated that when it was presented at the Oconee Heights neighborhood there were no residents from Frazier Drive at the meeting, the project should be presented to the residents of Frazier Drive. Mr. Folifac discussed the Language Access Plan and the comments made about it not being needed was unbecoming of a government employee.

Cynthea Ranson addressed the commission regarding RVs being parking in communities. She understood an RV could be parked for no longer than 90 and only days during construction. She stated that there was an RV parked up the road from her that got constant car traffic and foot traffic and it had been going on since April of this year. She had contacted county officials but had gotten no response. She complained about not being able to get services on the southside.

Commissioner Little stated the county had not enforced codes in the past but now they did. The citable offenses had been compiled and submitted to the DA's office; the county now had a way to take action.

There was a discussion about implementing a way to prosecute code violations.

Maurice Liggins addressed the commissioners wishing everyone a Merry Christmas. Mr. Liggins stated the residents were not opposed to the housing proposed for Frazier Drive, they were against the execution. It was too late for a website because, the developer already had a plan. The residents had valid concerns and there were a lot of questions. He suggested starting a committee so the developer and people could come together to make this work.

Commissioner Davis asked for an update on cleaning the mud on Lake Lauren Road. Mr. Tobar responded that they would clean it up, the grass was growing.

Commissioner Davis announced that the Middle Georgia Consortium would be in room 240 from 11:00 to 1 for people who wanted a job.

Chairman Strickland read a statement regarding his chairmanship stating it had been an honor serving as chairman. He stated the board ushered in a new level of transparency, conducting independent reports regarding tax dollars, and planning for the future including in recreation where the focus was on the family and tourism to help the small business owner. Commissioner Strickland continued listing the accomplishments of the county including enforcing codes, litter clean up, adding community service in target neighborhoods, and rebuilding animal control to include spay and neuter programs.

Chairman Strickland closed by stating it had been an honor to serve as chairman and he hoped the citizens of Baldwin County understood that he acted with their best interests in mind.

### ADJOURNMENT

Commissioner Little made a motion to adjourn the meeting. Commissioner Davis seconded the motion and the motion carried unanimously.

The December 16, 2025 Baldwin County Commission meeting was adjourned at 8:07 PM.

Submitted,



Andrew Strickland, Chairman  
Baldwin County Board of Commissioners

ATTEST:



Bo Danuser, County Clerk  
Baldwin County, Georgia

