



# BALDWIN COUNTY REGULAR MEETING

August 15, 2023

1601 N Columbia St, Suite 220

6:00 PM

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## AGENDA

### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE

### PRESENTATIONS

1. Meet Your Bulldogs - GMC Junior College Head Football Coach Rob Manchester

### APPROVAL OF MINUTES

- [2.](#) August 18, 2023 Regular Meeting  
August 18, 2023 Executive Session

### ADMINISTRATIVE/FISCAL MATTERS

- [3.](#) Update on Millage Rate - Assistant County Manager
4. Bids for 2022 Community Development Block Grant - County Manager

### OLD BUSINESS

### NEW BUSINESS

### COUNTY MANAGER'S REPORT

### PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

### ADJOURNMENT

### REMINDERS

September 4, 2023, Monday, All Non-Emergency Departments Will Be Closed in Observance of Labor Day.

September 5, 2023, Tuesday, 6:00 p.m., Regular Meeting, Government Building, 1601 North Columbia Street, Suite 220.

September 19, 2023, Tuesday, 6:00 p.m., Regular Meeting, Government Building, 1601 North Columbia Street, Suite 220.

September 22, 2023, Tuesday, 4:00 p.m., Called Meeting to Set Millage Rate, Government Building, 1601 North Columbia Street, Suite 220.

September 26, 2023, Tuesday, 6:00 p.m., Public Hearings on Proposed Amendments to Code of Ordinances, 1601 North Columbia Street, Suite 220.



**BALDWIN COUNTY COMMISSIONERS  
REGULAR MEETING**

**August 1, 2023  
1601 N Columbia St, Suite 220  
6:00 P.M.**

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**MINUTES**

**MEMBERS PRESENT**

Emily Davis  
John Westmoreland  
Kendrick Butts  
Sammy Hall  
Henry Craig

**OTHERS PRESENT**

Bandon Palmer  
Carlos Tobar  
Dawn Hudson  
Cindy Cunningham

**CALL TO ORDER**

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

**INVOCATION**

Commissioner Sammy Hall delivered the Invocation

**PLEDGE OF ALLEGIANCE**

Commissioner Kendrick Butts led the Pledge.

**APPROVAL OF MINUTES**

Vice Chair John Westmoreland made a motion to approve the minutes of the July 18, 2023, Regular Meeting and July 18, 2023 Executive Session as submitted. Commissioner Sammy Hall seconded the motion and it passed unanimously.

**ADMINISTRATIVE / FISCAL MATTERS**

**Contract Award – Government Building Park**

County Manager Carlos Tobar reported sealed bids were solicited for the park at the Government Building and the Harrisburg Streetscape Project. He stated three bids were received for the park, and the low bidder was Root Design in the amount of \$165,000.

Commissioner Henry Craig made a motion to award the contract for engineering and design related services for the park at the Government Building to low bidder, Root Design, for \$165,000. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

**Contract Award – Harrisburg Streetscape**

County Manager Tobar reported two bids were received for the Harrisburg Streetscape Project with Stantec being the low bidder in the amount of \$133,000.

Commissioner Henry Craig made a motion to award the contract for engineering and design related services for the Harrisburg Streetscape project to low bidder, Stantec, in the amount of \$133,000. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

**Old Business**

Chair Emily Davis reported that she, Commissioner Hall and County Manager Tobar met with a representative of Waste Management to address problems with service being provided.

There was no New Business to come before the Board.

**COUNTY MANAGER'S REPORT**

County Manager Carlos Tobar presented an update on County activities / projects to include: work completion on Shana Drive; work on Boddie precinct nearing completion; proposed changes to four ordinances being reviewed and public hearings will be scheduled at later dates; TSPLOST Resolution delivered to Elections Superintendent; staff is assisting Greenway Authority with Recreational Trails Program grant application with match and possibly future grant applications being funded from next SPLOST; preparing preliminary reports for two bridges in anticipation of applying for US DOT bridge grant in November if TSPLOST passes; preparing for 2024 Community Development Block Grant application and Community Home Investment Program application. Mr. Tobar presented an update on capital projects to include public buildings, water and sewer infrastructure, transportation, public safety equipment; recreation, broadband infrastructure, scrap tire amnesty day, and housing.

**PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS**

Ms. Cindy Humphrey, Simpson Proctor Lane, expressed her appreciation to County employees who had been helpful to her.

Mr. Gray Smith, 113 Allenwood Circle, addressed the Board expressing concerns regarding an animal control situation at 930 West Montgomery Street.

Ms. Pam Peacock, 196 Montego Bay Road, addressed the Board regarding an animal control situation at 930 West Montgomery Street.

Mr. Allen Mock, 151 Rocky Creek Court, addressed the Board regarding the condition of the road and requested the County's assistance in maintaining the road.

**EXECUTIVE SESSION**

Commissioner Sammy Hall made a motion to adjourn into Executive Session at 6:25 p.m. to discuss litigation and property disposal. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

**RECONVENE REGULAR MEETING**

Commissioner Sammy Hall made a motion to reconvene the Regular Meeting at 7:40 p.m. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Commissioner Henry Craig made a motion to authorize the filing of complaints against the Georgia Department of Public Health and the Georgia Department of Community Health as determined necessary by County Attorney. Commissioner Sammy Hall seconded the motion and it passed unanimously.

**ADJOURNMENT**

Commissioner Kendrick Butts made a motion to adjourn the Regular Meeting at 7:45 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

Emily C. Davis  
Chair

Cynthia K. Cunningham  
County Clerk

**PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2023**

COUNTY: \_\_\_\_\_ TAXING JURISDICTION: \_\_\_\_\_

**ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW**

DESCRIPTION	2022 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2023 DIGEST
REAL	1,370,383,931	(13,801,933)	11,642,994	1,368,224,992
PERSONAL	119,622,110		31,677,841	151,299,951
MOTOR VEHICLES	14,017,280		49,830	14,067,110
MOBILE HOMES	9,889,994		551,969	10,441,963
TIMBER -100%	5,221,226		(4,212,237)	1,008,989
HEAVY DUTY EQUIP	34,644		91,461	126,105
GROSS DIGEST	1,519,169,185	(13,801,933)	39,801,858	1,545,169,110
EXEMPTIONS	192,641,357	(997,696)	25,648,225	217,291,886
NET DIGEST	1,326,527,828	(12,804,237)	14,153,633	1,327,877,224
	(PYD)	(RVA)	(NAG)	(CYD)
2022 MILLAGE RATE:	9.930		2023 MILLAGE RATE:	10.020

**CALCULATION OF ROLLBACK RATE**

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2022 Net Digest	PYD	1,326,527,828	
Net Value Added-Reassessment of Existing Real Property	RVA	(12,804,237)	
Other Net Changes to Taxable Digest	NAG	14,153,633	
2023 Net Digest	CYD	1,327,877,224	(PYD+RVA+NAG)
2022 Millage Rate	PYM	9.930	PYM
Millage Equivalent of Reassessed Value Added	ME	-0.096	(RVA/CYD) * PYM
Rollback Millage Rate for 2023	<b>RR - ROLLBACK RATE</b>	<b>10.026</b>	PYM - ME

**CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES**

If the 2023 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	10.026
	2023 Millage Rate	10.020
	<b>Percentage Tax Increase</b>	<b>-0.06%</b>

**CERTIFICATIONS**

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

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Chairman, Board of Tax Assessors Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

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Tax Collector or Tax Commissioner Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2023 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2023 is \_\_\_\_\_

**CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION**

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

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Responsible Party Title Date

## 2023 TAX DIGEST AND FIVE YEAR HISTORY

THE BALDWIN COUNTY BOARD OF COMMISSIONERS DO HEREBY ANNOUNCE THAT THE MILLAGE RATE WILL BE SET AT A MEETING TO BE HELD TUESDAY, AUGUST 22, 2023 AT 4:00 PM AT THE BALDWIN COUNTY GOVERNMENT BUILDING, SUITE 220, PURSUANT TO THE REQUIREMENTS OF O.C.G.A. 48-5-32, DO HEREBY PUBLISH THE FOLLOWING PRESENTATION OF THE CURRENT YEAR'S TAX DIGEST AND LEVY ALONG WITH THE HISTORY OF THE TAX DIGEST AND LEVY FOR THE PAST FIVE YEARS.

County Wide	2018	2019	2020	2021	2022	2023
Real & Personal	\$1,192,788,014	\$1,208,778,590	\$1,229,910,184	\$1,270,362,151	\$1,490,006,041	\$1,519,524,943
Motor Vehicle	\$26,830,500	\$22,326,150	\$17,976,480	\$15,573,590	\$14,017,280	\$14,067,110
Mobile Homes	\$8,939,383	\$8,823,115	\$9,287,296	\$9,291,182	\$9,889,994	\$10,441,963
Timber - 100%	\$2,699,186	\$2,224,393	\$2,006,476	\$3,231,124	\$5,221,226	\$1,008,989
Heavy Duty Equipment	\$22,713	\$21,010	\$34,730	\$33,157	\$34,644	\$126,105
Gross Digest	\$1,231,279,796	\$1,242,173,258	\$1,259,215,166	\$1,298,491,204	\$1,519,169,185	\$1,545,169,110
Less M & O Exemptions	\$142,965,473	\$144,581,786	\$148,707,928	\$160,550,655	\$192,641,357	\$217,291,886
Net M & O Digest	\$1,088,314,323	\$1,097,591,472	\$1,110,507,238	\$1,137,940,549	\$1,326,527,828	\$1,327,877,224
Gross M & O Millage	13.57	13.59	13.75	14.85	14.02	14.33
Less Rollbacks	3.71	3.74	3.92	4.35	4.09	4.31
Net M & O Millage	9.86	9.85	9.83	10.50	9.93	10.02
Net Taxes Levied	\$10,730,779	\$10,811,276	\$10,916,286	\$11,948,376	\$13,172,421	\$13,305,330
Net Taxes \$ Increase(Decrease)	(\$144,425)	\$80,497	\$105,010	\$1,032,090	\$1,224,046	\$132,908
Net Taxes % Increase(Decrease)	-1.33%	0.75%	0.97%	9.45%	10.24%	1.01%