



BALDWIN COUNTY COMMISSIONERS PUBLIC HEARING AND REGULAR MEETING

**September 17, 2024
1601 N Columbia St, Suite 220
6:00 PM**

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC HEARING

1. Proposed Property Tax Increase

APPROVAL OF MINUTES

2. September 3, 2024 Regular Meeting
September 3, 2024 Executive Session

ADMINISTRATIVE/FISCAL MATTERS

3. Amendment to Department of Natural Resources Agreement - County Manager
4. Lease Purchase Agreement for Golf Course - Assistant County Manager

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

5. September 17, 2024

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

ADJOURNMENT

REMINDERS

September 30, 2024, Monday, 11:00 a.m., Public Hearing on Proposed Property Tax Increase, 1601 North Columbia Street, Suite 220.

September 30, 2024, Monday, 11:30 a.m., Called Meeting to Establish the 2024 Millage Rate, 1601 North Columbia Street, Suite 220.

October 1, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

NOTICE OF PROPERTY TAX INCREASE

The Baldwin County Board of Commissioners has tentatively adopted a millage rate which will require an increase in property taxes by 17.28 percent.

All concerned citizens are invited to the public hearings on this tax increase to be held at the Baldwin County Government building located at 1601 N. Columbia St., Suite 210 Milledgeville, Georgia on September 17, 2024 at 3:00 PM and 6:00 PM.

Time and place of additional public hearing on this tax increase are at Baldwin County Government building located at 1601 N. Columbia St., Suite 220 Milledgeville, Georgia on September 30, 2024 at 11:00 AM.

The tentative increase will result in a millage rate of 10.02 mills, an increase of 1.48 mills. Without this tentative tax increase, the millage rate will be no more than 8.54 mills. The proposed tax increase for a home with a fair market value of \$155,000 is approximately \$76.96 and the proposed tax increase for a non-homestead property with a fair market value of \$155,000 is \$91.76.

2024 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 MONDAY, SEPTEMBER 30, 2024 AT 11:30 AM 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	2019	2020	2021	2022	2023	2024
Real & Personal	\$1,208,778,590	\$1,229,910,184	\$1,270,362,151	\$1,490,006,041	\$1,519,524,943	\$1,845,656,146
Motor Vehicle	\$22,326,150	\$17,976,480	\$15,573,590	\$14,017,280	\$14,067,110	\$13,532,920
Mobile Homes	\$8,823,115	\$9,287,296	\$9,291,182	\$9,889,994	\$10,441,963	\$10,699,343
Timber - 100%	\$2,224,393	\$2,006,476	\$3,231,124	\$5,221,226	\$1,008,989	\$2,347,736
Heavy Duty Equipment	\$21,010	\$34,730	\$33,157	\$34,644	\$126,105	\$38,945
Gross Digest	\$1,242,173,258	\$1,259,215,166	\$1,298,491,204	\$1,519,169,185	\$1,545,169,110	\$1,872,275,090
Less M & O Exemptions	\$144,581,786	\$148,707,928	\$160,550,655	\$192,641,357	\$217,291,886	\$265,032,220
Net M & O Digest	\$1,097,591,472	\$1,110,507,238	\$1,137,940,549	\$1,326,527,828	\$1,327,877,224	\$1,607,242,870
Gross M & O Millage	13.59	13.75	14.85	14.02	14.33	13.77
Less Rollbacks	3.74	3.92	4.35	4.09	4.31	3.75
Net M & O Millage	9.85	9.83	10.50	9.93	10.02	10.02
Net Taxes Levied	\$10,811,276	\$10,916,286	\$11,948,376	\$13,172,421	\$13,305,330	\$16,104,574
Net Taxes \$ Increase(Decrease)	\$80,497	\$105,010	\$1,032,090	\$1,224,046	\$132,908	\$2,799,244
Net Taxes % Increase(Decrease)	0.75%	0.97%	9.45%	10.24%	1.01%	21.04%



**BALDWIN COUNTY
REGULAR MEETING**
September 3, 2024
1601 N Columbia St, Suite 220
6:00 PM

MINUTES

MEMBERS PRESENT

John Westmoreland
Kendrick Butts
Henry Craig
Emily Davis
Sammy Hall

OTHERS PRESENT

Brandon Palmer
Carlos Tobar
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chairman John Westmoreland called the September 3, 2024 Regular Meeting to order at 6:00 p.m.

INVOCATION

County Manager Carlos Tobar delivered the Invocation.

PLEDGE OF ALLEGIANCE

Vice Chairman Kendrick Butts led the Pledge of Allegiance.

PRESENTATIONS

Central Georgia Technical College Executive Vice President Jeff Scruggs expressed his appreciation for the opportunity to come before the Board of Commissioners to present an update on the CGTC. He introduced Ms. Terri Dietrich, Milledgeville Campus Director. Mr. Scruggs discussed the mission and accomplishments of CGTC. He presented statistical information and comparison figures related to number of teachers, students, graduates and different credential programs. Mr. Scruggs expressed the importance of the Hope Career Grant which provides programs to enable Georgia to be competitive with a well-trained workforce. Mr. Scruggs urged everyone to visit the CGTC campus to see what they have to offer the Central Georgia region.

APPROVAL OF MINUTES

Commissioner Henry Craig made a motion to approve the minutes of the August 6, 2024 Work Session, August 6, 2024 Regular Meeting, and the August 6, 2024 Executive Session as submitted. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Commissioner Emily Davis amended her motion to state authorization for the hiring of a part time deputy coroner through December 31, 2024 and revisit the approval of the position every 30 days thereafter pending possible legislation related to Coroners. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Bids for Golf Course

County Manager Carlos Tobar reported the County solicited bids for an irrigation pump station at Little Fishing Creek Golf Course. He stated a bid opening was held on August 14, 2024 and the following two bids were received: ProPump & Controls in the amount of \$273,244.00 and Central Turf and Irrigation Supply in the amount of \$287,326.88. Mr. Tobar recommended awarding the bid to low bidder, ProPump & Controls in the amount of \$273,244.00.

Commissioner Sammy Hall made a motion to award the bid to ProPump & Controls for \$273,244.00. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Workforce Investment Opportunity Act (WIOA) Grants

Assistant County Manager Dawn Hudson presented two grant awards under the Workforce Investment Opportunity Act program. The Adult Program award is in the amount of \$144,830.00 and the Dislocated Worker Program award is in the amount of \$153,241.00. Ms. Hudson stated is no local match required for the grants, and the grant period for both grants is July 1, 2024 through June 30, 2016.

Commissioner Emily Davis made a motion to accept both grant awards as presented and to authorize the Chairman to execute grant documents. Commissioner Henry Craig seconded the motion and it passed unanimously.

Short Term Vacation Rentals Ordinance

County Attorney Brandon Palmer presented an amendment to Chapter 16-75 – Short-Term Vacation Rentals - of the Baldwin County Code of Ordinances entitled “Land Development Code” to provide for codification to repeal conflicting provisions; to provide an effective date; and for other purposes. He stated the Short-Term Vacation Rentals Ordinance includes the latest revisions based on comments from Commissioners, staff and the public which address expiration dates of certificates, violations, penalties and revocation of certificates.

The following citizens addressed the Board expressing their appreciation to Commissioners for their efforts to assist property owners by considering the adoption of the Short-Term Vacation Rentals Ordinance. They stated their endorsement and urged Commissioners to adopt the Ordinance: Greg Brown, Jim Wellman, Cindy Walton, Charlotte Williams, Linda Brown, Davis Morris, Harriett Morris and Pam Peacock.

Commissioner Henry Craig made a motion to adopt the amendment to Chapter 16-75 of the Baldwin County Code of Ordinances as presented. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

A copy of the Ordinance is herewith attached and made an official part of the minutes at pages _____ and _____.

Extend Moratorium on Commercial Development and Residential Subdivision Development

County Manager Carlos Tobar reported updates to the Land Use Code are being reviewed with final edits being made. A draft will be submitted to the Board for their review. Once this has been completed, a Public Hearing will be scheduled to present proposed revisions and to receive public comments on the Code. Mr. Tobar reported this will be placed on an upcoming agenda for the Commissioners consideration.

County Manager Tobar presented a Resolution extending the moratorium on commercial development and residential subdivision development for an additional period not to exceed sixty days while the County considers changes to its Land Development Code.

Commissioner Sammy Hall made a motion to adopt the Resolution to extend the moratorium for the period not to exceed sixty days as presented. Vice Chairman Kendrick Butts 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 _____ and _____.

Sinclair Water Authority Funding Request

County Manager Carlos Tobar reported Baldwin County and Putnam County jointly own the Sinclair Water Authority Water Plant located on Lake Sinclair in Putnam County. In 2019, Putnam County applied for a grant to purchase a generator for the plant. However, no action was taken on awarding a grant. In 2023, Senator Ossoff became involved in securing funding for the generator. The cost estimate was prepared in 2019, and since that time there has been an increase in price. Sinclair Water Authority has asked both Baldwin and Putnam Counties to provide \$100,000.00 to cover potential cost overruns.

Commissioner Sammy Hall stated he serves as the County representative on the Sinclair Water Authority, and this potential overrun could be less or more than anticipated; however, each of the two counties are being asked to provide funding in the amount of \$100,000.00.

Commissioner Sammy Hall made a motion to approve the Sinclair Water Authority funding request in the amount of \$100,000.00. Commissioner Henry Craig seconded the motion and it passed unanimously.

Vice Chairman Kendrick Butts asked where the funds would come from to pay this? Assistant County Manager Dawn Hudson stated the money would come from Special Purpose Local Option Sales Tax (SPLOST).

HUD Housing Grant Application

County Manager Carlos Tobar reported Commissioners received information from Senator Ossoff regarding a new grant opportunity, titled ProHousing, through the Housing and Urban Development. He stated the Land Bank Authority, at their August 20th meeting, recommended Commissioners approve the submission of the grant application for \$1,500,000.00. Mr. Tobar stated the local match would be \$9,000.00 for the consultant to prepare the application as well as County owned parcels for construction of ten houses. He stated this would return these parcels back to the digest once the houses have been completed.

Commissioner Sammy Hall asked which County parcels are being considered as match for the grant application. Mr. Tobar responded he sent Commissioners a list of the County owned parcels that could be used, and the Board would have to approve the parcels. Commissioner Hall stated he could not support the submission of the ProHousing application at this time. He stated he needs more information on this matter before voting to approve submitting it. Mr. Tobar stated a Public Hearing must be held prior to submitting the application and stressed the deadline of October 15th. Commissioners discussed possibly having a Called Meeting in order to review additional information.

Commissioner Henry Craig made a motion to authorize the submission of the ProHousing application to the Department of Housing and Urban Development. Commissioner Emily Davis seconded the motion and it passed by the following vote:

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

Central State Hospital Local Redevelopment Authority (CSHLRA) Reappointments

Chairman John Westmoreland stated Central State Hospital Local Redevelopment Authority notified the County requesting County representatives on the CSHLRA Board be reappointed. The County’s representatives are Dr. George Martinez and Dr. Nolan Stevens.

Vice Chairman Kendrick Butts made a motion to reappoint Dr. George Martinez and Dr. Nolan Stevens to serve as County representatives on the CSHLRA Board. Commissioner Henry Craig seconded the motion and it passed unanimously.

OLD BUSINESS

There was no Old Business to come before the Board.

NEW BUSINESS

Commissioner Sammy Hall referenced properties owned by the County that County Manager Tobar had discussed earlier in the meeting. He recommended properties that the County has acquired through tax sales be advertised for sale by either sealed bids or public auction in order to get these parcels back on the tax digest. Commissioner Henry Craig stated he supports this recommendation.

Discussion was held regarding various ways of receiving bids for these properties. Mr. Tobar stated he was aware of another county that advertised properties on Gov.Deal, and asked if the County should pursue that avenue. County Attorney Palmer reported there are two ways the County can solicit bids – sealed bids or public auction, and he would have to research whether listing the properties on Gov.Deal would meet the legal requirements. Mr. Palmer stated the County has the option to reject all bids received and the properties could be re-advertised if the Board chooses.

Commissioner Sammy Hall made a motion that surplus property belonging to the County be advertised for sale by either sealed bids or public auction and that a minimum bid be set for each property to recoup the taxes that were owed on the property. Commissioner Henry Craig seconded the motion and it passed unanimously.

Vice Chairman Kendrick Butts asked isn't there is a County policy regarding leaving trash cans by the road for a period of time. He stated he had received a call from a citizen who had hit a trash can by the road because they had to dodge another vehicle.

COUNTY MANAGER'S REPORT

County Manager Carlos Tobar stated he posted the County Manager's report and emailed it to Commissioners. Mr. Tobar presented highlights of his report on County projects to include the following: awaiting release of funds on the Memorial Library; new sound system at government building is now operational; 2024 CDBG multi-activity award in the amount of 1,250,00.00 was received for sewer line rehab and housing; preconstruction conference was held and the road resurfacing will begin in next few weeks; additional documents on the Oconee Heights Streetscape project were submitted; Walter B. Williams trail has been completed; Harrisburg Park improvements permit received and project will be advertised; last house under 2022 CHIP grant will be complete this week; \$550,000.00 CHIP grant received and county is waiting on contracts from DCA; Scrap Tire Amnesty Grant event will be held September 29th at 311 Linda Drive; Middle Georgia Regional Commission received a grant for EV charging stations, and the County will have 2 charging stations.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

The following citizens addressed the Board:

Deonia Cumming, 605 Sarah Hunter Lane, addressed the Board regarding use of fields and concession stand at the Recreation Department.

Christopher Binns – left and did not address Board.

Gerald McBride, 170 Emmanuel Harris Road, addressed the Board asking who would handle damage claims from County roads. Commissioners responded Bobby Brown Insurance handles the County's liability issues.

Cindy Humphrey, 158 Simpson Proctor Lane, stated the Coopers Park should be completed before Pickle Ball Courts because it has been on the County's project list a much longer time.

Tina Behne, 160 Pine Drive, thanked County Manager Tobar for getting the new sound system installed. She addressed the Board regarding dumping that she discussed at the last meeting at the end of Pine Drive. She stated dumping continues at this location and now old tvs as well as other waste is being put there. She requested assistance; however, no camera has been put there. She also stated there is another site about 200 yards from the convenience center in East Baldwin #5 at the intersection of Minor Road and Lovers Lane that is being used for dumping. She reported both these dumping sites are on the County right-of-way. She again requested assistance.

Jessica McQuain, 1955 Twin Oaks Drive, addressed the Board regarding personnel and labor union organization. She stated she felt the development of grievance procedures and termination guidelines would assist organizations in addressing certain issues prior to unionization. She felt a personnel advisory board would be of assistance in addressing such matters.

Melissa Smith, 614Hwy 22W, addressed the Board regarding transparency in hiring and grievance policies. She distributed a handout to Commissioners showing examples of counties with personnel boards and published employment rules and procedures.

Clarence Hall, 136 Nature Creek, addressed the Board regarding transparency in recruitment and retention of employees. He stated everyone should be treated fairly and with respect.

Cynthia Edwards, 75 Mariners Drive, stated the NAACP wants clarity of their request to the County Commissioners and County Manager to establish a personnel advisory committee as well as the response they received from the County Manager. She expressed concern regarding inconsistencies and transparency of the County in their procedures.

EXECUTIVE SESSION

Commissioner Sammy Hall made a motion to adjourn into Executive Session at 7:22 p.m. to discuss personnel. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

RECONVENE REGULAR MEETING

Commissioner Henry Craig made a motion to reconvene the Regular Meeting at 7:55 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

ADJOURNMENT

Commissioner Sammy Hall made a motion to adjourn the Regular Meeting at 7:55 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland
Chairman

Cynthia K. Cunningham
County Clerk

September 6, 2024

Carlos Tobar
Baldwin County
1601 N Columbia St, STE 230
Milledgeville, Georgia 31061

RE: Land and Water Conservation Fund Grant
Baldwin County Public Facility Amendment

Dear Mr. Tobar:

This letter is to inform you that the National Park Service (NPS) has approved the public facility request to Harrisburg Park. Attached you will find the amendment to the original agreement. After you receive the amendment, please begin the process to route for signature, and return it to our office for full execution. A copy of the executed amendment will be returned for your files.

Let me know if you have any questions. 404.290.7958

Sincerely,

Rayne Gaston
LWCF Grant Coordinator

Enclosure

STATE OF GEORGIA
DEPARTMENT OF NATURAL RESOURCES

Applicant: Baldwin County
Project Amendment No.: 13-00897.2

AMENDMENT TO PROJECT AGREEMENT

THIS AMENDMENT TO Project Agreement No 13-00897 is hereby made and agreed upon by the State of Georgia, acting through the Commissioner of the Department of Natural Resources and by Baldwin County.

The Applicant and the State of Georgia, Department of Natural Resources, in mutual consideration of the promises made herein and in the agreement of which this is an amendment, do promise as follows:

That the above-mentioned agreement is amended as follows:

Add the following:

The community building, approximately 1,720 square feet to be developed within Harrisburg Park in Milledgeville, Baldwin County, Georgia is a Public Facility per the current LWCF Manual. The facility compliments and supplements increased outdoor recreation use for the approximate 15 acres of Harrisburg Park in Baldwin County.

In all other respects the agreement of which this is an amendment, and the plans and specifications relevant thereto, shall remain in full force and effect. In witness whereof the parties hereto have executed this amendment as of the date entered below.

DEPARTMENT OF NATURAL RESOURCES

BALDWIN COUNTY

By _____
(Signature)

By _____
(Signature)

TREVOR SANTOS
STATE LIAISON OFFICER

JOHN WESTMORELAND
(Name)

(Date)

CHAIRMAN
(Title)

RESOLUTION AND CERTIFICATE OF INCUMBENCY
Lease Number 1159122-3

Lessee: **Baldwin County Board Of Commissioners**

Amount: \$521,210.00 (Payment x Term)

WHEREAS, Lessee, a body politic and corporate duly organized and existing as a political subdivision, municipal corporation or similar public entity of the State or Commonwealth ("State") is authorized by the laws of the State to purchase, acquire and lease certain equipment and other property for the benefit of the Lessee and its inhabitants and to enter into contracts with respect thereto; and

WHEREAS, pursuant to applicable law, the governing body of the Lessee ("Governing Body") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, leases and easements necessary to the functions or operations of the Lessee.

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more Lease Agreements or lease schedules ("Leases") in the amount not exceeding the amount stated above for the purpose of acquiring the property ("Equipment") to be described in the Leases is appropriate and necessary to the functions and operations of the Lessee.

WHEREAS, PNC Bank, National Association ("Lessor") shall act as Lessor under said Leases.

NOW, THEREFORE, Be It Ordained by the Governing Body of the Lessee:

Section 1. Either one of the Chairman OR County Manager (each an "Authorized Representative") acting on behalf of the Lessee, is hereby authorized to negotiate, enter into, execute, and deliver one or more Leases in substantially the form set forth in the document presently before the Governing Body, which document is available for public inspection at the office of the Lessee. Each Authorized Representative acting on behalf of the Lessee is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Lease as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Leases are hereby authorized.

Section 2. By a written instrument signed by any Authorized Representative, said Authorized Representative may designate specifically identified officers or employees of the Lessee to execute and deliver agreements and documents relating to the Leases on behalf of the Lessee.

Section 3. The Lessee's obligations under the Leases shall be subject to annual appropriation or renewal by the Governing Body as set forth in each Lease and the Lessee's obligations under the Leases shall not constitute general obligations of the Lessee or indebtedness under the Constitution or laws of the State.

Section 4. This resolution shall take effect immediately upon its adoption and approval.

NAMES AND TITLES OF AUTHORIZED REPRESENTATIVES: AUTHORIZED LEASE SIGNORS ONLY

<u>John H. Westmoreland</u>	<u>Chairman</u>
Name	Title
<u>Carlos Tobar</u>	<u>County Manager</u>
Name	Title

ADOPTED AND APPROVED on this September 17, 2024.

Section 5. I, the undersigned Secretary/Clerk identified below, does hereby certify that I am the duly elected or appointed and acting Secretary/Clerk of the above Lessee, a political subdivision duly organized and existing under the laws of the State where Lessee is located, that I have the title stated below, and that, as of the date hereof, the individuals named above are the duly elected or appointed officers of the Lessee holding the offices set forth opposite their respective names.

The undersigned Secretary/Clerk of the above-named Lessee hereby certifies and attests that the undersigned has access to the official records of the Governing Body of the Lessee, that the foregoing resolutions were duly adopted by said Governing Body of the Lessee at a meeting of said Governing Body and that such resolutions have not been amended or altered and are in full force and effect on the date stated below.

LESSEE: **Baldwin County Board Of Commissioners**

Signature of Secretary/Clerk of Lessee

[SEAL]

Print Name: Cynthia K. Cunningham

Official Title: County Clerk

Date: _____

Lease-Purchase Agreement

Dated as of September 11, 2024

Lease Number: 1159122-3

Lessor: PNC Bank, National Association
655 Business Center Drive
Horsham, Pennsylvania 19044

Lessee: LESSEE FULL LEGAL NAME
Baldwin County Board Of Commissioners
121 N WILKINSON ST
MILLEDGEVILLE, GA 31061
FEDERAL TAX ID
586000782

Commencement Date: _____
[for internal use only]

Equipment Description:

Quantity	Description	Serial No.
50	New E-Z-GO RXV Units (Gas)	
50	New Pace 7EX GPS Units	

Payment Information

Number of Payments: 60	Rent Amount: \$ 6,853.50 + Applicable Taxes	Payable: <input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> See Attached Payment Structure	Lease Term (in months): 60 months	End of Lease Provision: <input type="checkbox"/> FMV- Cars <input type="checkbox"/> Rental <input checked="" type="checkbox"/> PUT - \$110,000.00 <input type="checkbox"/> FMV - Turf (Annual Hours _____) <input type="checkbox"/> \$1 Out
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See Schedule A for variable payment structure.

Lessee shall pay Rent payments exclusively from legally available funds in U.S. currency to Lessor in the amounts and on the dates set forth herein, without notice or demand.

TERMS AND CONDITIONS

- LEASE.** Subject to the terms of this Lease, Lessee agrees to lease from Lessor the equipment (the "Equipment") described above when Lessor accepts this Lease. Lessee agrees to be bound by all the terms of this Lease.
- DELIVERY AND ACCEPTANCE OF EQUIPMENT.** Acceptance of the Equipment occurs upon delivery. When Lessee receives the Equipment, Lessee agrees to inspect it and to verify by telephone or in writing such information as Lessor may require. Delivery and installation costs are Lessee's responsibility. If Lessee signed a purchase contract for the Equipment, by signing this Lease Lessee assigns its rights, but none of its obligations under the purchase contract, to Lessor.
- RENT.** Lessee agrees to pay Lessor Rent (plus applicable taxes) in the amount and frequency stated above. If Lessee's Rent payments are due in Advance, Lessee's first Rent payment is due on the date Lessee accepts the Equipment under the Lease. Lessor will advise Lessee as to (a) the due date of each Rent payment, and (b) the address to which Lessee must send payments. Rent is due whether or not Lessee receives an invoice from Lessor. Lessee will pay Lessor any required advance rent when Lessee signs this Lease. Lessee authorizes Lessor to change the Rent by not more than 15% (i) due to changes in the Equipment configuration, or (ii) an increase in the comparable Swaps Rate between the date you sign this Lease and the acceptance of the Equipment by you. As used herein, "Swaps Rate" shall mean the Interest Rate Swap for the corresponding period as set forth on Bloomberg Screen 3 (Interest Rate Swaps Bloomberg) as the "SOFR Swap Rate" on a date determined by the Lessor that is no more than five (5) days before the date the Lease is made (or if no such rate is published therein for any reason, a comparable rate as published therein or in another publication determined by the Lessor, which determination shall be conclusive absent manifest error). Restrictive endorsements on checks Lessee sends to Lessor will not reduce Lessee's obligations to Lessor.
NON-APPROPRIATION OF FUNDS. Lessee intends to remit all Rent and other payments to Lessor for the full Lease Term if funds are legally available. In the event Lessee is not granted an appropriation of funds at any time during the Lease Term for the Equipment subject to this Lease and operating funds are not otherwise available to Lessee to pay the Rent and other payments due and to become due under this Lease, and there is no other legal procedure or available funds by or with which payment can be made to Lessor, and the non-appropriation did not result from an act or omission by Lessee, Lessee shall have the right to return the Equipment as provided herein and terminate this Lease on the last day of the fiscal period for which appropriations were received without penalty or expense to Lessee, except as the portion of Rent for which funds shall have been appropriated and budgeted. At least 30 days prior to the end of Lessee's fiscal year, Lessee's chief executive officer (or legal counsel) shall certify in writing that (a) funds have not been appropriated for the upcoming fiscal period, (b) such non-appropriation did not result from any act or failure to act by Lessee, and (c) Lessee has exhausted all funds legally available for the payment of Rent.
- UNCONDITIONAL OBLIGATION.** LESSEE AGREES THAT IT IS UNCONDITIONALLY OBLIGATED TO PAY ALL RENT AND ANY OTHER AMOUNTS DUE UNDER THIS LEASE IN ALL FISCAL YEARS IN WHICH FUNDS HAVE BEEN APPROPRIATED NO MATTER

SCHEDULE A

Lease Number 1159122-3

This Schedule supplements and is hereby incorporated by reference as part of above referenced Lease # ("Lease") by and between Lessee and Lessor.

Variable Payments Structure			
59	@	\$6,853.50	+ Applicable Sales Tax
1	@	\$116,853.50 (PUT + final payment)	+ Applicable Sales Tax

PNC Bank, National Association
("Lessor")

By: _____
Title _____

Baldwin County Board Of Commissioners
("Lessee")

X _____
Authorized Signature

Print Name

Title:

Baldwin County Projects		Next Phase
Public Buildings		
Courthouse Renovation	Some new signs installed. Awaiting last set of signs.	N/A
Memorial Library	HUD released funds.	RFP to be issued Sep 2024
Government Building	Sound system went live September 3, 2024.	Completed.
Sewer & Water Infrastructure		
Galvanized Water Line Inventory Project	Received \$150,000 grant to inventory galvanized water lines. Mandatory webinar on August 15, 2024.	Project is expected to start by fall 2024.
Water Line Replacement	COBB Rd completed. Log Cabin Rd 4.5 mile water line replacement under construction. Permit received. Work continues.	Expect completion by end of 2024.
Smith-Sibley Sewer Extension	EPA meeting held. Environmental underway.	Awaiting environmental process to be completed before design is completed.
Sewer Line Replacement/Housing Rehabilitation	Grant awarded for \$1.25 million; One million is for sewer rehabilitation.	Contract documents will be provided to BOC.
Transportation		
Road Resurfacing	Board awarded contract to Surface Masters for \$3,658,185.85.	Construction begins 09/23/24
Fishing Creek Trail Completion	DNR awarded Oconee River Greenway \$200,000 to pave 0.57 miles of Fishing Creek Trail.	Staff submitted second level application on 05/30/24.
Oconee Heights Streetscape	Submitted additional documents requested by USDOT on 03/04/24.	Awaiting FHWA contract.
Bridge Replacement	Preparing Federal Highway Administration grant to replace four bridges.	Application to be submitted in 2025.
Terminal Apron Expansion	Archaeological studies to take place first week of September.	Public Hearing to be scheduled late fall/early winter 2024.
Lower Ramp Expansion	Archaeological studies to take place first week of September.	Public Hearing to be scheduled late fall/early winter 2024.
Public Safety		
Flock Cameras	23 additional Flock cameras installed. 4 more to go.	Awaiting GDOT permit for remaining four.
SO Real Time Crime Center	Design/Build Solicitation Prepared; Project has been advertised for construction.	Bids due September 26, 2024 at noon.
SO Training Equipment	Final budget approved by Governor's Office of Planning & Budget.	Sheriff's Office to prepare requisition.
Cooper's Station Storm drain Relocation & Floor Repair	Road Department to relocate pipe by end of 2024.	After pipe relocation contractor needs to repair truck parking bay.
Recreation		
Walter B Williams Ballfield Lights	\$900,000 Grant application submitted to Department of Energy (DOE).	Grant not awarded. Staff looking for other solutions.
Little Fishing Creek Golf Course	Golf Course Irrigation Pump Station	Purchase order issued.
Water Park/Aquatic Center	Pool and lazy river concrete being poured; building plumbing is underway; excavation is completed. No artifacts were found.	Completion expected by Memorial Day 2025.
Pickleball Courts	Three bids were opened August 1, 2024.	Staff looking for way to fund project.
Harrisburg Park Improvements	Georgia Soil & Water Conservation approved plans; advertisement for construction being prepared.	Project advertised. Bids due 10/18/24.
Oconee Heights Park at 123 Coombs Ave	Road Department to grade parcel late summer 2024.	GCSU continues to raise funds and seek donors.
Government Park	Design paused.	TBD.
Cooper's Park	Some park improvements to be completed early 2025.	Full park improvements to be completed by 2030.
Broadband Infrastructure		
Windstream & County Partnership	250 houses connected. 48 miles of fiber deployed.	433 more households to be connected by end of 2024.

Housing		
2022 CHIP Grant	Five houses completed; last one is under construction.	All six homes should be completed by mid October.
2024 CHIP Grant	Received \$500,000 CHIP rehab grant; only county in state.	Await contracts from DCA.
2023 Habitat for Humanity CHIP Grant	Land Bank Authority gifted lots to Habitat for Humanity on 08/20/2024.	County obligations met.
Administrative		
Personnel Handbook	More edits being made to personnel handbook.	Board to approved updated Personnel Handbook.
District Based Land Use	Staff is reviewing recommended edits.	Final edits to board expected by 09/20/24.
Fire House Subs Grant	BOC accepted the grant on 08/06/2024.	Equipment Purchase Order issued.
Short Term Vacation Rental Ordinance	BOC adopted ordinance.	Completed.
Scrap Tire Amnesty Grant	Event will be September 28 at Road Department	Event to be held at 311 Linda Dr