



# BALDWIN COUNTY REGULAR MEETING

April 21, 2026

1601 N Columbia St, Suite 220

6:00 PM

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## AGENDA

### CALL TO ORDER

### INVOCATION

### PLEDGE OF ALLEGIANCE

### APPROVAL OF MINUTES

1. Approval of March 17, 2026 regular meeting minutes and executive session minutes.

Approval of March 18, 2026 joint Board of Commissioners and Board of Tax Assessors meeting minutes.

Approve April 2, 2026 called Commission meeting and executive session minutes.

### PRESENTATIONS

2. Oak Hill Middle School Girls Basketball Certificate of Recognition - Commissioner Davis.
3. Presentations to the firefighters of the Baldwin County Fire Rescue - Chief Phillip Adams.
4. Women's History Month - Latoya Howell.
5. Minority Health Care Month - Joy Moten-Thomas.
6. Code Enforcement Progress Presentation - Lisa Marks, Code Enforcement.

### ADMINISTRATIVE/FISCAL MATTERS

7. **Knight Foundation Grant**

Approve for staff to submit an application to the Knight Foundation for a Knight Cities Challenge Grant to complete the Harrisburg Community Center - County Manager.

### OLD BUSINESS

### NEW BUSINESS

### COUNTY MANAGER'S REPORT

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

**ADJOURNMENT**

**REMINDERS**

May 5, 2026 - Commission Meeting

May 19, 2026 - Commission Meeting

May 25, 2026 - Memorial Day Holiday



# BALDWIN COUNTY BOARD OF COMMISSIONERS REGULAR MEETING

March 17, 2026  
1601 N Columbia St, Suite 220  
6:00 PM

Item 1.

## MINUTES

### PRESENT

Kendrick Butts, Chairman  
Scott Little, Vice Chairman  
Andrew Strickland  
Sammy Hall  
Emily C. Davis

### OTHERS

Carlos Tobar  
Brandon Palmer  
Dana Ileras  
Bo Danuser

### CALL TO ORDER

Commission Chairman Kendrick Butts called the March 17, 2026 Baldwin County Board of Commissioners meeting to order at 6:00 PM.

### INVOCATION

County Manager Carlos said a prayer.

### PLEDGE OF ALLEGIANCE

Commissioner Sammy Hall led the Pledge of Allegiance.

### AMENDMENT AGENDA

Commissioner Davis made a motion to remove Resolution R-2026 approving a W-3 Hanger Lease Agreement transfer from Jenron Holding, Inc. to Old Phoenix Center, LLC. Commissioner Hall seconded the motion.

County Attorney explained the need to remove the resolution stating this was for a new ground lease, but there was already a ground lease. Rather than a new lease, the current lessee needed to come up with an instrument with the new lessee to assign the lease, then the county would approve the new lease authorizing the assignment; it was a matter of form and was not ready at this time.

The motion carried unanimously.

APPROVAL OF MINUTES

Commissioners Davis made a motion to approval of the February 17, 2026 regular meeting minutes and the executive session minutes. Commissioner Hall seconded the motion and the motion was approved unanimously.

Commissioner Hall made a motion to approve the March 5, 2026 called meeting minutes. Commissioner Davis seconded the motion and the motion passed unanimously.

PRESENTATIONS

Commissioner Davis read a Certificate of Recognition and then presented it to Mrs. Georgia Wray Kimble in celebration of Ms. Kimble's 100th birthday. The commissioners joined Mrs. Kimble and her family at the podium for pictures.

Chairman Butts announced that Mrs. Howell had been scheduled to give a presentation on Women’s History but was not present, if she came into the meeting they would go back to presentations.

ADMINISTRATIVE/FISCAL MATTERS

Avigation Agreement

Chairman Butts read Resolution R-2026-23 to authorize an agreement with Georgia Power Company to allow an avigation agreement for over, across and through property owned by Georgia Power for aircraft landing, takeoff and maneuvering about the airport.

The resolution was presented as follows:

**RESOLUTION R-2026-23**

A RESOLUTION TO ACCEPT A CERTAIN AVIGATION EASEMENT; AUTHORIZE THE EXECUTION AND DELIVERY OF DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; AUTHORIZE THE TAKING OF ALL ACTIONS NECESSARY TO EFFECTUATE THIS RESOLUTION; REPEALING INCONSISTENT RESOLUTIONS; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, Baldwin County is authorized by the laws of the State of Georgia to purchase, acquire, and hold real property for the benefit of Baldwin County and its citizens and to enter into contracts with respect thereto;

WHEREAS, the Board of Commissioners has been advised by counsel that said Avigation Easement to be given by Georgia Power Company to the County is subject to the existing Mortgage Bond Indentures and all supplements thereto;

WHEREAS, the County wishes to accept the Avigation Easement between Georgia Power Company and Baldwin County attached hereto as Exhibit "A"; and

WHEREAS, the Board of Commissioners has determined that the execution and acceptance of the Avigation Easement is in the best interest of the citizens of the County;

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. Acceptance of Easement. The County hereby approves and accepts the Avigation Easement attached hereto as Exhibit "A."
3. Authorization of the Chairman and County Manager. The Board of Commissioners hereby authorizes the Chairman to sign, execute, and deliver the Avigation Easement reflected in Exhibit "A."
4. Other Actions Authorized. The Chairman, County Attorney, 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 or the transactions contemplated by this Resolution.
5. Actions Ratified, Approved and Confirmed. The signatures in the Avigation Easement from the Chairman 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 17<sup>th</sup> day of March, 2026.

BALDWIN COUNTY, GEORGIA

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Honorable Kendrick Butts, Chairman  
Baldwin County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Bo Danuser  
Baldwin County Clerk

County Manager Carlos Tobar stated the agreement with Georgia Power would allow the county to apply for GDOT grants to cut the trees on Georgia Power land in the airport’s airspace.

There was a discussion about cutting trees around the airport, that the trees to be cut down would be determined by Federal Aviation Commission, the location of the too tall trees being on the island at the end of the runway, the estimate for cutting was \$300,000 with a local match of \$15,000. The commissioners questioned the cost and asked for additional information. Mr. Tobar stated this agreement was only for the easement, this was not approving the grant or expenditures for cutting trees; an engineering study would be provided before the grant was applied for. There was a discussion about the County cutting trees on Georgia Power property. County Attorney Brandon Palmer informed the commissioners that the island was subject to mortgage bondage indentures and that Georgia Power could be foreclosed on and that would wipe out the easement.

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

**Hangar 3 Ground Lease**

Resolution R-2026-24 authorizing the transfer of the lease on Hangar W-3 from Jenron Holdings, Inc. to Old Phoenix Center, LLC was removed from the agenda at the beginning of the meeting.

**Surplus Property**

Chairman Butts read the caption for Resolution R-2026-25 that declared certain property as surplus and providing a mechanism to sell and dispose of surplus property.

The resolution was presented as follows:

**RESOLUTION 2025-25**

A RESOLUTION OF THE BALDWIN COUNTY BOARD OF COMMISSIONERS DECLARING CERTAIN PROPERTY SURPLUS; TO PROVIDE A MECHANISM FOR THE SALE AND DISPOSAL OF SURPLUS PROPERTY; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the Baldwin County Board of Commissioners is authorized to declare property owned by the County as surplus when said property is deemed to be of no further use or value to the same; and

WHEREAS, the Baldwin County Board of Commissioners has determined that the County has no further use for those items set forth on Exhibit "A".

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. Determination of Unserviceability. The Board of Commissioners hereby determines that the property listed on the attached Exhibit A can no longer be used advantageously by the County and has therefore become unserviceable and surplus. All items shall be disposed of by public sale in a manner consistent with State law.
3. Other Actions Authorized. The Chairman, County Manager, and County Attorney shall be authorized to take any other action necessary or reasonably required to carry out, give effect to this Resolution.
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 17<sup>th</sup> day of March, 2026.

BALDWIN COUNTY, GEORGIA

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Honorable Kendrick Butts, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County, Georgia

County Manager Tobar stated that these were vehicles and equipment for auction and for sale. Commissioner Davis stated the fund would go into the general fund, but how would payment be made, electronically or by cashier's check. Mr. Tobar stated that it could be a combination of both.

Commissioner Davis made a motion to approve the resolution. Commissioner Little seconded the motion and the motion passed unanimously.

### National Opioid Settlement

Chairman Butts read the caption for Resolution R-2026-26 that authorized Baldwin County participation in the National Opioid Settlement.

The resolution was presented as follows:

## RESOLUTION R-2026-26

A RESOLUTION OF BALDWIN COUTNY, GEORGIA AGREEING TO PARTICIPATE IN THE NATIONAL OPIOID SETTLEMENT FOR ASSOCIATED PHARMACIES, INC, J M SMITH CORPORATION, LOUISIANA WHOLESALE DRUG COMPANY, INC, AND UNITED NATURAL FOODS, INC; AND FOR OTHER PURPOSES.

### WITNESSETH:

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

WHEREAS, the Baldwin County Board of Commissioners is the governing authority of the County and is vested with the authority to manage the affairs of County government and protect the health, safety, and welfare of the citizens of Baldwin County; and

WHEREAS, numerous governmental entities across the country have pursued litigation against opioid manufacturers, distributors, and other entities involved in the marketing and distribution of opioid products in order to hold them accountable and to obtain funds to abate the opioid epidemic; and

WHEREAS, a proposed national settlement has been reached with six regional distributors and dispensers of opioid products, including Associated Pharmacies, Inc. (and American Associated Pharmacies), J M Smith Corporation, Louisiana Wholesale Drug Company, Inc., Morris and Dickson Co., North Carolina Mutual Wholesale Drug Company, Inc., and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics), collectively referred to as the “Six Remnant Defendants”; and

WHEREAS, the Settlement provides that eligible governmental entities may elect to participate in the Settlement by executing a Combined Subdivision Participation and Release Form, thereby agreeing to the terms of the Settlement and releasing certain claims against the Six Remnant Defendants; and

WHEREAS, the Baldwin County Board of Commissioners finds that participation in the Settlement is in the best interests of the County and its citizens because it will provide resources to support programs and strategies aimed at addressing and mitigating the opioid crisis in Baldwin County.

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. The Baldwin County Board of Commissioners hereby approves participation in the Six Remnant Defendants National Opioid Settlement and approves execution of the Combined Subdivision Participation and Release Form, which shall be attached hereto and incorporated herein as Exhibit "A."
3. Authorization of the Chairman and County Manager. The Board of Commissioners hereby authorizes the Chairman of the Baldwin County Board of Commissioners and County Manager to execute the Combined Subdivision Participation and Release Form and any other documents necessary to effectuate the County's participation in the Settlement.
4. Other Actions Authorized. The Chairman, County Attorney, 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 or the transactions contemplated by 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 17<sup>th</sup> day of March, 2026.

**BALDWIN COUNTY, GEORGIA**

\_\_\_\_\_  
 Honorable Kendrick Butts, Chairman  
 Baldwin County Board of Commissioners

ATTEST:

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 Bo Danuser, County Clerk  
 Baldwin County, Georgia

Attorney Palmer stated that the County received notice that the county was a member of this class action lawsuit against 6 of the regional distributors and dispensers of opioids; this was filed on behalf of local governments with a population 30,000 or more in the Southeast Region. He stated there was a potential settlement that would have to be approved by the courts and if

approved, the settlement proceed would be divvied up between the participating class members. The County Manager and staff would sign up to received the proceeds on behalf of the county and proceeds would have to be used on opioid abatement, strategy and training.

Commissioner Strickland made a motion to approve the resolution. Commissioner Davis seconded the motion and the motion passed unanimously.

### Concessions Contract

Chairman Butts reads the caption for Resolution R-2026-27 that authorized a concessions contract with Out of The Park.

The resolution was presented as follows:

### **RESOLUTION 2026-27**

#### **RESOLUTION TO AUTHORIZE AN AGREEMENT WITHOUT OF THE PARK.INFO, LLC TO PROVID CONCESSIONSAT THE BALDWIN AQUATIC CENTER.**

WHEREAS, the County is the owner of the Baldwin County Recreation Department Aquatic Park located at Highway 22 and Highway 212 upon where there is located concessions within the facility; and,

WHEREAS, the County desires to provide concession services to the Aquatic Park and,

WHEREAS, OUT OF THE PARK.INF, LLC currently provides concession services to the Recreation Department's other fields and facilities; and,

WHEREAS, the aforementioned Agreement for a Concession Stand Operator at the Aquatic Park only is hereby 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 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. Authorization of an Agreement for Concession Stand Operations at the Aquatic Park. The Board of Commissioners hereby authorizes the attached Agreement of Concession Stand Operator for the Aquatic Park.
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 or reasonably required to carry out, give effect to, and consummate the application and administration of the Agreement for Concession stand Operator.

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 17th day of March, 2026.

BALDWIN COUNTY, GEORGIA

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Kendrick Butts, Chairman  
Baldwin County Board of Commission

ATTEST:

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Danuser, County Clerk  
Baldwin County, Georgia

Commissioner Davis made a motion to table the resolution because they did not have enough information, it just popped up. Chairman Butts seconded the motion.

Commissioner Hall stated that the bid was advertised, there were 7 people who put in a bid, the bids were evaluated and the highest score was presented, he asked what else was needed. Chairman Butts stated that he wanted to know who was on the selection, committee, how the bids were scored to select Out of the Park, the recreation committee members should have had an input. He stated this was a big project and there was a recreation meeting tomorrow. He asked again who was on the committee and who scored the bids. Mr. Tobar replied that it was a weighted score with menu affordability receiving the highest weight and CT, Tesha and Traci graded the proposals.

Commissioner Davis stated her motion stood and Chairman Butts called for the vote.

Commissioners Butts and Davis voted aye. Commissioners Strickland, Hall and Little voted no.

The motion failed and the motion was not tabled.

Commissioner Strickland made a motion to accept the concession stand contract with Out of the Park Concessions. Commissioner Little seconded the motion.

Commissioners Strickland, Hall and Little voted aye. Commissioners Butts and Davis voted no. The motion carried and the concession contract with Out of the Park was approved.

## Terminal Apron Expansion

Chairman Butts stated the next item was to authorize an amendment to the contract with Holt Consulting Company, LCC to make a change order to include additional design services for the airport terminal apron expansion.

County Manger Tobar explained that the additional consulting would include the design of additional drainage on the airport terminal apron expansion. The local match for the grant is 24%, the additional cost for the change order was \$41,040. There was discussion about the project taking two years to get this point. Commissioner Strickland asked if anyone with the airport committee was present to speak on this, Mr. Tobar stated that he notified Ms. Tara Parker. Commissioner Strickland asked airport manager Bruce Hood if he was aware of the amendment. Mr. Hood responded that he had gotten a copy of the environmental assessment but he was not aware of the amendments to the terminal apron drainage until he saw the agenda.

Commissioner Strickland made a motion to table the terminal apron expansion. The motion died for lack of second.

Chairman Butts asked for a motion to approve the amendment to the contract.

Commissioner Little made a motion to not approve the amendment. The motion died for lack of second.

Attorney Palmer presented the option available to the Commissioners - to approve, to reject, to table the amendment or remove it from the agenda.

Commissioner Strickland made a motion to table the terminal apron expansion change order. Commissioner Little seconded the motion. Commissioners Strickland, Hall, Butts and Little voted aye. Commissioner Davis voted no. The motion carried and the item was tabled.

## OLD BUSINESS

There was no old business.

## NEW BUSINESS

There was no new business.

## COUNTY MANAGER'S REPORT

### County Manager Carlos Tobar gave an update on:

- Collins P. Lee Memorial Library – the invitation to bid would be released on March 25<sup>th</sup> and approval of a contractor would be May 19<sup>th</sup> and the tentative completion date would be January 2027. Mr. Tobar presented pictures of the Harrisburg Streetscape project including the community center and proposed floor plan.
- The community garden was underway.
- The galvanized water line inventory was underway.

- The design for the Villa Mar lift station repairs was underway.
- He was waiting on the environmental for the Smith-Sibley sewer extension.
- The sewer line replacement for the 2024 CDBG was underway.
- Four structures were demolished for the 2025 CDBG grant and Habitat for Humanity new construction would start in a few weeks.
- The 2026 CDBG application was being prepared.
- The west apron taxi lane construction had begun and hopefully would be done by the end of April.
- They were working on the punch list for the 2025 resurfacing.
- A design steam had been selected for the entrance into Smith-Sibley.
- The Oconee Heights environmental was near completion.
- The Roberts Road bridge design was underway.
- The Trackman is expected to open by the end of this month.
- The 2024 CHIP grant construction on the fifth house had begun. Overview was paying for the HVAC and ductwork for that house.
- The county received \$1.13 million to build 10 more Habitat for Humanity houses.

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

David Harmon addressed the Commissioners regarding the future zoning and land use code in the area of 2151 North Jefferson Street. He expressed his concern with the development of a 24-acre parcel next to his property by Anchor Marine. He was concerned that Anchor Marine would build a hotel, restaurant, and cottage rental property. Everything around it was residential and it would change the neighborhood.

Pam Harmon addressed the Commissioners with a continuation of her husband's comments. Mrs. Harmon passed out a map of the parcel addressed as 2163 North Jefferson Street stating that Anchor Harbor was under due diligence; the parcel was currently in conservation and wooded. She stated that they were told Anchor Marina intended to move Bass Road and use the neighbor's house as their office. She had also heard that Anchor's Marina planned to put up 23 rental cottages.

Commissioner Davis asked if any of the other Commissioners were aware of this. Commissioner Hall stated that he was aware because an application had been made to the Building Department and that nothing had been approved. Commissioner Hall encouraged the Harmon's to go the Building Department to see what had been proposed. Commissioner Little pointed out that the information Ms. Harmon presented had been posted on Anchor Marina.

Sandra Godwin addressed the Commissioners asking the Commissioners about the expansion of the natural gas pipeline going through South Baldwin County. She expressed her concerns about potential health impact resulting from pollution and environmental destruction caused by the pipeline. She stated that Georgia Power and the Southern Company wanted to expand their capacity by 33%. She stated that her concern was that people didn't know about; she asked if there was any kind of Commission approval process. Commissioner Butts stated that it had been in the paper and they put the information out on Facebook. Commissioner Hall stated they had a public meeting at Central Georgia Tech. Chair Butts stated that the Commissioners

didn't have to approve anything, the Commissioners were told as a courtesy so they could make the public aware.

Beverly Lundy Hill thanked the Commissioners, Chairman Butts, and Commissioner Davis for attending and helping with the "Original 33" program at the State Capitol in recognizing of the election of the first 33 black elected officials in 1888 and later expelled. She thanked the citizens of Baldwin County, AARP and Slater's Funeral Home. She shared that the State Capitol was in Milledgeville in 1888. Ms. Hill stated that they would make history again when they placed the monument for those 33 black men inside the State Capitol. A placard would be placed in the vicinity of the old State Capitol.

Commissioner Davis presented Ms. Hill with T-shirt that participants wore at the ceremony.

Ms. Hill also thanked Billy Hobbs for doing articles on the ceremony.

Sammie H. Marshall addressed the Commissioners regarding Stuart Circle and Sunset Heights. He stated that the County had repaired the same pipe at least five times, there were potholes and the road was sinking in and washing away. He asked what the county was going to do. County Manager Tobar stated there were multiple projects going on and that he would find out what the issue was and update the Commissioners.

Susie Marshall stated that she had three things to say so she signed up twice. Ms. Marshall addressed the Commissioners stating she had a concern about accidents on Youngblood Road; there was a drain pipe/ditch that was blocked, and a tree was about to fall. She referenced the county putting up affordable housing in the area asking why the county was putting someone over there when they couldn't fix the things that were tearing up now. She complained about the traffic in the areas.

Susie Marshall stated that she signed up twice. There was a discussion about speakers not being allowed to address the commission twice, even if there were two different subjects. Mr. Palmer stated that a person could only sign up and speak once on non-agenda items. Commissioner Butts stated that was his mistake. The discussion continued. Ms. Marshall stated that she was going to write a complaint on the attorney.

Desiree Liggins addressed the Commissioners regarding the 30 dogs being picked up from one location by animal control; she asked if there had been any complaints/citizen reports; she hoped the landlord was fined and the people were held at the highest level of the law. Ms. Liggins stated the animal control officer needed a raise, she did a great job and cared about the animals in Baldwin County. Ms. Liggins addressed the Commissioners asking when Sidney Butts Road would be done. Ms. Liggins stated that she had a constituent tell her that Baldwin County was broke and that all work had been ceased at the golf course; she stated that she told them to stop spending money – the county didn't care about housing or pets – they were giving money away. Ms. Liggins asked why Out of the Park was getting both concession contracts, the county needed to spread the wealth.

Maurice Liggins addressed the Commissioners stating all meetings dealing with county business needed to be live streamed; he felt it would curb the noise and help with transparency. We were in a technological age and were paying for the service. Mr. Liggins stated that he would be back

talking about the golf course; he asked about hiring lifeguards and hoped the aquatic park would open on time.

Chairman Butts invited Mr. Liggins the attend the Recreation Committee Meeting the next day.

County Manager Tobar stated that he was only notified about the complaint on Youngblood this same day and he did not have time to go to the site at the exact time of the complaint. He stated the issue was a stream and the County did not work on streams, it would be up to the property owners to deal it.

EXECUTIVE SESSION

Vice Chairman Little made a motion to enter into executive session to discuss a personnel matter. Commissioner Strickland seconded the motion and the motion carried unanimously.

The Commissioners went into closed session at 7:10 PM.

Commissioner Little made a motion to adjourn the executive session. Commissioner Davis seconded the motion and the commissioners returned to open session at 7:26 PM.

ADJOURNMENT

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

The March 17, 2026 commission meeting was adjourned at 7:26 PM.

Submitted,

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Kendrick Butts, Chairman  
Baldwin County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Bo Danuser, County Clerk  
Baldwin County, Georgia



BALDWIN COUNTY CALLED JOINT MEETING –  
BOARD OF COMMISSIONERS AND BOARD OF TAX ASSESSORS

Wednesday, March 18, 2026

Government Building, Commission Chamber, Suite 220,  
1601 N Columbia St

4:00 PM

MINUTES

PRESENT

Board of Commissioners

Kendrick Butts, Chairman  
Scott Little, Vice Chairman  
Andrew Strickland  
Sammy Hall  
Emily C. Davis

Board of Tax Assessors

Harry Keim, Chairman  
Tom Torrance, Vice Chairman  
Ronald Stevenson  
Patricia Thompson  
Sheila Beckford

OTHERS

Carlos Tobar  
Brandon Palmer  
Wade Williams  
Brianna Alvarado  
Bo Danuser

CALL TO ORDER

Baldwin County Board of Commissioners (BCBoC) Chairman Kendrick Butts called the joint meeting to order at 4:00 PM.

Chairman Butts opened the meeting stating that the Board of Commissioners and the Board of Tax Assessors wanted to have a meeting to hear both Boards expectations resulting from the Department of Revenue Performance Review and to discuss concerns and solutions.

ADMINISTRATIVE / FISCAL MATTERS

Board of Tax Assessor's Plan of Action

The members of the Baldwin County Board of Tax Assessors presented a report in response to the 2025 Performance Review by the Department of Revenue.

Board of Tax Assessors Vice Chairman Tom Torrance began the presentation by introducing himself and the members of the Board of Tax Assessors. Mr. Torrance discussed their training requirements and began a power point presentation (marked as Exhibit 1) outlining:

- The Board of Assessor's mission and responsibilities as an independent board,
- the statistics for the types and numbers of real and personal taxes,
- staff members by title and tenure,
- annual digest statistics from 2018 to 2025 which included growth in the digest value, assessed value, millage rate and revenue generated,
- Board of Education digest statistics from 2018 to 2025 which also included digest value, assessed value, millage rate and revenues,
- every digest was approved by the Department of Revenue,
- Sales Ratios from 2018 to 2025, the Department of Revenues sales ration analysis of properties that sold, the ideal sales ratio was 40% with a tolerance was between .36 to .44,
- County's ratio was out of compliance in 2020 and 2023 which indicates that the evaluations were too low, and a reassessment was required to prevent a penalty,
- the Tax Assessor's work cycle – notice of assessments went out in May, appeals process followed for 45 days, appeals were worked in June and July, if the appeals could not be reached, it would go to a Board of Equalization,
- July 15<sup>th</sup> is the deadline for the tax digest to be submitted to the Tax Commissioner, they had not met that goal in several years, but there were exceptions to the July 15<sup>th</sup> deadline, the digest was submitted on August 1<sup>st</sup> last year which was two weeks late,
- Compared surrounding county's submission date all the surrounding counties were similarly late in submitting their digest to the Tax Assessor.

Board Member Ronald Stevenson introduced himself and discussed measures the Board of Tax Assessors were planning in response to the key findings of the Department of Revenue Performance Review. Mr. Stevenson presented:

- Plans to develop up to date policies and procedures,
- Schedule additional staff training beyond the 40 hours required every two years,
- Continued manager skills training for Chief Appraiser and Deputy Appraiser,
- Increased training on Tyler system Computer Assisted Mass Appraisal (CAMA) and the County providing funding for training,
- Hiring a Quality Control Administrator,
- Meeting the July 15<sup>th</sup> deadline within the circumstances in their control,
- Implement training to ensure the appeals process is tracked and implementing in an efficient timeline,
- The need to use the CAMA system to better forecast the market for compliance,
- Increasing staff training to better implement all the recommendations that the performance review pointed out,
- The Board of Assessors took all the performance review recommendations very seriously and are committed to implement all recommendations from the Department of Revenue,
- Deadline dated varied from July 15<sup>th</sup> based on the percentage of number of appeals,
- There was a lack of communication that needed to be worked on,
- Mr. Stevenson referenced pages from the Performance Review and discussed some of the areas where improvements were improving:
  - o Authorizing the Board of Assessor Chairman to approve the Chief Assessor's time sheets
  - o Property fill vacancies by the Board of Commissioners
  - o Keep posting meeting at least 24 hours prior to each meeting

- Delegate Chairman's signature authority to Chief Appraiser
- Improving the line of communications
- The Tax Assessor's office was working diligently with the Board of Commissioners and they wanted to make sure everything in Baldwin County worked for the best.

Mr. Stevenson thanked Chairman Butts for his appointment to the Board of Assessors and thanked the majority vote of the commissioners.

Board Vice Chairman Harry Keim introduced himself. He stated the program review was tough in some places and OK in others. He wanted to address the future because that is where they needed to go. Mr. Keim discussed:

- Allowing the Board of Assessors to operate within the approved budget for them to be able to execute the action plan to achieve the recommendations of the Performance Review,
- Getting County support for filling vacancies, personnel replacement, and request the Chief Appraiser submit any new hiring request in a timely manner,
- Improving training and compensation for staff,
- Improving utilization of the Tyler computer system to include purchasing a new computer server,
- Purchasing notebooks to enter information from the field
- Providing hands on, real time training to improve operational efficiency and system knowledge as opposed to training on the mock up system they use now, the mock up system did not look the same and caused confusion,
- Hiring a Data Base Administrator and Quality Control Manager with a degree in computer technology to work directly with the improved utilization of the Tyler system,
- Tracking staff training,
- Creating a user group to discuss the Tyler system so staff did not to have to count only on the Tyler help desk,
- Strengthening communication with the Board of Assessors by the Chairman presenting information to Board of Commissioner on items that needed the Commissioners attention or approval,
- Providing the Commissioners with a legislative review annually after the Georgia Legislature concluded to review any regulatory changes made
- Suggesting quarterly meetings with all departments within Baldwin County to initiate understanding and cooperation,
- Utilizing a contract service to review homestead exemptions annually,
- Updating the policies and procedures manual.

Mr. Keim concluded his section of the report by stating Baldwin County Assessor's Board felt strongly that communication with each Commissioner was critical in completing each year's tax digest and its acceptance by the Department of Revenue.

Patricia Baugh Thompson introduced herself and summarized what the board members had previously discussed. Mrs. Thompson reported that:

- The Tas Assessor's office had demonstrated consistent growth in revenues over the years,
- Tax assessments were completed using a formula set by the CAMA/Tyler system that was approved by the Georgia Department of Revenue,
- The millage rate for Baldwin County was determined by the Board of Commissioners and the School Board,

- Creating the tax digest was a complex process with multiple deadlines, many of which were outside the control of the assessors, including the appeal process,
- The tax digest should not be submitted until the number of unresolved appeals is 5% or less or 8% in a reassessment year,
- The Performance Review Board did not cite any legal issues and no fines were assessed,
- Residents have received their assessment and appeals notifications,
- The tax digest has reached record levels for the past eight years because of fair market increases.

Mrs. Thompson concluded by stating the Baldwin County Board of Assessors was committed to correcting issues identified by the performance review and ensuring the property in Baldwin County is assessed fairly and uniformly according to the Georgia statute.

Mr. Torrance closed the Board of Tax Assessor's presentation by referencing a handout they provided that outlined additional recommendation and that some of the recommendation had already been completed.

### Expectations of the Board of Commissioners from the Board of Tax Assessors.

Chairman Butts opened the floor for questions and comments from the Commissioners.

Commissioner Hall asked if the equipment and training had been requested in the budget this year. Mr. Keim responded that some of it had been. Mr. Hall asked if it was not approved in the budget. Mr. Keim stated that it was in the contract but they were told they couldn't let the contract go. Mr. Hall stated that they have asked everyone to be very conservative when they spent money.

Commissioner Hall asked if the Assessors started hearing appeals before the deadline. Chief Appraiser, Wade Williams, responded that there was no set date for appeals, the process was to send out the notice of assessments, their target date was by May to hit the July 15<sup>th</sup> target date. There were 45 days to appeal, but most people waited until the end of the 45 days to start appeals process. They work through the 45-day process period and then after the 45 days in a regular year, there were 180 days to submit the appeals to the Board of Examiners. In an assessment year, there was an additional 180 days. In 2022 and 2024 they exceeded the amount allowed by law and were not able to close the digest until they got under that percentage.

There was a discussion about the time frame for processing appeals and appeals scheduled to go to the Board of Examiners; starting the appeals procedure as soon as they can, filing an appeal and arbitration, and that there were circumstances that took longer than 45 days to resolve.

Commission Hall asked why there were so many overrides. Mr. Williams responded that there were errors in the CAMA system, the system reported more overrides than there were properties in the county. The Department of Revenue found the error, there were just over 1,816 in 2026.

Commissioner Strickland asked if Mr. Williams had reached out to the Department of Revenue and if they provided a statement. Mr. Williams stated that the Department of Revenue would not provide a statement, he only had a verbal resolution.; there was an appeal process with the Department of Revenue to address errors the Board of Assessors felt the Department of Revenue made. Mr. Torrance stated that as a Board, they decided not to appeal the report, they wanted to focus on correcting the deficiencies.

Commissioner Hall asked about the mock program the assessors trained on. There was a discussion about Tyler's procedure for addressing questions, training not being done on the same version as the

active tax assessor module and fixing the problem. Mr. Hall asked if anyone knew of the problem. Mr. Williams responded that they did.

Commissioner Little asked for an explanation of the overrides and if there could be more than one override for each parcel. Mr. Williams responded by explaining the process of converting files to Wyn Gap and from Wyn Gap to Tyler and the conversion process could skew any number of files in the conversion process. He stated that Tyler system was a very sophisticated system and users needed IT understanding of the programming.

Mr. Williams noted that they had submitted eight digests, six of which were in Tyler and the same Department of Revenue that wrote the performance review accepted, approved, and issued a collection order for Baldwin County. He further stated that more training is necessary to reach a higher level of efficiency.

Commissioner Little asked if the county paid for training. Mr. Williams responded that he did not know to what extent. There was a discussion about there being initial training but there were multiple problems. They never had hands on training, it was done by watching videos or staff training each other. He stated that training was provided but not to the point to sufficiently operate in the system and not to the degree of the investment the county put into the system.

Commissioner Little stated that in eight years, Mr. Williams should have seen where the needs were and taken care of them to get the job done at the level in needed to be done. Mr. William stated that he requested training, complained about the problems, got everyone involved – including county officials and Tyler officials, and asked for a data base administrator to go between the Tyler and Wyn Gap systems. – he was shut down.

Chief Appraiser Williams stated the he was self-taught in Wyn Gap - Wyn Gap was used by 149 counties in the State of Georgia - and he felt that he could teach himself the CAMA system. The CAMA system was very complicated and had multiple levels that were different than any other Tyler System in the building.

Mr. Williams reiterated that he and his staff had successfully submitted and been approved by the same Department of Revenue that wrote this performance review for every digest under Tyler and the county is still functioning.

Commissioner Little referenced the grow chart presented, stating the numbers were impressive on the surface, he asked what do those numbers look like juxtaposed against residential responsibility, juxtaposed against commercial responsibility – he understood that there was a \$9 million apartment complex valued at \$4.5 million, there was a certain amount of money on the table there.

Mr. Williams shared the breakdown of the value of real property for residential, commercial, agricultural, public utilities and qualifying timber. He stated that 64% was residential. Mr. Williams asked Commissioner Little where he got the \$9 million value from. Commissioner Little responded that he believed it came from Commissioner Strickland. Commissioner Strickland stated that there was a scenario he was informed about where a complex was an override and he believed it was under appeal; it might have been settled. Mr. Williams responded that the property was up for sale for \$6.2 million and explained the appeals and evaluation. Mr. Williams discussed the Arcadia Apartment Complex and stated it was evaluated at \$125 million and the year before it was valued at \$24 million and that was a time that they used the override because they could not defend the over inflated price.

Commissioner Davis stated that they had all seen the report and the Board of Assessors have a plan to address some of the things that needed to be fixed; she felt the Commissioners needed to give them an opportunity to fix what needed to be fixed and then move on from there.

Chairman Butts stated that he agreed with Commissioner Davis and it was his goal to ensure that next year they were not having these conversations, to try to assist to make sure they met the median ratio, that staff understood the Tyler system, and that they received the tax digest by July 15<sup>th</sup>. He felt the Board of Assessors would work hard to make those goals happen; he had confidence in them.

Chairman Butts asked Mr. Williams to explain the PILOT program and in particular Foust Brothers. Mr. Williams stated there was one Payment in Lieu of Taxes and explained the program where the business paid the taxes on personal property. Foust Brothers was paying the personal property and payment in lieu of taxes on the real property gradually increased over a period of 10 or 11 years but he had not seen a return filed on the real property. They had an outside source auditing personal property at this time.

Chairman Butts asked if the Board Assessors could assure that they would comply with the median tax ratio, tax digest delivered by the 15<sup>th</sup> and that staff would understand the Tyler System. Mr. Williams responded that they would to their best of their ability hit every recommendation in a timely manner; they had already been proactive.

Chairman Butts recommended that Mr. Williams give a quarterly report so the Commission and public so there would be confidence that the Board of Assessors were meeting deadlines and letting the Commissioners know if there was anything they could do help the Board of Assessors. They had to keep the communication going.

Commissioner Strickland thanked the Board of Assessors what they did. He wanted to take accountability for the portion that sits on the Commissioners' shoulders. In terms of the tools given to the Board of Assessors, he didn't think they were put in the best position to be successful and they needed to correct those things. Commissioner Strickland suggested the Board of Assessors should have a county email address so the public could reach them; he would like for the Board of Assessors to be more forward facing in the community, just as a measure of transparency. He stated that the Board of Assessors needed to better utilize additional administrative support that had been provided by the Board of Commissioners. Mr. Torrance responded that there was poor communication as to what that person was supposed to do, he started only 5 to 6 weeks before review started, and was from outside the board and the Board of Commissioners was an independent board; those issues were behind them now.

Commissioner Strickland referenced page 39 of the performance review and the homes in the East Lake Drive Subdivision and in particular those that line the runway. Commissioner Strickland stated that only some of the properties received a 10% economic obsolescence depreciation adjustment to account for the airports influence on the fair market value. The performance review noted a lack of uniformity. He asked if there was a way to remedy and recognize (the airports impact on the residents). Mr. Williams responded that the uniformity was measured by the coefficient of dispersion and for residential properties there was an allowance whatever the median was. He stated that the evaluations conformed to the allowance and the properties that received the 10% discount was because they appealed - one property had a ditch running through their property and the value was lowered. The other property owners did not appeal and the values remained the same. Commissioner Strickland read from the same section of the performance review questioning the consistency of the property

evaluations around the airport. Mr. Williams responded that the properties around the airport consistently sold for greater than their evaluations. Commissioners Strickland stated the he fundamentally disagreed and that they were not going out of their way to create uniformity.

Commissioner Davis stated that they needed to ensure training was in place for staff and board members.

### Public Comment

Henry Craig addressed the Commissioners in support of the Board of Assessors. He stated everybody hated taxes and the Board of Assessors were volunteers that spent their time to ensure the tax payers were treated fairly. He stated there were many laws about the process but the one thing that was uniform was that the Board of Assessors was by legislation, independent of the influence of county Commissioners. He stated there were books and books of rules from the Department of Revenue, no county got it all right. Mr. Craig suggested the Commissioner attend the tax assessor training so the Tax Assessor Board would be treated fairly on what they were required to do. Members of the Board of Assessors wanted to make sure they were representing the citizens. Mr. Craig pointed out that no county that touched Baldwin County met the July 15<sup>th</sup> deadline and across the state it was the same way. He urged the Commissioners to give the time, resources, and respect the Assessors needed to accomplish those things. He pointed out that the assessors questioned Tyler the whole time, the he was aware that the assessors were not training on the system they were using, and that the State did not provide information until the year after. Further he wanted to point out that Baldwin County always had a tax rate below 80% of the state average. He encouraged the Commissioners to give the assessors resources, time, influence and understanding for them to do their job.

Debra Bush addressed the Commissioners stating it was supposed to be a perfect world when she was paying taxes. She told the tax board to get their act together. She asked who would handle a homestead exemption. She asked what percentage of appeals had been approved. Mr. Williams responded that everything was resolved except for 10; he was not sure of the percentage of appeals that were approved. Ms. Bush asked if it were true that removal of the board members had to go before the Supreme County, the response was the it went before the Superior Court. She referenced the “Foust Deal” and if they had been granted a tax exemption. Mr. Torrance responded that they had a abatement and a Payment In Lieu of Taxes; they had paid their taxes every year under PILOT agreement.

Desiree Liggins addressed the commission stating that she was correct, there was a witch hunt, she wished they would have worked that hard on Sidney Butts Road. She listed factors that affect property taxes on homes and if Baldwin County needed more money they would raise taxes. Ms. Liggins asked who selected Tyler and why, it needed to be abolished. She asked how much was being spent on the contract, what was the scope of the contract, and if it was being met. She asked if they got the updated versions, about the training videos, and if there was onsite training. She stated that only 10 counties out of 159 in the State of Georgia used Tyler, she didn't understand why Baldwin County would use it if the Department of Revenue didn't use it. She asked who forced (Tyler) on the (Board of Tax Assessors). She stated the County was not giving the assessors the resourced they needed, the Board of Assessors did not get paid enough to get a government email, the Commissioners needed to do better, and that the county needed a Subject Matter Expert and a backup. She asked why Foust was on a PILOT program and not paying taxes, they were a business and were profiting on their land, they needed to pay taxes and held accountable. She stated that the community did not trust the Commissioners and they needed to win hearts and minds. Ms. Liggins stated that the airport had been there for a long time and if someone built a house near the airport they deserved to hear every flight that went over.

Ed Walker addressed the Commissioners. He thanked the commissioner for the review of the report and the opportunity for the Board of Assessors to give a response. He stated that he was concerned with the direction this had taken and cowards were allowed to “throw stones”. He stated that the commissioners had not been communicating in terms of what was needed. He urged the Commission to set milestones. He stated this did not happen overnight and it would take time to fix it. He apologized that as a citizen of this county, he had not been present at the Commission meetings to ask difficult question; citizens needed to be more engaged and in position to ask the tough questions to show support and to hold the Commissioners responsible.

Maurice Liggins addressed the Commissioners discussing managing the Tyler contract asking who the contract manager was. He stated that communication was a single point of failure. He discussed the commissioners following up and the blame could not just be put on the Board of Assessors. He also asked if there was a backup plan if the Board of Assessors were removed. There was another audit and hoped there would be the same energy dealing with that audit.

Board of Assessors member Ronald Stevenson addressed the Commission referencing Commissioner Strickland’s suggestion that the Board of Assessors have government emails. He asked if it would be at the County’s expense; how would they be provided the access to the emails, would they be given phones or tablets, and asked if they had to expend more time reading many emails, would they be paid more. There was a discussion about the Board of Assessors being assigned county emails.

ADJOURNMENT

Commissioner Strickland made a motion to adjourn the meeting at 5:59 PM. Commissioner Davis seconded the motion and the motion passed unanimously.

The Baldwin County Board of Commissioner’s joint meeting with the Baldwin County Board of Tax Assessors was adjourned at 5:59 PM.

Submitted,

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Kendrick Butts, Chairman  
Baldwin County Board of Commissioners

ATTEST:

\_\_\_\_\_  
Bo Danuser, County Clerk  
Baldwin County, Georgia



## BALDWIN COUNTY CALLED MEETING

Thursday, April 02, 2026

Government Building, Suite 220, 1601 N Columbia St

1:00 PM

### MINUTES

#### PRESENT

Kendrick Butts, Chairman  
 Scott Little, Vice Chairman  
 Andrew Strickland  
 Sammy Hall  
 Emily C. Davis

#### OTHERS

Carlos Tobar  
 Brandon Palmer via telephone  
 Bo Danuser

#### CALL TO ORDER

Chairman Butts called the April 2, 2026 called Commission meeting to order at 1:00 PM.

Commissioner Strickland asked if they should do the executive session first. After discussion it was determined that the terminal airport expansion was not eligible to discuss in a closed session. The closed session was left at the end of the meeting.

#### ADMINISTRATIVE / FISCAL MATTERS

##### Terminal Apron Expansion

Chairman Butts reads the caption for Resolution R-2026-28 stating this was a resolution authorizing an amended agreement with Holt Consulting Company, LLC to include additional design services for the airport terminal apron expansion.

County Manager Carlos Tobar stated this approximately \$41,000 change order was the result of the airport terminal apron expansion; A grant would pay for the engineering with the County's share a little over \$11,000. He showed a plat of the proposed expanded apron explaining that the expansion would allow for the freer movement of the planes on the taxiway and at the terminal, and secondly, it would expand the detention pond to slow the flow of water so that it would not negatively impact the neighbors. It would also direct water flow across the street. He also stated that this was only for the design, the actual construction would have to be bid at a later date, probably bid in May and awarded in June.

The commissioners discussed funding, getting an easement, when the payments would have to be made, and construction cost. There was also a discussion about postponing the work; if the County would lose the grant if it was postponed; and the timeframe for bidding out for construction.

Mr. Tobar explained that the FAA required an engineering study be done every 5 years and that the FAA and GDOT had to approve any project identified in the capital improvement plan to see if the cost was reasonable because GDOT paid for much of the capital improvements.

There was a discussion about the County's obligation for the additional cost, the additional funds for engineering would come from SPLOST; would be done in last spring or early summer, if there would be enough in SPLOST and TSPLOST; and that the expansion was important because the grant would alleviate safety issues by expanding the taxiways so the planes didn't clip each other.

Commissioner Strickland stated that the project had been planned for a long time and was wanted by the residents because it would address some long-standing drainage issues. He also stated that he had concerns over the creation of future encumbrances, but didn't want the project to die because of this small cost when there was a 2.3-million-dollar grant.

Chairman Butts asked about the amount of the grant and asked what would be the consequences if the capital improvements weren't completed. Mr. Tobar responded that he would find out but guessed the County would have to pay back the \$85,000 that GDOT had already paid for engineering.

Commissioner Davis asked if it had to be approved today. Manager Tobar responded that the Georgia Procurement Registry required four weeks of advertising and GDOT wanted the bid opening by May 1<sup>st</sup>. Commissioner Strickland wanted it to be made clear to GDOT that the County was very interested in doing this project but they were going through some financial analysis. Mr. Tobar responded that he had already had that conversation with GDOT. Mr. Tobar reminded the commissioners that this was a matter of safety. Commissioner Davis asked if Mr. Tobar had documented his conversations with GDOT. Mr. Tobar responded that he had telephone conversations. Commissioner Davis asked him to document his conversations.

There was a discussion about the funding coming due in the spring or summer and asking for an additional extension; and when they project would begin; and making stormwater repairs in other areas of the county, including Maple Drive. Mr. Tobar stated he would like to begin work in January.

Commissioner Little made a motion to approve the change order to the add the engineering and design of the airport terminal expansion to include the design of the detention pond and stormwater drainage system into the lake. Commissioner Davis seconded the motion and the motion passed unanimously.

### Harrisburg Community Center

Chairman Butts read the caption for Resolution R-2026-29 stating that this was a resolution authorizing an agreement with L A V Plumbing to plumb the new Harrisburg Community Center.

County Manager Tobar asked that the resolution be tabled.

Manager Tobar gave an update on the 1.7 million dollar grant for the Harrisburg Community Center explaining how the County would bid the air conditioning, electrical, remaining plumbing, masonry and the playground equipment. By posting 5 bids on the Georgia Procurement Registry, once the contracts were awarded, there should be enough left over to finish the building.

Commissioner Hall made a motion to table authorizing a plumbing agreement with LAV Plumbing for the Harrisburg Community Center plumbing. Commissioner Little seconded the motion and the motion passed unanimously.

## Sanitary Sewer Engineering

Chairman Butts read the caption for Resolution R-2026-30 authorizing an agreement with Carter and Sloop to provide engineering services for the Sanitary Sewer and Water System Improvements under the 2026 CDBG.

County Manger Tobar stated the 2026 CDBG application was due April 10<sup>th</sup>; this cost would come out of SPLOST and was for the sewer project in Oconee Heights. Mr. Hall stated that getting the engineering done was good whether they got the grant or not. There was a discussion about the cost of engineering being at \$107,100.

There was a discussion about the process of getting the engineering design, preparing the application, drawing down funds for each phase over the next year and a half, postponing the application until next year, the great need to replace the sewer lines, taking a year off from the grant, other grant projects that had already been started.

There was a discussion about the health hazard from contamination if the sewer lines broke in Oconee Height, raw sewage being dumped in the community and on Swint Avenue, addressing the stated of the sewer lines, staff repairing sewer leaks as they occurred, reporting leaks to EPD and EPA, the sewer system had breaks that were repaired immediately.

There was a discussion about the possibility of consequences if the sewer line replacements were put off for one year.

Mr. Tobar called Water and Sewer Director Jason Kidd for input into the sewer system. Commissioner Hall asked Mr. Kidd if there were any permanent sewer leaks in the County. Mr. Kidd stated there were not. Commissioner Hall asked if sewer leaks were fixed promptly. Mr. Kidd responded that they were repaired right then. Mr. Hall asked what a year delay would do. Mr. Kidd responded that the sewer needed to be done with the streetscape in Oconee Heights. Mr. Hall asked how critical it would be to delay repairing the sewer lines for one year. Mr. Kidd responded that they would be in the same spot as right now just reacting when there was a problem.

There was a discussion about the state of the sewer system on the southside of town, that sewer problems were repaired quickly, that the terra cotta pipes would be relined not replaced, there would be coordination between sewer repairs and the Oconee Heights streetscape roadwork, the frequency of making repairs in the grant target area, crews placing cleanouts when there were problems identified, and that many of the sewer problems were caused by what people flushed into the system.

There was a discussion about the need for the project but there were questions if the County could afford the project and concerns about encumbering funds in the future. Mr. Tobar stated the challenges were in the general fund and the SPLOST and TSPLOST funds were building cash reserves.

Commissioner Davis made a motion to approve the agreement with Carter and Sloop for the engineering of the sewer repairs associated with the 2026 CDBG grant application. Chairman Butts seconded the motion.

There was a discussion about the timeline for applying for the grant, grant approval, and construction; \$300,000 would be the county's responsibility for sewer line replacement with the \$107,000 being a part of that.

Commissioners Butts and Davis voted aye. Commissioners Strickland, Hall, and Little voted no.

The motion failed.

### Tax Assessor Board Member Removal

Commissioner Little read a statement regarding the removal of the Board of Tax Assessors.

Commissioner Little stated that he recognized that he was elected by the citizens of Baldwin County to be their voice in government and was tasked to act on their behalf. He referenced the joint meeting with the Board of Assessors stating that there were no tangible action items presented, that they were just working on it and that he did not accept that. Commissioner Little further stated that he held a petition with almost 1,000 names demanding action by leadership - elected and appointed. He contended that they could not expect those who caused or allowed the problems to be the ones that fix them. He stated that he held countless emails from the Tax Commissioners to the Board of Assessors and the Board of Commissioners outlining the ongoing problems for years prior to the performance review, and they were largely ignored.

Commissioner Little made a motion to move forward with a public hearing to remove District 5's appointment to the Board of Tax Assessors. Commissioner Strickland seconded the motion.

There was a discussion about this being a called meeting and whether it was appropriate to present it in a called meeting. Chairman Butts stated that this was not the time or place. Commissioner Strickland stated they all had different ideas and if Commissioner Little is unsatisfied with the appointment he supported him.

There was a discussion about the procedure for removing the Board of Assessor members. Commissioner Strickland stated that there was cause, this would let the public know the commissioners were serious about fixing the problems, and it would allow someone to come in with more knowledge on the subject matter. Commissioner Hall stated that this motion did not remove the appointment, it only called for a public hearing and there would have to be another vote about whether or not to remove the appointment. Chairman Butts stated he didn't want them getting involved with his appointment; he supported the commissioners in doing what they wanted with their appointments.

Ms. Davis asked that the motion be clear that this only applied to the District 5 appointment and it was Commissioner Little's choosing to remove his appointment.

Commissioners Strickland, Hall, Butts and Little voted aye. Commissioner Davis voted no.

The motion carried and a public hearing to remove the District 5 appointment to the Board of Tax Assessors was approved.

### EXECUTIVE SESSION

Commissioner Little made a motion to move into Executive Session to discuss a personnel matter. Commissioner Hall seconded the motion and the motion passed unanimously.

The Commission went into closed session at 2:18 PM.

Commissioner Little made a motion to adjourn the Executive Session and return to open session at 3:02 PM. Commissioner Davis seconded the motion and the motion passed unanimously.

The Commission returned to open session at 3:02 PM.

ADJOURNMENT

Commissioner Hall made a motion to adjourn the meeting at 3:03 PM. Commissioner Strickland seconded to motion and the motion passed unanimously.

The April 2, 2026 Called Commission Meeting was adjourned at 3:03 PM.

Submitted,

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Kendrick Butts, Chairman  
Baldwin County Board of Commissioners

ATTEST:

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Bo Danuser, County Clerk  
Baldwin County, Georgia

Baldwin County Board of Commissioners Communication  
1601 North Columbia Street, Suite 230, Milledgeville, GA 31061



**AGENDA ITEM:** Approve County staff to submit Knight Cities Challenge grant opportunity through the Knight Foundation for the Community Center at Harrisburg Park

**MEETING DATE:** April 21, 2026

**PREPARED BY:** Grants Manager

**RECOMMENDED ACTION:** Seeking approval to pursue a Knight Cities Challenge grant (\$100,000), through the Knight Foundation funds to complete Harrisburg Park Community Center. Ideas must focus on at least one of Knight’s investment areas: strengthening local news and information, creating pathways for economic opportunity or cultivating connection through arts, culture and the places that bring people together. We would be focusing on the underlined component. There is no match required. Securing this grant will mean not having to use General Funds or SPLOST Funds.

Website for reference: <https://knightfoundation.org/knight-cities-challenge/>