



BALDWIN COUNTY REGULAR MEETING

June 18, 2024

1601 N Columbia St, Suite 220

6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. June 4, 2024 Work Session
June 4, 2024 Regular Meeting
June 4, 2024 Executive Session
June 10, 2024 Called Meeting

ADMINISTRATIVE/FISCAL MATTERS

2. Rural Housing Initiative Program - County Manager
3. Proposed Increase in Animal Reclaim Fee - County Manager
4. Roads in The Falls at Rocky Creek Subdivision - County Manager
5. Resolution of Support for Central State Hospital Demolition and Redevelopment - Chairman
6. Sibley Place Property Summary - County Manager
7. Sibley Place Preliminary Engineering Report - County Manager

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

EXECUTIVE SESSION

8. Real Estate and Litigation

RECONVENE REGULAR MEETING

ADJOURNMENT

REMINDERS

June 19, 2024, Wednesday, ALL NON-EMERGENCY DEPARTMENTS WILL BE CLOSED IN OBSERVANCE OF JUNETEENTH.

July 2, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

July 4, 2024, Thursday, ALL NON-EMERGENCY DEPARTMENTS WILL BE CLOSED IN OBSERVANCE OF INDEPENDENCE DAY.

July 16, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.



**BALDWIN COUNTY
WORK SESSION
June 4, 2024
1601 N Columbia St, Suite 240
5:30 PM**

MINUTES

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Sammy Hall
Henry Craig

OTHERS PRESENT

Brandon Palmer
Carlos Tobar
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chair John Westmoreland called the Work Session to order at 5:30 p.m.

ADMINISTRATIVE / FISCAL MATTERS

Real Time Crime Center

Sheriff Bill Masee stated he appreciated the opportunity to present information about a Real Time Crime Center (RTCC). He stated the Sheriff’s Office would like to expand the building at the 911 Center for a RTCC. He thanked Commissioners for their support in funding flock cameras, video equipment for vehicles, personal video cameras and computerized technology. He stated all of these things are very instrumental in making arrests and solving crimes.

Sheriff Masee introduced Ms. Ellen Johnson, an Analyst, who handles all the IT work as it relates to analytics in the crime center.

Ms. Johnson presented information about the Real Time Crime Center utilizing centralized technology to proactively enhance visibility and provide information to officers while a crime is in progress. She discussed statistics of increases in apprehension rates across the United States, decreases in dispatch time and appreciation time, and other RTCC tools such as the Licensed Plate Reader System, the Data Pilot Tool which is a digital forensics tool, and Clearview AI which is a facial recognition tool.

Ms. Johnson discussed the handout distributed to Commissioners including the proposed layout of the building and estimated costs. She detailed outfitting costs, consoles, ground ring installation to protect equipment and staffing costs. Sheriff Masee stated Dyer Construction had provided a quote of proposed costs for discussion and information that will be used to bid the project.

ADJOURNMENT

Commissioner Emily Davis made a motion to adjourn the Work Session at 5:50 p.m. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland
Chairman

Cynthia K. Cunningham
County Clerk



**BALDWIN COUNTY
REGULAR MEETING**
June 4, 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

Carlos Tobar
Brandon Palmer
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chairman John Westmoreland called June 4, 2024 Regular Meeting to order at 6:00 p.m.

INVOCATION

The Invocation was delivered by Father Bryan Kuhr.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Emily Davis.

PRESENTATION

Chairman John Westmoreland presented a Certificate of Recognition to Father Bryan Kuhr of Sacred Heart Catholic Church in recognition of it's 150th Anniversary of the Church.

APPROVAL OF MINUTES

Commissioner Emily Davis made a motion to approve the minutes of the May 20, 2024 Work Session, May 20, 2024 Regular Meeting, May 20, 2024 Executive Session and May 23, 2024 Work Session. Commissioner Sammy Hall seconded the motion and it passed unanimously.

AMENDMENT TO AGENDA

Commissioner Emily Davis made a motion to amend the Executive Session item to include discussion of personnel as well as real estate. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Public Defender's Budget FY 25

Assistant County Manager Dawn Hudson presented the Public Defender's budget for FY 25. She stated the Public Defender is requesting an increase in the amount that Baldwin County pays to represent indigent defendants in Baldwin State Court due to the increased number

cases in State Court. She reported the Public Defender is requesting an increase from \$39,300 to \$150,00 for Baldwin State Court, and the increase will be offset by an adjustment based on the census. Baldwin County’s percentage for the total circuit cost for Public Defender Representation in Superior Court and Juvenile Court decreased from 28.16% to 25.30%. Ms. Hudson reported the total cost for FY 25 is \$312,184.22 which includes \$162,184.32 for representation of indigent defendants in Baldwin Superior Court and Baldwin Juvenile Court and \$150,000 for representation of indigent defendants in Baldwin State Court. The Public Defender’s Office also provides representation in the Ocmulgee Circuit Adult Treatment Court including both the Drug and Mental Health Courts.

Commissioner Sammy Hall made a motion to approve the FY 25 Public Defender’s budget as presented. Commissioner Emily Davis seconded the motion and it passed unanimously.

Hangar Lease Agreement

County Manager Carlos Tobar presented a Hangar Lease Agreement for Hangar M-6. Mr. Tobar stated the hangar lease already exist but there will be change of ownership. He stated the previous owner paid \$90 per month and the new lease is for \$252 per month.

Commissioner Henry Craig made a motion to approve the Hangar Lease Agreement as presented. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Ms. Melinda Brewer declined to comment on this matter.

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

Sibley-Smith Industrial Park Phase 1 Road Extension

County Manager Carlos Tobar stated he had presented the Preliminary Engineering Report (PER) to the Commissioners. He stated Development Authority Director Jonathan Jackson would be providing an update.

Mr. Jackson stated he had to pull the (PER) due to the fact that estimates in the PER are not aligned with standard accounting methods of Georgia Department of Transportation (GDOT). He stated the PER estimates would be put in a revised format prior to making the presentation to Commissioners.

Mr. Jackson thanked the Board for the support they provide to the Development Authority. He presented an update on Development Authority activities to include Requests for Information (RFI) for both the Sibley-Smith Park and the Daniels Property; existing industry expansions; upgraded board management software and the Hyperlocal Jobs Board.

Commissioner Sammy Hall commended Mr. Jackson and the Authority for their work in bringing new business to the County. However, it stated that there must be infrastructure in place for industry to locate here. The County must make investments in water, sewer, roads, etc. Commissioner Henry Craig discussed the number of available jobs currently available in Baldwin County. Mr. Jackson stated he felt the Hyperlocal Jobs Board which listed only the jobs in Baldwin County is a great asset to those looking for employment.

Chairman John Westmoreland asked if the Board would like to table the Agenda Item concerning Phase 1 Road Extension at Sibley-Smith Industrial Park.

Commissioner Sammy Hall made a motion to table the Agenda item for Phase 1 Road Extension. Commissioner Emily Davis seconded the motion and it passed unanimously.

OLD BUSINESS

There was no Old Business to come before the Board.

NEW BUSINESS

There was no New Business to come before the Board.

COUNTY MANAGER'S REPORT

County Manager Tobar reported he had submitted a County Manager’s report to the Board prior to tonight’s meeting. He presented an update on County projects.

Fire Chief Victor Young stated he and his Deputy Chiefs would provide an update on the Fire Department Activities. He reported the Five Year Strategic Plan has been updated. He reported on the number of stations and employees stating there are seven fire stations throughout the County with all being manned full time except Meriwether Station that has one person there during the day; County has 38 full-time employees, 9 part-time and 45 volunteers.

Deputy Chief Sherri Knipe reported she serves as Fire Marshall and presented information on inspections, investigations and education.

Deputy Chief Phil Adams reported he is over operations and training which includes insuring firefighters and EMTs are compliance and maintain certifications; maintaining all equipment in accordance with standards, hydrant maintenance; and public transit.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Mr. Bob Williams addressed the Board expressing his concern about the estimated taxes that appeared on his Tax Assessment Notice. He stated he felt that at some point citizens should become exempt from school taxes.

Mr. Jay Wright, 146 PA Johns Road, addressed the Board concerning his participation in a development proposal under the Rural Housing Initiative. He stated that if there is a conflict, he would withdraw his involvement with the proposal.

County Attorney Brandon Palmer that Mr. Wright is a candidate for commissioner with no voting power; and under the current ordinances, he has found no ethical violation or conflict of interest in this matter.

Mr. Jeff Kelly, 143A Admiralty Way, addressed the Board regarding the current Short -Term Vacation Rental ordinance. He requested Commissioners revise the ordinance to make it more effective to protect neighborhoods.

Ms. Robbie Kelly, 143B Admiralty Way, addressed the Board on the County’s Short-Term Vacation Rental ordinance requesting that Baldwin County make the ordinance more helpful to residents in regards to STVR in neighborhoods.

EXECUTIVE SESSION

Commissioner Emily Davis made a motion to adjourn into Executive Session at 7:03 p.m. to discuss real estate and personnel. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

RECONVENE REGULAR MEETING

Commissioner Henry Craig made a motion to reopen the Regular Meeting at 7:35 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

ADJOURNMENT

Commissioner Henry Craig made a motion to adjourn the meeting at 7:35 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland
Chairman

Cynthia K. Cunningham
County Clerk



**BALDWIN COUNTY
CALLED MEETING**
June 10, 2024
1601 N Columbia St, Suite 220
1:00 PM

MINUTES

MEMBERS PRESENT

Kendrick Butts
Emily Davis
Sammy Hall

MEMBERS ABSENT

John Westmoreland
Henry Craig

OTHERS PRESENT

Carlos Tobar
Cindy Cunningham

CALL TO ORDER

Vice Chair Kendrick Butts called the Meeting to order at 1:00 p.m.

INVOCATION

County Manager Carlos Tobar delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Emily Davis led the Pledge of Allegiance.

ADMINISTRATIVE / FISCAL MATTERS

Rural Housing Initiative (RHI)

Vice Chairman Kendrick Butts asked County Manager Tobar to present an update on the Rural Housing Initiative proposals.

County Manager Tobar stated this is the County's first attempt at the Rural Housing Initiative program. He reported the County advertised for submission of proposals for the program. Three proposals were received; however, one proposal was withdrawn. The property for both remaining proposals is located in the unincorporated area of the County; however, both are in the City's water/sewer service area and the roads to the properties belong to the City. County Manager Tobar reported that based on this information, the property would have to be annexed into the City.

County Manager Tobar recommended that the County reject both proposals and allow the City to pursue a RHI grant for either of the proposals.

Commissioner Sammy Hall made a motion to reject both proposals as recommended. Commissioner Emily Davis seconded the motion and it passed unanimously.

County Manager Tobar asked Commissioners if they would like for him to issue another Request for Proposals under the RHI program for only properties in the unincorporated area of the County. Commissioner Sammy Hall recommended that this matter be

discussed at a time when all Commissioners can be present. Commissioner Emily Davis recommended placing this matter on the June 18th Agenda.

Item 1.

ADJOURNMENT

Commissioner Emily Davis made a motion to adjourn the Called Meeting at 1:10 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

Kendrick Butts
Vice Chairman

Cynthia K. Cunningham
County Clerk

The Falls at Rocky Creek

344 Gumm Cemetery Road. Milledgeville Ga, 31061

www.thefallsatrockycreek.com

Date: June 4, 2024

Mr. Tobar,

I'm reaching out to you on behalf of The Falls at Rocky Creek Subdivision to request the Baldwin County Road Department to consider adopting our internal road system at 344 Gumm Cemetery Rd, Milledgeville, GA. 31061

Kind Regards,

Linda G. Bailey
The Falls at Rocky Creek Subdivision
478-804-1147

A RESOLUTION TO SUPPORT GOVERNOR KEMP’S EXECUTIVE ORDERS DIRECTING THE RAZING, DEMOLITION, AND DISPOSAL OF VACANT STRUCTURES ON THE CENTRAL STATE HOSPITAL CAMPUS; TO ENCOURAGE THE CENTRAL STATE HOSPITAL LOCAL REDEVELOPMENT AUTHORITY TO REVITALIZE THE CENTRAL STATE HOSPITAL CAMPUS; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, several abandoned and vacant buildings on the Central State Hospital campus constitute environmental hazards and a threat to the life, safety, and welfare of the citizens of Baldwin County;

WHEREAS, on July 25, 2023, Governor Kemp signed an executive order authorizing and directing the Department of Behavioral Health and Developmental Disabilities to provide for the razing, demolition, and disposal of certain structures on the Central State Hospital campus, known as the “Walker Building”, the “Green Building”, and the “Jones Building”;

WHEREAS, on July 25, 2023, Governor Kemp signed an executive order authorizing and directing the Department of Behavioral Health and Developmental Disabilities to provide for the razing, demolition, and disposal of the “Wash House Building” located on the Central State Hospital campus;

WHEREAS, the Board of Commissioners of Baldwin County supports the Governor’s Executive Orders to raze, demolish, and safely dispose of the vacant structures on the Central State Hospital campus;

WHEREAS, the Board of Commissioners of Baldwin County finds that it is in the best interest of the citizens of Baldwin County that those vacant structures on the Central State Hospital be safely disposed of, conveyed, and/or redeveloped toward a different purpose that will benefit the citizens of Baldwin County;

WHEREAS, the Central State Hospital Local Redevelopment Authority is a special purpose political unit of the State of Georgia created for the purpose of revitalizing and re-purposing the 2,000 acres campus of the Central State Hospital thus creating increased economic benefit to the State of Georgia and Baldwin County;

WHEREAS, the Georgia General Assembly created the Central State Hospital Local Redevelopment Authority for the purpose of executing and administering the reuse plan for the property now or formerly occupied by Central State Hospital resulting from the closure or realignment of Central State Hospital so as to ameliorate the impact of such closure or realignment on the communities and residents of Milledgeville and Baldwin County, and doing all things deemed necessary, convenient, and desirable for and incident to the efficient and proper development and operation of such type of undertakings;

WHEREAS, the Central State Hospital Local Redevelopment Authority’s mission is to develop long term strategies for repurposing the former Central State Hospital campus by identifying potential business opportunities and coordinating the development of the property with a focus on job creation, education, transportation, recreation, and real estate value for the community;

WHEREAS, the Baldwin County Board of Commissioners hereby urges the Central State Hospital Local Redevelopment Authority to develop and execute a plan for the redevelopment and/or demolition of those vacant and abandoned buildings on the Central State Hospital campus and to reduce the threat to the life, safety, and welfare of the citizens of Baldwin County and the City of Milledgeville;

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. **Support of Executive Orders of Governor Kemp.** The Board of Commissioners hereby voices its support for the aforementioned Executive Orders signed by Governor Kemp on July 25, 2023.
- 3. **Encouragement for the Central State Hospital Local Redevelopment Authority to accomplish its mission and purpose.** The Board of Commissioners hereby urges the Central State Hospital Local Redevelopment Authority to make greater efforts to develop and execute a comprehensive plan for the redevelopment and revitalization of the Central State Hospital campus with a focus on job creation, education, transportation, recreation, and real estate value for the community.
- 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 ____ day of June, 2024.

[SIGNATURE PAGE FOLLOWS]
BALDWIN COUNTY, GEORGIA

Honorable John H. Westmoreland
Chair, Baldwin County Board of Commissioners

ATTEST:

Cynthia K. Cunningham
Baldwin County Clerk

DATE ADOPTED _____

[SEAL]

PROPERTY SUMMARY

**Sibley Place
2075 W Bypass Road
Milledgeville Georgia 31061**



**FICKLING
& COMPANY**

A Full Service Real Estate Company

PATTY BURNS
& JIM FAIN

577 MULBERRY STREET
MACON, GEORGIA 31202
478-746-9421
478-742-2015 FAX
WWW.FICKLING.COM

PROPERTY OVERVIEW

Property Specifications	
Address:	2075 West Bypass Road
	Milledgeville, Georgia
Taxing District:	Baldwin County
County	Baldwin
Property Taxes:	None
Short Legal Description	Baldwin County Tax map O55, Parcel 001C, Plat Book 39, Plat Book Page 74 Deed Book 1239, Page 581
Building Size:	4,000 sf +/- with pool house and garage
Lot Size:	167.71 on this parcel– total approx. 1,500 acres

PROPERTY OVERVIEW



PROPERTY SUMMARY

Toured the property and our comments are as follows:

The house is located in the Sibley Industrial Park. A residential house has no place in an Industrial Park.

A residence causes confusion for interested industrial prospects. Ex: Prospects tend to think they are intruding on a resident if they were to choose the site, even if vacant.

I spoke to a commercial appraiser today and I was told that if they were to appraise an Industrial Park and there was a house on the property, they would give no value to it at all. The land without the house would value in the \$10,000 per acre range) If the site was a recreational tract of land, they would value the land (\$2,500 per acre range) plus value the house.

If the property's use is going to remain Industrial, the house has no value and should be torn down. The cost to demo the house is approximately \$7.00 psf (\$28,000). If not committed to that use and recreation is a possibility, then leave the house.

If the house remains and there are plans to occupy it in the near future, there is a lot of deferred maintenance needed. The big items include :

- New roof,
- Replace four (4) HVAC units. (current units are 2004 models using the R22 freon.)
- The well and septic systems in operating condition for the residence.
- Exterior stucco type product used on the exterior needs to be tested to make sure not part of the class action lawsuit for stucco type products used in this time period when the house was built.
- Exterior and interior paint.
- Pond: The wooden seawall, estimated to be about 2,500 linear feet, around the lake needs replacing at approx. \$100 per linear foot.
- Landscaping is very overgrown and needs to be cut back and many areas replaced with trees hitting the roof and sides of the house.
- Pool needs to be drained and repaired.

Professional contractors should be consulted for actual pricing quotes.

The longer the property remains vacant, the faster it will deteriorate and more work required.

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



AGENDA ITEM: Sibley Place House Demolition

MEETING DATE: June 18, 2024

PREPARED BY: County Manager

RECOMMENDED ACTION: Authorize Demolition of Sibley Place House

BACKGROUND INFORMATION: Fickling & Company prepared a property summary of the Sibley Place house. The report is attached. Staff recommends demolishing the house as soon as possible.



PRELIMINARY ENGINEERING REPORT

FOR

SIBLEY SMITH INDUSTRIAL PARK PHASE 1 ROAD EXTENSION

PREPARED FOR:

DEVELOPMENT AUTHORITY OF THE CITY OF
MILLEDGEVILLE & BALDWIN COUNTY



MAY 2024

J-25896.0001

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EXECUTIVE SUMMARY

Sibley Smith Industrial Park is located in Baldwin County, Georgia south of Milledgeville. The entire 1,643 acres of the Sibley Smith Industrial Park is owned fee simple by the Development Authority of the City of Milledgeville & Baldwin County (DAMBC). The park is located along US Hwy 441 bypass approximately 2 miles north of the intersection of US Hwy 441 business and the US Hwy 441 bypass. The property's beginning along US Hwy 441 bypass is at the intersection of the bypass with Norfolk Southern Railroad. The property lies along the west side of US Hwy 441 bypass going north from this intersection for approximately 1.2 miles until the intersection of Allen Memorial Drive SW.

US Hwy 441 provides a direct North/South route, to both I-16 and I-20. Nearby SR 540 provides an east/west route to Macon, Augusta, and beyond. Central location within the State, access to these established transportation corridors, along with direct access to Norfolk Southern main line rail, positions Sibley Smith Industrial Park ideally to support suppliers serving an array of industries, including traditional and electric automotive makers. Moreover, the park's ample space acts as a buffer against encroachment, leaving room for future expansion.

Below is a summary what Sibley Smith Industrial Park has to offer:

- **Rail Access:** Served by Norfolk Southern, facilitating efficient transportation.
- **Strategic Location:** Conveniently situated near Highway 441, ensuring easy connectivity.
- **Space for Growth:** Ample room for expansion, safeguarding against encroachment.
- **Ideal for Manufacturers:** From traditional to advanced industries, all are welcome.

The DAMBC is proposing to construct approximately 1,000 linear feet of the park entry road as an extension of the existing driveway curb cut on US HWY 441. The construction of this portion of the entry road would open economic development opportunities to development parcels with the Sibley Smith Industrial Park.

Details of park improvements are as follows:

- **Phase 1 Road (Proposed):** Install approximately 1,000 linear feet of four-lane asphalt road with a divided median consisting of the pavement section specified by the geotechnical engineer.

The total estimated construction cost for this road improvement project is approximately **\$1,590,000.00** (please reference the Cost Opinion section for additional details).

INTRODUCTION

Purpose & Scope

The Development Authority of the City of Milledgeville & Baldwin County is looking to attract new tenants to the Sibley Smith Industrial Park to help provide new jobs and economic benefits to the local community. DAMBC has answered dozens of RFIs over the past ten years and Sibley Smith has yet to be selected by a new tenant. Planning for infrastructure at the site is underway and will begin this year. A roadway into and through the park, connecting as many proposed sites as possible for development is critical. At the park's designated entrance, US 441 consists of four lanes, divided, with limited access. Median cuts, turning lanes, acceleration, and deceleration lanes are already in place. Funding is needed to carry the entryway into the property to serve sites for development within the park.

There is currently a critical need for job creation in the area. The scope of this report is to investigate and outline the existing conditions in the project area with respect to public infrastructure and to present improvements which will provide a cost-effective solution for infrastructure improvements to the site that will enable the creation of new jobs in the region, as well as improve the public safety, environmental sustainability, quality of life, mobility and community connectivity, economic competitiveness and opportunity, state of good repair, and innovation to the local community. The report will include information on design, permitting, agency coordination, alternatives reviewed, construction and funding options with the purpose being to provide necessary preliminary engineering and construction cost information for funding assistance.

Authorization

This report is presented on behalf and under the authority of the Development Authority of the City of Milledgeville & Baldwin County by Thomas & Hutton.

BACKGROUND

Target Area

According to U.S. Census Bureau information, the population of Baldwin County in 2022 was 43,635, a 0.4% decrease over the 2020 population. From 2022 Census data, the median household income for Baldwin County is \$54,699 versus the state median income of \$61,497. Residents with income below the poverty level is 24.1% (14% statewide). The current average commute time for the local residents is 27 minutes. The Proposed Sibley Smith Industrial park will allow for future companies to locate and plant roots in this area and provide newer, high paying jobs to the local community closer to home in efforts to raise the poverty level.

The Sibley Smith Park in discussion is an industrial park located in Baldwin County off Highway 441 (See attached Project Area Map – Exhibit A). The property in discussion is made up of

three separate parcels which total approximately 1,643 acres. There are currently no developed sites on the property aside from a vacant single residential home site.

Site topography has varying grade changes with elevations ranging between 270 and 460 feet (see Exhibit B for USGS Quad Map) across the park. The existing site drains to onsite streams and wetlands which ultimately discharge to Camp Creek.

Predominant soils on the site consist of clayey soils near the surface which grade into sandy silts and silty sands with increasing depth. Partially weathered rock (PWR) was encountered in the area of the proposed entry road. Geotechnical investigations performed by Geotechnical & Environmental Consultants; Inc. indicated that groundwater was reached at a minimum depth of 22' in test locations. It is noted that groundwater is not anticipated to impact the development of the site. However, seasonal groundwater elevations may vary. Soils are suitable for site development, including clearing, excavation, and grading.

Using the best available information, it is our opinion that wetlands areas / jurisdictional features are located onsite (see Exhibit D Wetlands Map). There is not a current USACE jurisdictional determination in place for the Sibley Smith Industrial Park that defines the jurisdictional features in the area. The 100-year flood zone generally coincides with the wetland areas (see Exhibit E for FEMA Flood Zones). There is no plan to impact wetlands or flood zones with the proposed construction of the initial roadway extension project.

Existing Conditions

The park is bordered to the south by the Norfolk Southern Railroad. There are two lakes on the property, the larger being approximately 40 acres and the smaller approximately 8 acres. There is a vacant single-family residence on the property that has access off of US Hwy 441 bypass. That residence will be removed from the property at the time of development. There are two utility easements (power and gas) running north to south through the park along with an existing dirt road (Fox Hill Road). This road can be relocated and/or abandoned as the development of the site proceeds. There are existing residential neighborhoods to the north of the property. It is anticipated that buffers can be provided within the property to screen the site from the residential areas.

ROADWAYS

US HWY 441 is an existing 4-lane divided Highway that is located along the eastern boundary of the property. There is one existing median break access point on US HWY 441 into the property that is approximately 2,500 LF south of the intersection of Allen Memorial Drive and US HWY 441. The existing median break was constructed with both left and right turn lanes into the development as well as a southbound acceleration lane exiting the driveway. GDOT Support Letter for a previously approved Georgia Ready for Accelerated Development (GRAD) can be found as Exhibit H.

STORM WATER

The new proposed developments and road extension will have their own stormwater management systems. The final layout of these stormwater management systems will depend on final site plans from various tenants locating to this park.

WATER AND SEWER

Thomas and Hutton has coordinated with the Baldwin County Water Department and they have indicated that they are committed to supporting the City of Milledgeville and Baldwin County Development Authority by providing water and sewer service to the Sibley Smith Industrial Park. Preliminary evaluation indicates that a new large diameter water line would need to be extended along Allen Memorial Drive from existing water tanks to the project site. Preliminary evaluation indicates that gravity sewer lines would be installed within the industrial park with a new sanitary lift station being installed on the SW corner of the parcel.

NATURAL GAS

Atlanta Gas Light is the natural gas service delivery provider for Sibley Smith Industrial Park. AGL has an existing 2" medium-high pressure steel main along Allen Memorial Drive as well as several other various gas mains in the area.

POWER

Georgia Power currently has 115kV lines that generally runs north/south through the site west of Fox Hill Road. Tri-County EMC can also provide power to the site.

EVALUATION OF ALTERNATES

Based on the statistics outlined previously in this report, Baldwin County is decreasing in population and still falls below statewide standards in median income and poverty level. With the growing demand for industrial sites in the southeast, the Sibley Smith Industrial Park could be a favorable location for future industrial development. The sites close proximity to major transportation routes, central location in the State, relatively close proximity to both Savannah, home of The Georgia Ports Authority, and Atlanta are all assets that make this site viable to economic development opportunities. These new opportunities for future development within the park provide good paying jobs to the local citizens and stimulate the local economy. Below are alternatives for the roadway construction project being proposed.

PHASE 1 – PARK ENTRY ROAD

Construct the site entry road at the location of the existing median break and driveway. By extending the entry drive into the property at this location, it will provide direct access to potential development parcels. There is no anticipated off-site land acquisition required for the project, as all property needed for road right of way is contained onsite.

NO ACTION OPTION

Access to development parcels within the site are currently limited. Consistently, DAMBC is receiving RFIs from Georgia Department of Economic Development (GADEC), but without improvements to the existing driveway median break, there is insufficient roadway network to access potential development parcels within the site. The No-Action alternative is therefore not a feasible option without the potential consequence of losing more economic development projects and more potential jobs to the area.

The overall costs for road extension would be **\$1,590,742.15**.

DESCRIPTION OF PROPOSED PROJECT

After a review of the options available for providing road improvements to serve the site, it is recommended that an entrance roadway be constructed from the existing curb cut on Highway 441. This will provide the most feasible and cost-effective method of providing service to the site.

Details of system improvements are detailed as follows:

- **Road:** construct approximately 1,000 linear feet of four-lane road with a raised median.
- **Drainage:** Storm water collection for the roadway will consist of roadside ditches to drain the roadway.

Final Design plans for the proposed Phase 1 Park Entry Road are not complete. As shown on Exhibit G – Typical Section for Road Improvements, the road will consist of a divided, raised median with (2) two inbound and outbound lanes with two-foot paved shoulders and roadside swales. Geotechnical testing of native material will be performed as the road is constructed to ensure a sound, serviceable facility with minimal future maintenance expense.

PERMITS & EASEMENTS

Engineer will prepare plans and specifications for review by Baldwin County, Georgia Environmental Protection Division, and the local National Resource Conservation Service office. Georgia Department of Community Affairs compliance requirements shall be included in all contract documents.

Using the best available GIS information, it is indicated that there are wetlands and or jurisdictional features adjacent to the site. It is anticipated a Nationwide Wetland Permit will be required from the US Army Corp of Engineers to impact approximately 70 linear feet of stream to extend an existing culvert.

Impacts due to storm water runoff are expected to be minimal. State and local storm water ordinances shall be followed for the design and installation of the drainage system for the

proposed access road. Best Management Practices will be used as appropriate and required to control the impact of storm water runoff. No significant groundwater recharge areas, water supply watersheds, or protected river corridors exist within the development.

Detention and best management practices shall be accommodated the proposed storm drainage system, consisting predominantly of roadside ditches for the Road construction. Baldwin County, State, and Federal storm water ordinances will be followed in the design of the storm water system.

The project will include disturbance of soils over one acre and therefore a Notice of Intent will be filed and Soil Erosion Control permit approvals will be secured.

The approved plans, specifications and contract documents shall be advertised for proposals from licensed utility and road contractors in the area. The engineer shall provide periodic construction observation to verify the project is completed in substantial conformance with the approved plans and specifications.

Utility companies, such as power, telephone, etc. will be notified prior to starting construction and their input requested. It is not anticipated that utilities will need to be relocated within the construction area. DAMBC will coordinate the relocation of any conflicts should it be necessary. The proposed utilities shall be constructed within existing or new easements/rights-of-way.

Permits and Associated Costs:

- Baldwin County /Site Development Permit
- State of Georgia Portion NPDES Permit
- Georgia Soil & Water Conservation Commission Permit
- USACE Nationwide Wetland Permit

Operation & Maintenance Requirements, Responsible party

The right-of-way for the proposed road will be dedicated to Baldwin County. Therefore, they are responsible for maintenance and operation of streets within the proposed right-of-way from the existing US HWY 441 right of way to the limits of the proposed roadway extension. They have available staff, equipment, and expertise in maintaining these systems. The County is seeking other funding sources for extension of water and sewer utilities to the site. Operation of future utilities are to be maintained at the utility owner's expense.

DETAILED PROJECT BUDGET – ENGINEER’S OPINION OF PROBABLE COST

				ENGINEERS COST OPINION	
ITEM	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT COST	AMOUNT
150-1000	TRAFFIC CONTROL/MOBILIZATION	1	LS	39000.00	\$39,000.00
163-0232	TEMPORARY GRASSING	2.9	AC	750.00	\$2,169.42
163-0240	MULCH	2.9	TN	200.00	\$578.51
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	2000	LF	1.00	\$2,000.00
167-1000	WATER QUALITY MONITORING AND SAMPLING	1	EA	400.00	\$400.00
167-1500	WATER QUALITY INSPECTIONS	6	MO	1500.00	\$9,000.00
171-0030	TEMPORARY SILT FENCE, TYPE C	2000	LF	4.50	\$9,000.00
210-0100	GRADING COMPLETE	1	LS	221176.86	\$221,176.86
310-1101	GR AGGR BASE CRS, INCL MATL	4195	TN	40.00	\$167,786.67
318-3000	AGGR SURF CRS	50	TN	45.00	\$2,250.00
402	RECYCLED ASPH CONC SUPERPAVE, INCL BITUM MATL & H LIME	2622	TN	\$120.00	\$314,600.00
413-0750	TACK COAT	763	GL	2.00	\$1,525.33
441-6222	CONC CURB & GUTTER, 8 IN X 30 IN, TP 2	2000	LF	31.00	\$62,000.00
999-2015	STORM DRAINAGE CONSTRUCTION	60000	LS	1.00	\$60,000.00
999-2015	SIGNING & MARKING CONSTRUCTION	7500	LS	1.00	\$7,500.00
999-2015	PERMANENT EROSION CONTROL	15000	LS	1.00	\$15,000.00
999-2015	LANDSCAPING	1	EA	44000.00	\$44,000.00
999-2015	MISCELLANEOUS COSTS/PERMITTING	1	LS	221575.00	\$221,575.00
				ENGINEER'S ESTIMATE:	\$1,179,561.79
				CONTINGENCY:	20%
				TOTAL CONSTRUCTION COSTS:	\$1,415,474.15
	ENGINEERING	1	LS	110268.00	\$110,268.00
	GRANT ADMINISTRATION	1	LS	65000.00	\$65,000.00
				TOTAL PROJECT COSTS:	\$1,590,742.15

FUNDING

The detailed Cost Opinion included within this report is based on a conceptual design and not full design. Therefore, 20% contingency is included in the overall estimate.

It is recommended that DAMBC apply for funding from GDOT under the LMIG program. Matching/additional funding may also be possible through collaboration with Baldwin County.

PROJECT SCHEDULE

The following is the estimated timetable for engineering design and construction.

<u>EVENT</u>	<u>PROJECTED DAY</u>
Begin Design	June 2024
Complete Design	August 2024
Obtain Permits	January 2025
Advertise for Proposals	February 2025
Accept Proposals	March 2025
Begin Construction	April 2025
Complete Construction	November 2025
Closeout	December 2025

APPENDIX

PROJECT AREA MAP	EXHIBIT A
USGS QUAD MAP	EXHIBIT B
SOIL CLASSIFICATIONS MAP	EXHIBIT C
WETLANDS MAP	EXHIBIT D
FEMA FLOOD ZONE MAP	EXHIBIT E
MAP OF PROPOSED ROAD IMPROVEMENTS	EXHIBIT F
TYPICAL SECTIONS FOR ROAD IMPROVEMENTS	EXHIBIT G
GDOT SUPPORT LETTER – GRAD APPLICATION	EXHIBIT H



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EXHIBIT A

PROJECT AREA MAP

JOB # 25896.00010

MAY 2024



Sibley-Smith Industrial Park

Project Area Map
04/07/2024





EXHIBIT B

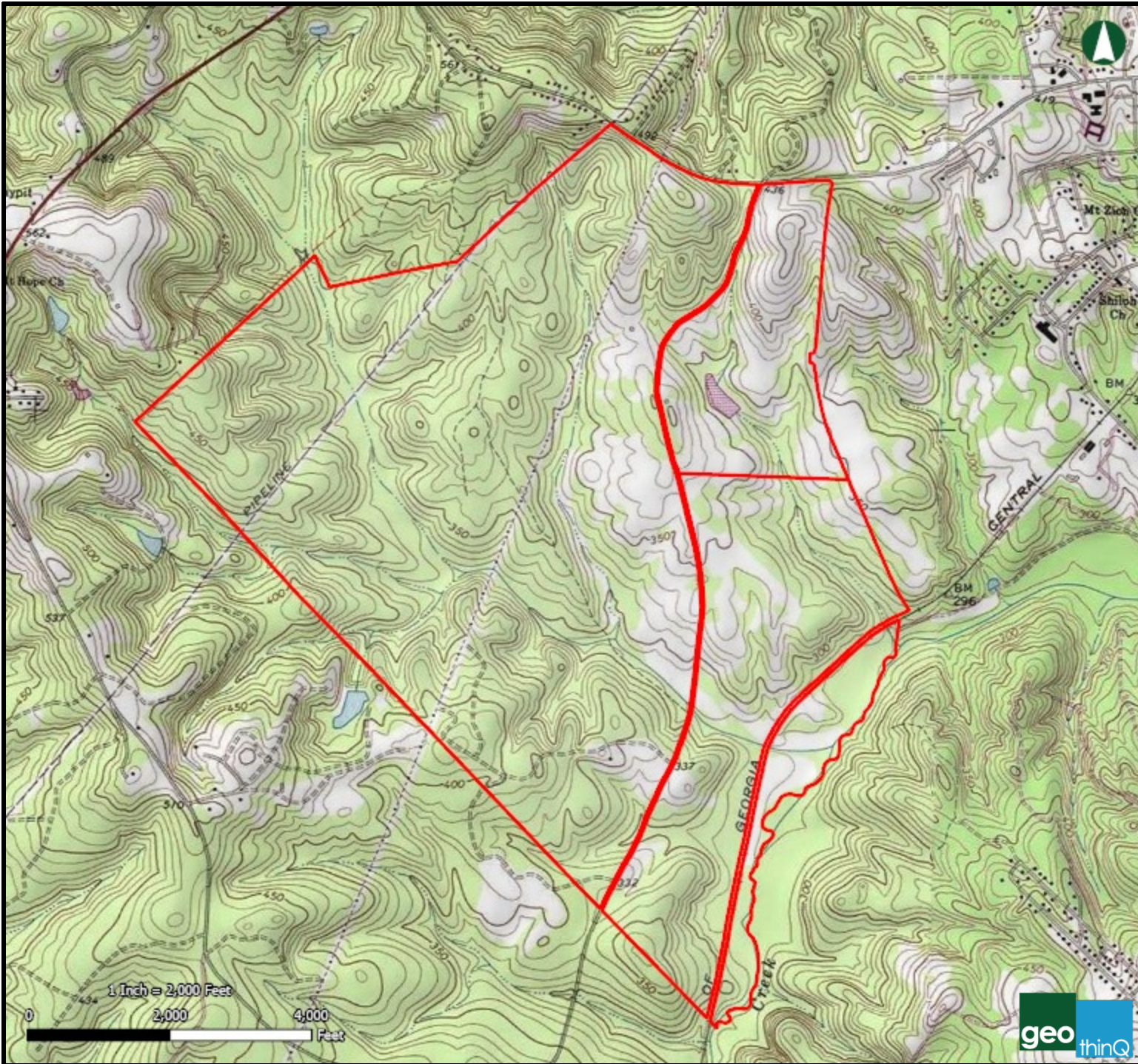
USGS QUAD MAP

JOB # 25896.0001
MAY 2024



Sibley-Smith Industrial Park

Quad Map
04/07/2024





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&
HUTTON

EXHIBIT C

SOILS CLASSIFICATION MAP

JOB # 25896.0001
MAY 2024



Sibley-Smith Industrial Park

Soils Classification Map
04/07/2024

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not Classified





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EXHIBIT D

WETLANDS MAP

JOB # 25896.0001
MAY 2024



Sibley-Smith Industrial Park

Wetlands Map
04/07/2024






-  Parcels
-  Forested Wetland
-  Non-Forested Wetland
-  Salt Marsh
-  Water





EXHIBIT E

FEMA FLOOD ZONE MAP

JOB # 25896.0001
MAY 2024



Sibley-Smith Industrial Park

FEMA Flood Map
04/07/2024

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee



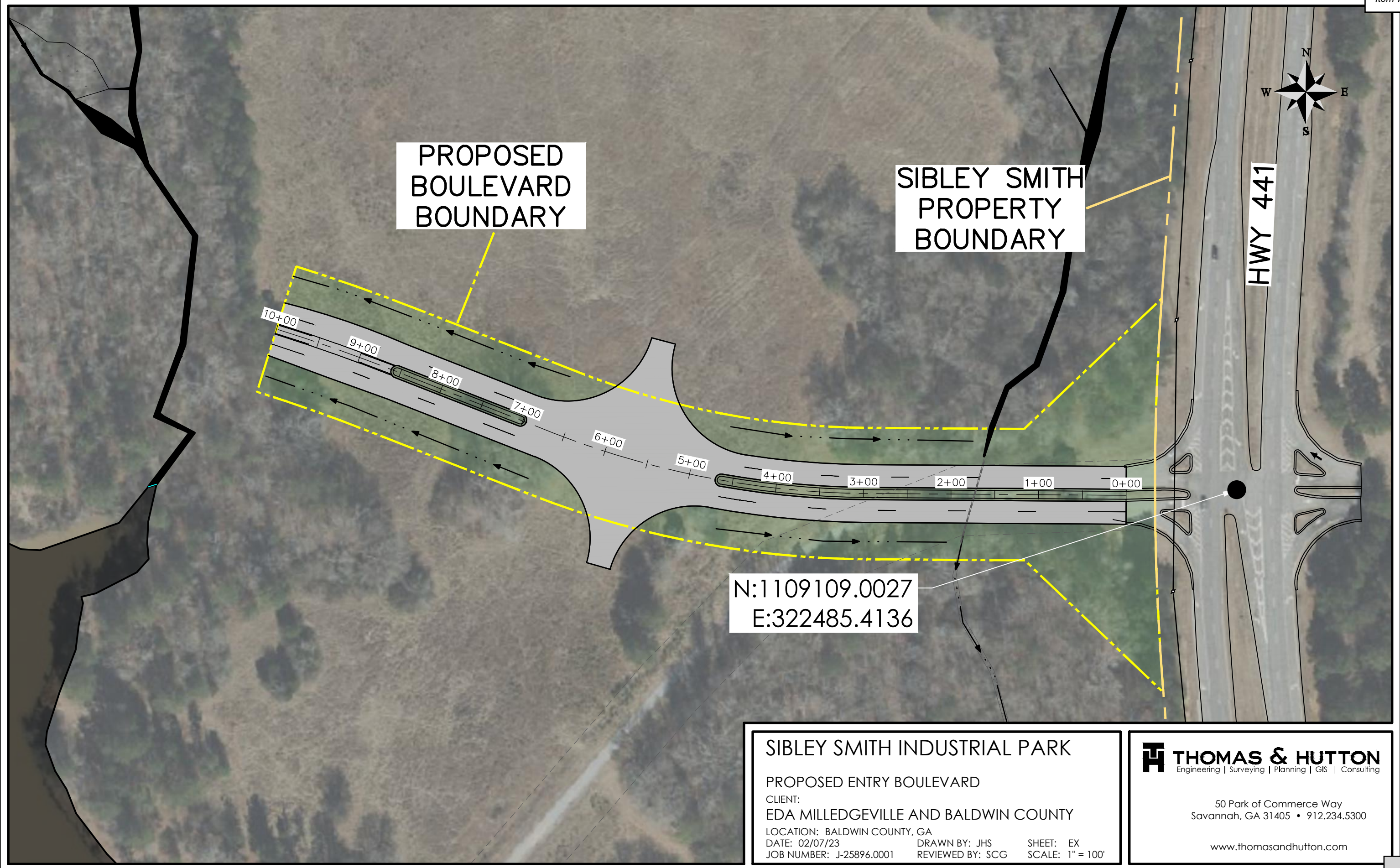


EXHIBIT F

MAP OF PROPOSED ROAD IMPROVEMENTS

JOB # 25896.0001
MAY 2024

Z:\25896\25896.0001\Exchange - Internal\from Jake\25896.0001 - Sibley Smith Phase 1 Roadway.dwg - Feb 15, 2024 - 1:12:27 PM



PROPOSED BOULEVARD BOUNDARY

SIBLEY SMITH PROPERTY BOUNDARY

HWY 441

N:1109109.0027
E:322485.4136

SIBLEY SMITH INDUSTRIAL PARK

PROPOSED ENTRY BOULEVARD

CLIENT:
EDA MILLEDGEVILLE AND BALDWIN COUNTY

LOCATION: BALDWIN COUNTY, GA
DATE: 02/07/23 DRAWN BY: JHS SHEET: EX
JOB NUMBER: J-25896.0001 REVIEWED BY: SCG SCALE: 1" = 100'



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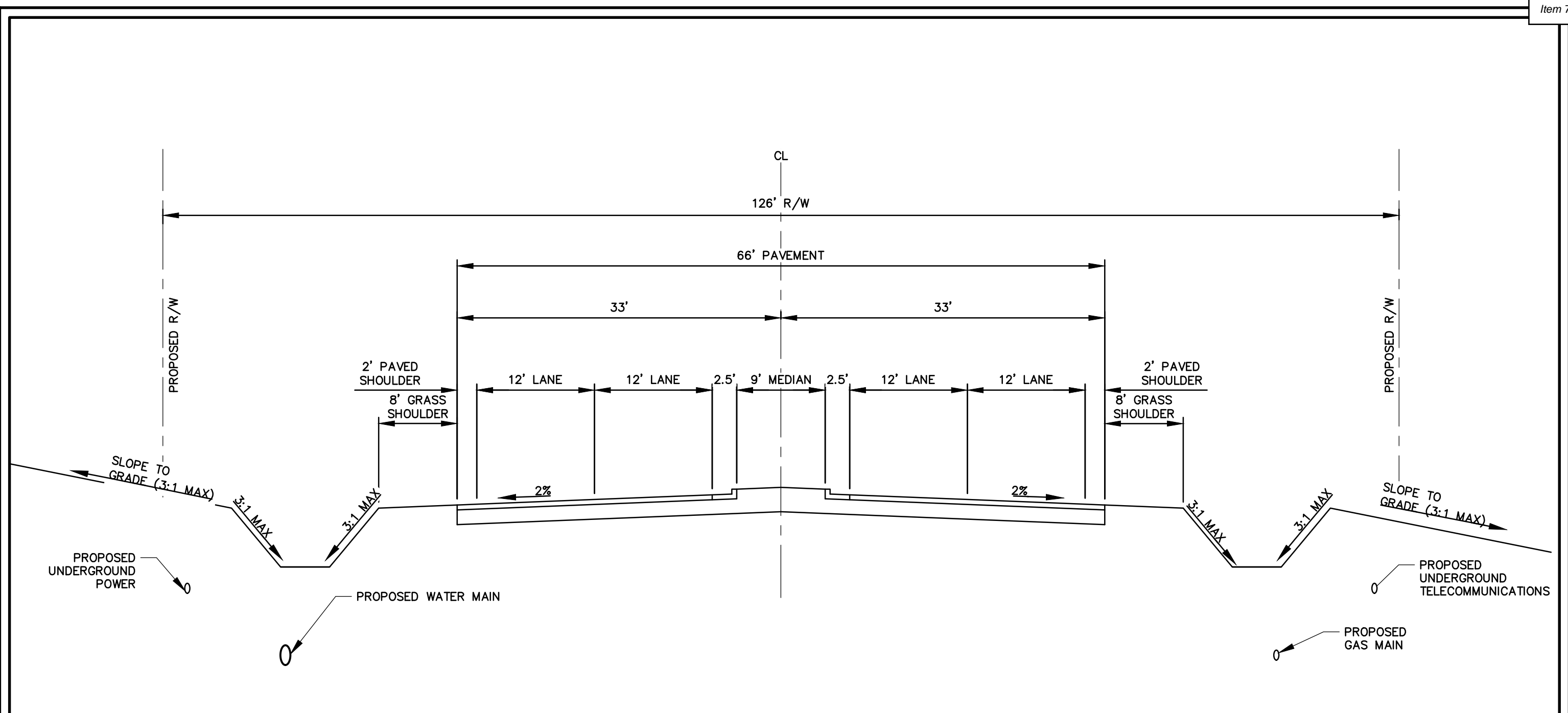


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EXHIBIT G

TYPICAL SECTIONS

JOB # 25896.0001
MAY 2024



2 ENTRANCE ROAD SECTION
Scale: N.T.S.

SIBLEY SMITH INDUSTRIAL PARK
 PROPOSED ROAD SECTION
 CLIENT: DEVELOPMENT AUTHORITY
 CITY OF MILLEDGEVILLE AND BALDWIN COUNTY
 LOCATION: BALDWIN COUNTY, GA
 DATE: 02/15/2024 DRAWN BY: DSG SHEET: EX
 JOB NUMBER: J-25896.0001 REVIEWED BY: SG SCALE: AS SHOWN

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EXHIBIT H

GDOT SUPPORT LETTER

GRAD APPLICATION

JOB # 25896.0001
MAY 2024



March 28, 2016

Matt Poyner
Development Authority of the City of Milledgeville and Baldwin County
130 South Jefferson Street
Milledgeville, Georgia 31061

Gentlemen:

RE: Sibley Smith Industrial Park – Baldwin County

This is in reference to the Sibley-Smith Industrial Park which is being proposed for GRAD certification. Reference is particularly made to the required data concerning access roadways.

The site currently has a commercial driveway that provides direct access to State Route 29 (US 441). This state route, at its current location, is a divided four lane facility classified as an Urban Principle Arterial. Being part of the state highway system, it is fully capable of supporting all types of traffic, both personal and commercial/industrial needing to access the site.

The roadway connects the site regionally by providing access to all other state routes in Georgia. Additionally, US 441 provides access to the interstate highway system. By connecting with I-16 near Dublin Georgia, it has direct access to the seaports at Savannah and Brunswick. By connecting to I-20 north of the site near Madison Georgia, it has access to the Atlanta Metropolitan Region and Atlanta Hartsfield.-Jackson International Airport.

Should additional information concerning the access roadway to the site be required you may contact me at 478.552.4600.

Yours very truly,

DEPARTMENT OF TRANSPORTATION

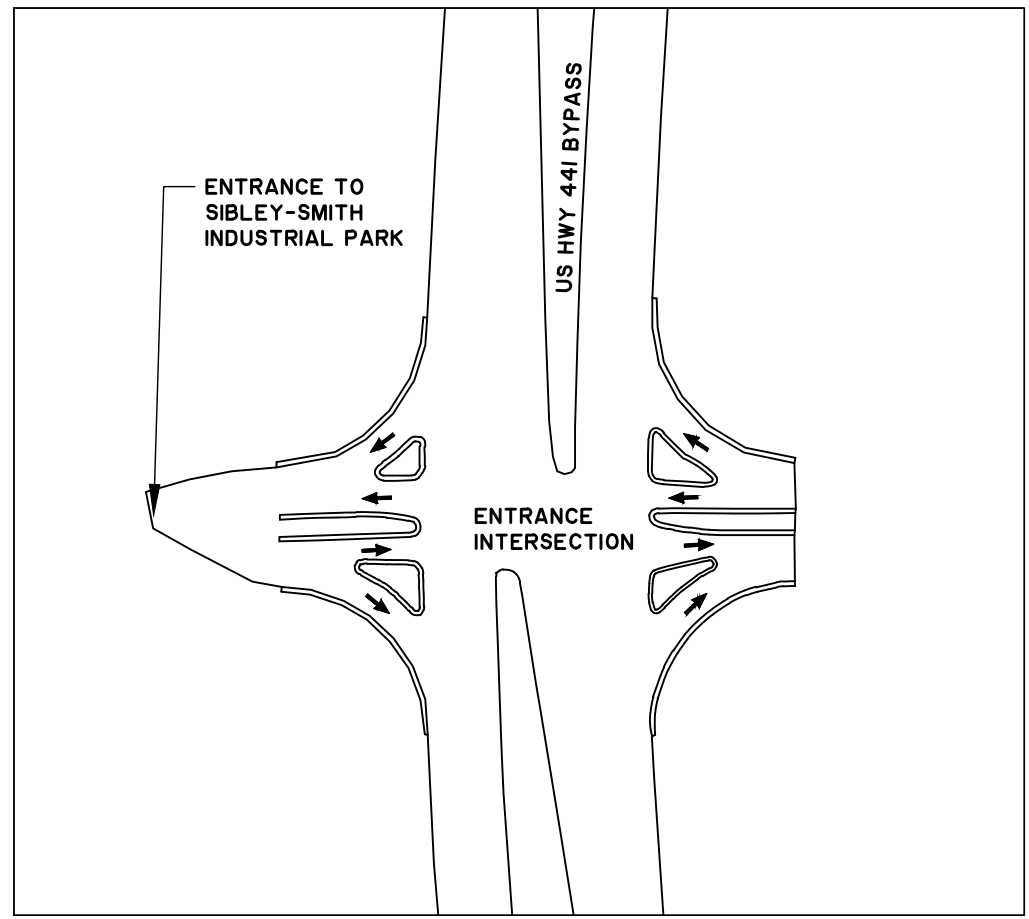
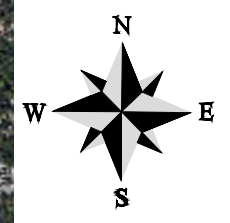
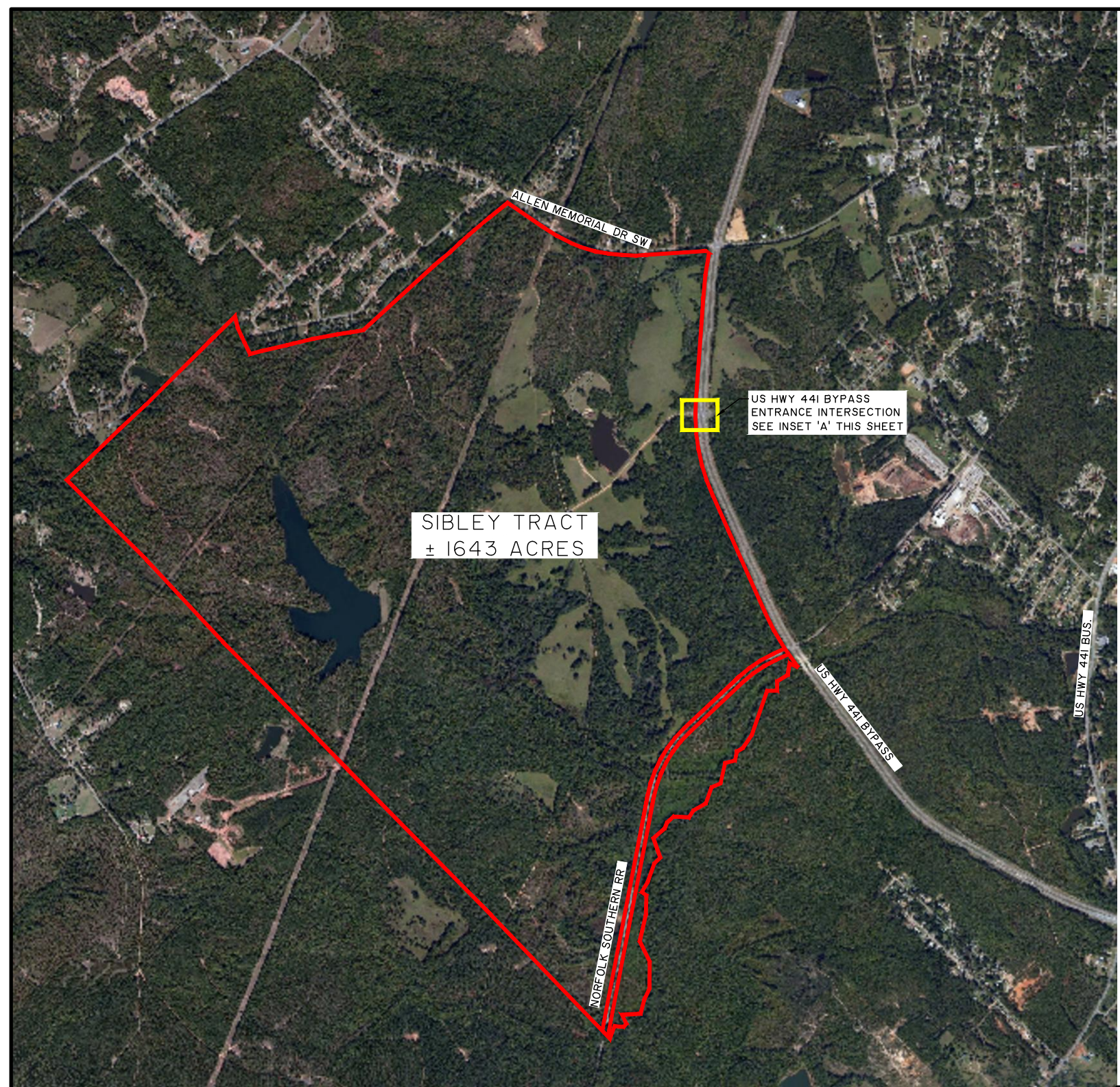
A handwritten signature in black ink, appearing to read "James H. Smith".

James H. Smith, P.E.
District Engineer

JHS:js

c: Kedrick Collins, District Traffic Operations Engineer

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A ENTRANCE INTERSECTION
Scale: 1:50

1 PROPERTY MAP
Scale: 1:2000

SIBLEY - SMITH INDUSTRIAL PARK
 TAB 6
 ROADWAY EXHIBIT
 CLIENT:
 DEVELOPMENT AUTHORITY OF THE CITY OF MILLEDGEVILLE
 & BALDWIN COUNTY
 LOCATION: BALDWIN COUNTY, GA
 DATE: APRIL 1, 2016
 JOB NUMBER: J-24687

DRAWN BY: WHE
 REVIEWED BY: JOC

SHEET: TAB 6
 SCALE: AS SHOWN

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 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

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



AGENDA ITEM: Sibley Place Road Extension Construction

MEETING DATE: June 18, 2024

PREPARED BY: County Manager

RECOMMENDED ACTION: Authorize Submittal to GDOT for Additional Funding

BACKGROUND INFORMATION: Thomas & Hutton prepared the Preliminary Engineering Report for road extension construction at Sibley Place (Sibley-Smith) Industrial Park. The PER is attached for your review. Total cost for the road entrance is \$1,590,742. Staff intends to request \$1,272,593 in extra GDOT Local Maintenance Improvement Grant (LMIG) funds for this project; however, the decision where the money comes from, if awarded, is ultimately up to GDOT. Baldwin County is a Local Administered Project (LAP) certified county which makes the county eligible for a variety of funding sources. The county's match is 20% or \$318,149 which would come from the Economic Development budget of the current SPLOST.