



BALDWIN COUNTY REGULAR MEETING

February 07, 2023

1601 N Columbia St, Suite 220

11:00 AM

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Allied Arts

APPROVAL OF MINUTES

- [2.](#) January 17, 2023 Joint Meeting with City of Milledgeville

January 17, 2023 Regular Meeting

ADMINISTRATIVE/FISCAL MATTERS

3. Pre-Disaster Mitigation Plan - Tiffany Dobbins, Middle Georgia Regional Commission
- [4.](#) Resolution for Imposition of Sales Tax - Assistant County Manager
- [5.](#) Workforce Innovation and Opportunity Act (WIOA) Grants - Assistant County Manager

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

EXECUTIVE SESSION

6. Litigation and Personnel

ADJOURNMENT

REMINDERS

February 21, 2023, Tuesday, 6:00 p.m., Regular Meeting, Government Building, Suite 220, 1601 North Columbia Street.

March 7, 2023, Tuesday, 6:00 p.m., Regular Meeting, Government Building, Suite 220, 1601 North Columbia Street.

March 21, 2023, Tuesday, 6:00 p.m., Regular Meeting, Government Building, Suite 220, 1601 North Columbia Street.



**BALDWIN COUNTY COMMISSIONERS
JOINT MEETING WITH CITY OF
MILLEDGEVILLE**
January 17, 2022
1601 N Columbia St, Suite 220
5:00 PM

MINUTES

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Henry Craig
Sammy Hall

OTHERS PRESENT

David McRee
Carlos Tobar (Virtual)
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chair Emily Davis called the Joint Meeting with the City of Milledgeville to order at 5:00 p.m.

ADMINISTRATIVE / FISCAL MATTERS

Special Purpose Local Option Sales Tax (SPLOST)

Assistant County Manager Dawn Hudson presented an Intergovernmental Sales Tax Agreement between Baldwin County and the City of Milledgeville. She stated the Agreement outlines SPLOST projects and approximated amounts for the capital outlay projects for the City and the County.

Commissioner Henry Craig made a motion to approve the Intergovernmental Sales Tax Agreement as presented. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

City of Milledgeville Action - Councilman Steve Chambers made a motion to approve the Intergovernmental Sales Tax Agreement as presented. Councilman Walter Reynolds seconded the motion and it passed unanimously.

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

ADJOURNMENT

Vice Chair John Westmoreland made a motion to adjourn the Joint Meeting at 5:32 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

Emily C. Davis
Chair

Cynthia K. Cunningham
County Clerk



**BALDWIN COUNTY COMMISSIONERS
REGULAR MEETING**
January 17, 2022
1601 N Columbia St, Suite 220
6:00 PM

Item 2.

MINUTES

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Henry Craig
Sammy Hall

OTHERS PRESENT

David McRee
Carlos Tobar (Virtual)
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

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

INVOCATION

Elder Malcom May delivered the Invocation

PLEDGE OF ALLEGIANCE

Commissioner Kendrick Butts led the pledge.

PRESENTATIONS

Chair Emily Davis stated Commissioners would like to thank Baldwin County Departments for their hard work during the 2022 December Freeze that occurred and left many citizens without water for extended periods of time.

Employees from the following County Departments were presented with a plaque for their Department and recognized for their dedicated service to citizens during this emergency situation:

Road Department, Water / Sewer Department, EMA, Fire and Rescue and Sheriff's Department.

APPROVAL OF MINUTES

Commissioner Sammy Hall made a motion to approve the minutes of the January 3, 2023 Regular Meeting as submitted. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

ADMINISTRATIVE / FISCAL MATTERS

Intergovernmental Contract for Creating the Baldwin County Land Bank

County Manager Carlos Tobar presented information on the Intergovernmental Contract between Baldwin County and the City of Milledgeville creating the Baldwin County Land Bank. Mr. Tobar explained that in section 4.05 the words "and City of Milledgeville" should be deleted since this section addresses the School Districts. Mr. Tobar discussed section 6.08 which states the Land Bank may convey real property in which the Land Bank holds an interest only to any non-profit organization.

Commissioner Hall stated he thought property through the Land Bank would be available to the public sector as well as non-profit organizations. County Manager Tobar responded that

the City had expressed concern that property through the Land Bank would be available to the public. They felt it should go only to non-profit organizations.

Commissioner Craig responded he felt this effort was a good starting point in establishing a Land Bank. He stated the Land Bank should become independent; but, he agreed if this is what it takes to get the Land Bank started that the County should move forward realizing there would be proposed changes in the future.

Commissioner Kendrick Butts commented the Land Bank would be governed by a Board of Directors who would adopt by-laws, policies and procedures for the Land Bank. The Board would consist of one Commissioner, one County employee, and three citizens to be appointed by the Board of Commissioners. The City of Milledgeville would have two appointments to the Board. Initial terms for all appointees would be staggered with subsequent appointments and re-appointments being terms of four years.

Commissioner Butts stated that before he votes on this matter he wants to be certain of the language included in the Intergovernmental Agreement so he fully understands the intent and establishment of a Land Bank.

Vice Chair Westmoreland made a motion to table the Intergovernmental Contract for the Land Bank until a later date. Commissioner Butts seconded the motion and it passed unanimously.

Chair Davis recommended scheduling a Work Session to discuss this matter.

Soil and Water Conservation Lease Agreement

County Manager Tobar reported the Soil and Water Conservation agency wishes to rent office space from the County. The property is located at 311B Linda Drive. He presented a Master Lease Agreement between Baldwin County and the State Properties Commission effective when tenant occupies the premises or five business days after tenant is notified of substantial completion of premises. The initial Agreement shall end June 30, 2023; however, tenant has the option to renew or extend the Term of the Agreement for five additional periods of twelve months. Tenant shall pay monthly rent in the amount of \$646.34 per month during the term of the Agreement.

Commissioner Hall made a motion to approve the Soil and Water Conservation Lease Agreement as presented. Commissioner Butts seconded the motion and it passed unanimously.

A copy of the Lease Agreement is on file in the Board of Commissioners Office.

Selection of Grant Writers / Administrators and Engineers

County Manager Tobar stated Requests for Qualifications were solicited for grant writers / administrators and engineering firms for potential 2023 grant applications. Three responses were received for CDBG grant writers / administrators; two responses for CHIP grant writers / administrators and two responses for engineering services. He reported a review committee of County staff evaluated the proposals for the selection of firms.

The committee recommends the selection of Allen-Smith Consulting for CDBG grant writer / administrator; Gilbert & Associates for CHIP grant writer / administrator and Carter and Sloope for engineering services.

Commissioner Craig made a motion to select Allen-Smith Consulting; Gilbert & Associates and Carter and Sloope as recommended. Commissioner Butts seconded the motion and it passed unanimously.

Appointment to Board of Assessors

Vice Chair Westmoreland reported the term of Harry Keim, District 4 Representative on the Board of Assessors, expires February 7, 2023. Mr. Keim has agreed to continue to serve in this capacity.

Vice Chair Westmoreland made a motion to re-appoint Mr. Keim for an additional six year term beginning February 8, 2023. Commissioner Craig seconded the motion and it passed unanimously.

Selection of County Attorney

Assistant County Manager Dawn Hudson stated County Attorney David McRee submitted his resignation as County Attorney, effective December 2022. She reported the Board requested assistance from the Middle Georgia Regional Commission in soliciting Requests for Qualifications for legal services. The Middle Georgia Regional Commission evaluated proposals based on criteria included in the solicitation package and presented a report of responses to Commissioners.

Vice Chair Westmoreland made a motion to hire Brandon Palmer at the law firm of Smith, Welch, Webb & White LLC as County Attorney. Commissioner Hall seconded the motion and it passed unanimously.

Mr. Palmer stated it is a privilege to be afforded the opportunity to serve as Baldwin County Attorney.

Chair Davis and other Commissioners expressed their appreciation to Attorney McRee for his service to the County for the past twelve and one-half years. Mr. McRee stated it has been a pleasure and an honor to serve the County in this capacity since 2010.

Multi-Jurisdictional Drug Task Force Grant Award

Assistant County Manager Hudson presented the Ocmulgee Multi-Jurisdictional Drug Task Force Grant Award for the Board's consideration. She reported the award in the amount of \$151,896 is for the period January 1, 2023 through December 31, 2023 and there is no required match.

Commissioner Butts made a motion to accept the Multi-Jurisdictional Drug Task Force Grant Award in the amount of \$151,896. Commissioner Craig seconded the motion and it passed unanimously.

Fire Services Mutual Aid Agreement with the City of Gray

Fire Chief Victor Young presented a Mutual Aid Agreement for fire services with the City of Gray. He stated the Agreement outlines the mutual aid assistance to be provided by Baldwin County and the City of Gray during a significant emergency. He stated this is the same Agreement that Baldwin County has with surrounding counties and/or cities.

Commissioner Hall made a motion to approve the Mutual Aid Agreement for fire services with the City of Gray as presented. Commissioner Butts seconded the motion and it passed unanimously.

A copy of the Mutual Aid Agreement is herewith attached and made an official part of the minutes at pages ____ and ____.

OLD BUSINESS

Commissioners stated there is still a problem with the trash throughout the County such as illegal dumping that must be addressed.

NEW BUSINESS

There was no new business to come before the Board.

COUNTY MANAGER'S REPORT

There was no County Manager's report

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

There were no public comments to come before the Board.

ADJOURNMENT

Commissioner Hall made a motion to adjourn the Regular Meeting at 7:00 p.m. Vice Chair Westmoreland seconded the motion and it passed unanimously.

Respectfully submitted,

Emily C. Davis
Chair

Cynthia K. Cunningham
County Clerk

A RESOLUTION TO REIMPOSE A SPECIAL ONE PERCENT SALES AND USE TAX, SUBJECT TO REFERENDUM APPROVAL; TO SPECIFY THE PURPOSES FOR WHICH THE PROCEEDS OF THE SALES AND USE TAX ARE TO BE USED AND MAY BE EXPENDED; TO SPECIFY THE ESTIMATED COST OF THE PROJECTS WHICH WILL BE FUNDED FROM THE PROCEEDS OF THE SALE AND USE TAX; TO SPECIFY THE MAXIMUM PERIOD OF TIME THE SALES AND USE TAX WILL BE REIMPOSED; TO AUTHORIZE THE ELECTION SUPERINTENDENT TO CALL AN ELECTION OF THE VOTERS OF BALDWIN COUNTY TO APPROVE THE REIMPOSITION OF SUCH SALES AND USE TAX; TO APPROVE THE FORM OF BALLOT TO BE USED IN SUCH ELECTION; AND FOR OTHER PURPOSES.

WITNESSETH:

WHEREAS, Part 1 of Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, (the “Act”) authorizes the imposition of a county one percent sales and use tax (the “SPLOST”) for the purpose, *inter alia*, of financing certain capital outlay projects which include those set forth herein; and

WHEREAS, the Board of Commissioners of Baldwin County, Georgia (“the Board of Commissioners”) has determined that it is in the best interest of the citizens of Baldwin County, Georgia, (the “County”) that a one percent SPLOST be reimposed in a special district within the County to raise approximately \$55,000,000.00 for the purpose of funding capital outlay projects (the “Projects”); and

WHEREAS, the Board of Commissioners delivered a written notice (the “Notice”) to the mayor in each municipality located within the County regarding the continuation of the SPLOST; and

WHEREAS, the Notice contained the date, time, place, and purpose of a meeting at which designated representatives of the County and the City of Milledgeville (“the Municipality”) met and discussed the possible projects for inclusion in the referendum, including municipally owned and operated projects; and

WHEREAS, the Notice was delivered or mailed at least 10 days prior to the date of the meeting, and the meeting was held at least 30 days prior to the issuance of a call for the referendum; and

WHEREAS, the County has entered into an intergovernmental agreement with the Municipality that is a party to the Agreement; and

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:

Section 1. There is hereby reimposed within the special district of Baldwin County (“Special District”) a special sales and use tax at the rate of one percent, upon the termination of the special one percent sales and use tax presently in effect, pursuant to Part 1 of Article 3 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, subject to approval by a majority

of the qualified voters residing within the territorial limits of Baldwin County voting in the referendum called in Section 2 hereof, for a maximum period of time of 24 calendar quarters, for the purposes of providing funds to pay a portion of the costs of the capital outlay projects listed on the attached Exhibit “A.”

Section 2. There is hereby authorized to be called and there is hereby called an election to be held in all the precincts in Baldwin County, on the 21st day of March, 2023, for the purpose of submitting to the qualified voters of Baldwin County the question of whether or not a special one percent sales and use tax should be reimposed within the Special District, upon the termination of the special one percent sales and use tax presently in effect, for a maximum period of time of 24 calendar quarters, for the purposes of providing funds to pay a portion of the costs of the capital outlay projects listed on the attached Exhibit “A.”

Section 3. The ballot to be used in the election shall have written or printed thereon the question to be determined by the voters, to-wit:

“Shall a special 1 percent sales and use tax be reimposed in the special district of Baldwin County, upon the termination of the special 1 percent sales and use tax presently in effect, for a period of time not to exceed 24 calendar quarters and for raising of an estimated \$55,000,000 for the following purposes of Baldwin County, Georgia (the “County”), and The Mayor and Aldermen of the City of Milledgeville (the “City”): (a) County-wide capital outlay projects: (1) public safety facilities and equipment and county-wide communication system, (2) parks and recreational facilities, equipment and improvements, (3) economic development projects including airport improvements, Development Authority of Milledgeville and Baldwin County industrial park improvements, greenway park improvements, Central State Redevelopment Authority improvements and Antebellum Capitol Museum improvements; (b) capital outlay projects to be owned or operated or both by the County or one or more local authorities within the special district of Baldwin County pursuant to intergovernmental contracts with the County (the “County Projects”); (1) fire protection and public safety facilities and equipment, (2) public building facilities, equipment and improvements and related equipment, (3) public works infrastructure to include the expansion, renovation, upgrading and extension of water, sewer, storm drainage, and flood control facilities, road, street, sidewalk, and bridge improvements; (c) capital outlay projects to be owned and operated or both by the City: (1) various items of equipment and other property for public works projects, including the construction and resurfacing of public streets and roadways within the corporate limits of the City; (2) acquisition of capital improvements, various items of equipment and other property for municipal buildings and other City owned facilities; (3) acquisition of capital improvements various items of equipment and other property in furtherance of public safety, to include the City of Milledgeville Police and Fire Departments; and (4) acquisition of capital improvements and various items of equipment for the City's water distribution system and water treatment plant and the City's waste treatment collection system and waste treatment plant?”

The ballot shall have printed thereon the word “YES” and the word “NO” in order that each voter may vote in either the affirmative or the negative as to the question propounded. The polls in each of the precincts within Baldwin County shall be opened at 7:00 a.m. and closed at 7:00 p.m. on the day fixed for the election, and the election shall be held at the regular and established places for holding elections in Baldwin County. The election shall be held in accordance and in conformity with the Constitution and statutes of the United States of America and of the State of Georgia.

Section 4. The County Clerk is hereby ordered and directed forthwith to furnish the Superintendent of Elections of Baldwin County with a duly certified copy of this resolution in order that the Superintendent of Elections may take such action in the premises as provided by law.

Section 5. The Board of Elections of Baldwin County is hereby authorized and requested to publish a notice of the election as required by law in the newspaper in which Sheriff's advertisements for the County are published once a week for four weeks immediately preceding the date of the election.

Section 6. The proper officers and agents of the County are hereby authorized to take any and all further actions as may be required in connection with the imposition of SPLOST.

Section 7. 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.

Section 8. Any and all resolutions in conflict with this resolution this day passed be and they are hereby repealed.

Section 9. The Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this ____ day of February, 2023.

BALDWIN COUNTY, GEORGIA

Honorable Emily C. Davis
Chair, Baldwin County Board of Commissioners

ATTEST:

Cynthia K. Cunningham
Baldwin County Clerk

DATE ADOPTED _____

[SEAL]

Exhibit A
Project List

(a) County-wide capital outlay projects (the "Joint County-wide Projects") estimated to be approximately \$21,790,000:

- (1) public safety facilities and equipment and county-wide communication system;
- (2) parks and recreational facilities, equipment and improvements; and
- (3) economic development projects including airport improvements, Development Authority of Milledgeville and Baldwin County industrial park improvements, greenway park improvements, Central State Redevelopment Authority improvements, and Antebellum Capitol Museum improvements.

(b) Capital outlay projects to be owned or operated or both by the County and one or more local authorities within the Special District of Baldwin County pursuant to intergovernmental contracts with the County (the "County Projects") estimated to be approximately \$18,710,000:

- (1) fire protection and public safety facilities and equipment;
- (2) public building facilities, equipment and improvements and related equipment; and
- (3) public works infrastructure to include the expansion, renovation, upgrading and extension of water, sewer, storm drainage, and flood control facilities, road, street, sidewalk, and bridge improvements.

(c) Capital outlay projects to be owned or operated or both by the City (the "City Projects") estimated to be approximately \$14,500,000:

- (1) various items of equipment and other property for public works projects, including the construction and resurfacing of public streets and roadways within the corporate limits of the City;
- (2) acquisition of capital improvements, various items of equipment and other property for municipal buildings and other City owned facilities;
- (3) acquisition of capital improvements various items of equipment and other property in furtherance of public safety, to include the City of Milledgeville Police and Fire Departments; and
- (4) acquisition of capital improvements and various items of equipment for the City's water distribution system and water treatment plant and the City's waste treatment collection system and waste treatment plant.

**Technical College System of Georgia, Office of Workforce Development
GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA)**

STATEMENT OF GRANT AWARD

RECIPIENT: Baldwin County

LOCAL WORKFORCE AREA: 011

REGION: 06

GRANT NO: RR31-22-23-06-011

FAIN: AA-38524-22-55-A-13

GRANT PERIOD:

FROM: 01/01/2023

THRU: 12/31/2023

TOTAL FUNDS: \$ 75,000

Admin not to exceed: \$ 0

GRANT YEAR: FY 2023

PROGAM TITLE/TYPE: I

Dislocated Worker Program

CFDA NO: 17.278

This award is hereby made, in the amount and for the period shown above, from a grant under the Workforce Innovation and Opportunity Act (P.L. 113-128), as amended, to the above mentioned recipient, and in accordance with the Workforce Innovation Plan project application. This award is subject to any attached assurances, revisions, special conditions, or waivers.

This award is subject to all applicable policies, rules and regulations, and conditions as prescribed by the Technical College System of Georgia's Office of Workforce Development (OWD) and the United States Department of Labor. It is also subject to such further laws, rules, regulations and policies as may be reasonably prescribed by the State of Georgia or the Federal Government under Public Law 113-128, as amended.

This grant becomes effective on the beginning of the grant period, provided that within thirty (30) days of the award execution date (below), the properly executed original Statement of Grant Award and any of the attached properly executed revisions, waivers and special condition statements are returned to OWD.

- ☒ This award is subject to Certification Regarding the Role of the Local Grant Recipient
- ☒ This award is subject to Subrecipient Designation (if applicable)
- ☒ This award is subject to Liability Waiver
- ☒ This award is subject to Certification on Nondiscrimination and Equal Opportunity Requirements
- ☒ This award is subject to Certification Regarding Drug-Free Workplace Requirements
- ☒ This award is subject to Certification Regarding Debarment and Suspension
- ☒ This award is subject to Certification For Lobbying
- ☒ This award is subject to Statement of Assurances
- ☒ This award is subject to special conditions (attached)

Technical College System of Georgia
Executive Director, Office of Workforce Development

Date Executed

I, Emily C. Davis (typed) acting under my authority to contract on behalf of the recipient of the above described grant on the terms and conditions stated above or incorporated by reference therein, do hereby accept this Grant Award.

Date of Acceptance

Emily Davis

Chairperson

Authorized Signature

Chair, Baldwin County Board of Commissioners

Title (typed)

**Technical College System of Georgia, Office of Workforce Development
GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA)**

STATEMENT OF GRANT AWARD

RECIPIENT: Baldwin County

LOCAL WORKFORCE AREA: 011

REGION: 06

GRANT NO: AFR31-20-21-06-011

FAIN: AA-34763-20-55-A-13

GRANT PERIOD:

FROM: 12/01/2022

THRU: 06/30/2023

GRANT YEAR: FY 2021

PROGAM TITLE/TYPE: I

Dislocated Worker Program

CFDA NO: 17.278

TOTAL FUNDS: \$ 70,000

Admin not to exceed: \$ 7,000

This award is hereby made, in the amount and for the period shown above, from a grant under the Workforce Innovation and Opportunity Act (P.L. 113-128), as amended, to the above mentioned recipient, and in accordance with the Workforce Innovation Plan project application. This award is subject to any attached assurances, revisions, special conditions, or waivers.

This award is subject to all applicable policies, rules and regulations, and conditions as prescribed by the Technical College System of Georgia's Office of Workforce Development (OWD) and the United States Department of Labor. It is also subject to such further laws, rules, regulations and policies as may be reasonably prescribed by the State of Georgia or the Federal Government under Public Law 113-128, as amended.

This grant becomes effective on the beginning of the grant period, provided that within thirty (30) days of the award execution date (below), the properly executed original Statement of Grant Award and any of the attached properly executed revisions, waivers and special condition statements are returned to OWD.

- ☒ This award is subject to Certification Regarding the Role of the Local Grant Recipient
- ☒ This award is subject to Subrecipient Designation (if applicable)
- ☒ This award is subject to Liability Waiver
- ☒ This award is subject to Certification on Nondiscrimination and Equal Opportunity Requirements
- ☒ This award is subject to Certification Regarding Drug-Free Workplace Requirements
- ☒ This award is subject to Certification Regarding Debarment and Suspension
- ☒ This award is subject to Certification For Lobbying
- ☒ This award is subject to Statement of Assurances
- ☒ This award is subject to special conditions (attached)

Technical College System of Georgia
Executive Director, Office of Workforce Development

Date Executed

I, Emily C. Davis (typed) acting under my authority to contract on behalf of the recipient of the above described grant on the terms and conditions stated above or incorporated by reference therein, do hereby accept this Grant Award.

Date of Acceptance

Emily C. Davis

Chairperson

Authorized Signature

Chair-Baldwin County Board of Commisiioners

Title (typed)