



BALDWIN COUNTY REGULAR MEETING

January 20, 2026

1601 N Columbia St, Suite 220

6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. Approve the January 6, 2026 regular meeting minutes and executive session minutes.

PRESENTATIONS

2. **Middle Georgia Elite Bulldogs**

Present a Certificate of Recognition to the coaches and team members of the Middle Georgia Elite Bulldogs Football Team in honor of their victory in the 2025 Midsouth Atlanta Youth Football League Championship and the 2025 National Championships. - Chairman Butts.

3. **Baldwin County Fire Rescue**

Baldwin County Fire Rescue Presentations - Chief Adams.

ADMINISTRATIVE/FISCAL MATTERS

4. **Qualifying Fees**

Resolution R-2026-03 - set qualifying fees for 2026 elections - County Attorney.

5. **2026 LMIG**

Resolution R-2026-04 - Authorize the 2026 Local Maintenance and Improvement Grant application be submitted to the Georgia Department of Transportation - County Manager.

6. **WIOA Dislocated Worker Program Grant**

Resolution R-2026-05 - Authorize Workforce Innovation and Opportunity Act Grant AFR31-23-06-011 for the Dislocated Worker Program - County Manager.

7. WIOA Dislocated Worker Program Grant

Resolution R-2026-06 - Authorize Workforce Innovation and Opportunity Act Grant AFR31-24-25-06-011 for the Dislocated Worker Program - County Manager.

8. WIOA Dislocated Worker Program Grant

Resolution R-2026-07 - Authorize Workforce Innovation and Opportunity Act Grant 44-24-2606-011 for the Dislocated Worker Program - County Manager.

9. WIOA Apprenticeship Expansion Fund Program Grant

Resolution R-2026-08 - Authorize Workforce Innovation and Opportunity Act Grant SAEF-25-26-06-011 for the apprenticeship Expansion Fund Program Grant - County Manager.

10. Golf Course Design and Construction

Resolution R-2026-09 - authorize an agreement with MYDGolf, LLC for the design and construction of Little Fishing Creek Golf Course improvements - County Manager.

11. Habitat for Humanity

Authorize Chairman to sign letter for Habitat for Humanity's CHIP Grant Application - County Manager.

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

12. County Manager's January 20, 2026 Report - County Manager.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Executive Session

Executive Session to discuss personnel and acquisition of real estate.

ADJOURNMENT

REMINDERS

Martin Luther King, Jr. Holiday - All Baldwin County non-emergency departments will be closed on Monday, January 19, 2026 in observance of Martin Luther King, Jr. Holiday.

Board of Commissioners Meeting - February 3,2026 - 6:00 PM in Suite 220 of the Baldwin County Government Center located at 1601 North Columbia Street.

Board of Commissioners Meeting - February 17,2026 - 6:00 PM in Suite 220 of the Baldwin County Government Center located at 1601 North Columbia Street.



BALDWIN COUNTY BOARD OF COMMISSIONERS REGULAR MEETING

January 6, 2025

1601 N Columbia St, Suite 220

6:00 PM

Item 1.

MINUTES

CALL TO ORDER

The January 6, 2026 Baldwin County Board of Commissioners meeting was called to order by Chairman Andrew Strickland at 6:00 PM.

INVOCATION

Reverend Dexter R. Burney from Saint Paul Baptist Church opened the meeting with a prayer.

PLEDGE OF ALLEGIANCE

Commissioner Hall led the Pledge of Allegiance.

APPROVAL OF MINUTES

Commissioner Davis made a motion to approve the December 16, 2025 regular commission meeting minutes; the December 22, 2025 joint City/County called meeting minutes and the December 22, 2025 called commission meeting minutes. Commissioner Hall seconded the motion and the motion passed unanimously.

Commissioner Davis made a motion to move the selection of the Chair and Vice Chair to the end of the meeting. Commissioner Hall seconded the motion and the motion passed unanimously.

PRESENTATIONS

Dr. Kristina Brooks, Superintendent of the Baldwin County School System addressed the commissioners. She expressed her appreciation to the elected officials for being so welcoming and supportive. She stated the Baldwin County School System's goal was to educate children to find success and to make a difference in the community; their mantra was to believe in Baldwin, their goal was for students to graduate, seek college and career, find their passion, be part of this community and to be leaders. Dr. Brooks gave a presentation sharing information about the Baldwin County School System including their programs and academies, that the Baldwin County School System was the second largest employer in the county with a \$ 58 million budget; they rolled the millage rate back and had one of the lowest mills in the area; and that 5 mills of taxes had to be sent to the State every year for redistribution across the state. Dr. Brooks stated their mission was to educate students to become contributing members of our community and every student was a vital contributor.

Dr. Brooks listed their cornerstones and milestones in literacy and gave statistics, discussed preparing students for workforce development through the pathways programs, the focus on student well-being – including having cell phone free zones to eliminate distractions. She discussed finding meaningful work for young adults with disabilities aging out of the system.

Dr. Brooks again discussed the pathways programs used to develop expanding careers. She closed her presentation by highlight the three areas they focused on and used to guide their work, those being that every child read at or above their grade level, every student was employed, enlisted in the military or enrolled in college, technical school or university and the most important was that students were working toward good citizenship.

Dr. Brooks closed by thanking the commissioners for the time they were giving the Baldwin County School system.

There was discussion about the good job the Board of Education and the school system were doing in the community; the 88% poverty rate in Baldwin county school system, teaching students civics and how to make good judgement choices, and the Leader in Me program.

Rebekah Snider, Executive Director of the Milledgeville Baldwin County Convention and Visitors Bureau addressed the commissioners updating them on the CVB's efforts in developing the community brand and spending the hotel motel tax collections to promote tourism. She stated that more than one million people visited Milledgeville generating a \$6.5 million impact and creating over 904 hospitality jobs that all provided tax relief by bringing revenue into the community from external sources.

Ms. Snider discussed increasing the hotel room inventory, improvements at Walter B. Williams Park and the overall improvements to the sports complex and facilities. She discussed the people flow at Walter B. Williams that provided an opportunity for economic relief. She updated on their 10 projects including developing the film industry and bringing Hallmark into Baldwin County; conference collaborations and working with Georgia College for venues; media profile spotlights and showcases including references on MSN, and in Smithsonian Magazine, Southern Living Magazine, Georgia Trend Magazine, the Wallstreet Journal and the New York Times; working with 3 social media influencers and content creators boosting Baldwin County's presence; the leisure advertising campaign with a focus on Georgian and Floridian visitors; paid advertising in publications, co-hosting Milledgeville Burger Week creating a county wide collaboration that generated a \$45,000 economic impact; creating a marketing scheme for the wedding industry that included creating a bridal guide and trade show to get people to marry here; promoting sports events including the Georgia Cycling Association, they hired a consultant to help identify venues that could be used for sports events and building a strong sports infrastructure; and creating a sustainable workforce for the hospitality industry.

Ms. Snider closed by stating they had the best jobs in Baldwin County, they got to brag on our community and got to see the positive pieces of the community. She was grateful for another year of partnership and hoped they were great steward of the money they received.

Chairman Strickland thanked Ms. Snider for the wonderful ideas and honing in on tournaments and Walter B. Williams improvements.

Commissioner Little recognized newly elected councilmember Arlene Simmons being in attendance.

ADMINISTRATIVE/FISCAL MATTERS

Tax Anticipation Note

Commissioner Strickland read the caption for Resolution R-2026-01 authorizing a Tax Anticipation Note.

The resolution was presented as follows:

RESOLUTION R-2026-01

A RESOLUTION TO AUTHORIZE THE DOCUMENTS TO BORROW FROM CENTURY BANK AND TRUST TO PAY CURRENT YEAR OPERATING EXPENSES FROM TIME TO TIME

WHEREAS, under and by virtue of the Constitution of the State of Georgia, Article IX, Section V, Paragraph V, each city, county, and political subdivision of the State authorized to levy taxes is given the authority to make temporary loans between January 1 and December 31 in each year to pay expenses for such year upon certain conditions, and

WHEREAS, such conditions have been fulfilled by Baldwin County as hereinafter appears; and

WHEREAS, said Baldwin County has now outstanding no such temporary loans or renewals thereof made in any prior year; and

WHEREAS, the total gross income of said Baldwin County from taxes in the last preceding calendar year was \$26,000,000; and

WHEREAS, the total anticipated income (revenue) of Baldwin County for the current year exceeds \$27,000,000; and

WHEREAS, the amount to be borrowed, \$10,000,000, plus all other temporary loans of Baldwin County for the current calendar year are less than the total anticipated revenue from all sources for such calendar year; and

WHEREAS, under the aforesaid authority, Baldwin County Board may make such temporary loans in 2026 in a total amount not to exceed \$20,250,000 which amount is seventy-five percent of \$27,000,000; and

WHEREAS, said temporary loans are needed by Baldwin County to pay the current fiscal year's operating expenses; and

WHEREAS, the Baldwin County Board of Commissioners constitutes the governing body of Baldwin County.

THEREFORE, BE IT RESOLVED by the Baldwin County Board of Commissioners:

1. **Incorporation of Recitals.** The above stated recitals are true and correct and are incorporated as though fully set forth herein.
2. **Authorization of Temporary Loan.** That the Chair of the Baldwin County Board of Commissioners is hereby authorized to execute documents to borrow from Century Bank and Trust money to pay current year's operating expenses from time to time during the year, the aggregate amount of which is not to exceed \$10,000,000, said sums to bear interest not to exceed 5.25 percent per annum, and the entire amount, together with interest, to be repaid on or before December 31 of the current year. The money may be drawn upon from time to time as authorized by the Baldwin County Board of Commissioners and interest shall be paid only on that portion of the total sum which is utilized and only for the period of time it is used. The loan(s) shall be evidenced by promissory note(s) executed in the name of the Baldwin County Board of Commissioners.
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 of a temporary loan and to take all action necessary in conformity therewith.
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 6th day of January, 2026.

BALDWIN COUNTY, GEORGIA

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County, Georgia

County Manager Carlos Tobar explained that there was a \$10 million line of credit and the low bid was 2.25 %.

Desiree Liggins addressed the commissioners asking if interest would be paid on this loan, how much was the interest, did all counties do this, and was the TAN loan for the entire budget.

Commissioner Strickland responded that this was a revolving line of credit at 5.25% interest.

Ms. Liggins stated that the commissioners needed to stop spending money, including spending on trackman and pickleball. She stated the county owned 3 million to the city, there was no reserve.

There was a brief discussion about the procure for addressing the commissioners.

Commissioner Little made a motion to accept the Tax Anticipated Note. Commissioner Davis seconded the motion.

The commissioners discussed the TAN note, making the loan for the least possible amount, the note had been used for many years, spending money to get good returns on projects, taking drastic actions to repair some of the financial woes the county has, and that the projects currently under way mostly used grant dollars and sales tax dollars, not property tax dollars.

The motion was unanimously approved.

2026 Community Home Improvement Program (CHIP) Application

Commissioner Strickland read the caption for Resolution R-2026-02 authorizing Baldwin County apply for the 2026 CHIP Grant.

The resolution was presented as follows:

RESOLUTION R-2026-02 BALDWIN COUNTY BOARD OF COMMISSIONERS (BOC) 2026 CHIP APPLICATION RESOLUTION

WHEREAS, the Georgia Department of Community Affairs has established the Community Home Investment Program (CHIP) to assist local governments with improvements to housing improvement activities in Georgia, and

WHEREAS, there exists in Baldwin County a need to provide housing improvements in the Harrisburg and Oconee Heights service area,

NOW THEREFORE, BE IT RESOLVED by the Chairman and Board of Commissioners that the Baldwin County BOC supports the application for 2026 CHIP funds and that Baldwin County will apply for these funds for housing improvements in the County's 2026 CHIP Target Area. Baldwin County commits to the required cash match for the project, \$1,000 cash for the required audits and all additional cash and/or in-kind services needed to complete the project over the grant amount.

BE IT FURTHER RESOLVED that the Chairman is authorized and directed to act as the official representative of the Baldwin County BOC, to act in connection with the application, to

be responsible for compliance with the applicable state and federal requirements of the program, and to provide such additional information as may be required;

BE IT FURTHER RESOLVED that the Chairman is authorized to enter into agreements for services relating to the application and subsequent grant (if funded) and to execute the application and other required documents on behalf of the Baldwin County BOC including the grant award package (if funded);

BE IT FURTHER RESOLVED that Baldwin County will comply with all provisions of the HOME Investment Partnership Activity regulations found at 24 CFR Part 92, the state requirements for the implementation of the Community HOME Investment Partnership Activity (CHIP) as defined in the Activity Description, the Administrative Manual, the Homeowner Rehabilitation Manual, as may be amended at the discretion of the Georgia Department of Community Affairs;

BE IT FURTHER RESOLVED that the Baldwin County BOC will comply with certain laws that may be applicable, though not specifically listed in the HOME Investment Partnership Activity Regulations, by virtue of being applicable under their own terms, such as the Hatch Act (U.S.C. Section 1501, et. seg), which limits the political activities of the employees funded through receipt of Federal assistance;

BE IT FURTHER RESOLVED that the Baldwin County BOC will comply with Section 504 of the Rehabilitation Act of 1973 and the HUD Implementing regulations (24 CFR Part 8), Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, the Fair Housing Act (42 USC 3601-20), Executive Orders 11246 and 11063, and Section 3 of the Housing and Urban Development Act of 1968 and will administer and conduct its activity in conformance with them.

BE IT FURTHER RESOLVED that the Baldwin County BOC agrees to become a subrecipient for purposes of the activity and to assume all responsibilities at 24 CFR Part 92 (as now in effect and as may be amended from time to time) except those responsibilities which DCA determines will not be transferred to the subrecipient for reasons deemed practical, feasible, or legally sound.

BE IT FURTHER RESOLVED that the Baldwin County BOC acknowledges that if the proposed application is funded, the activity will affirmatively further fair housing.

BE IT FURTHER RESOLVED that the Baldwin County BOC's proposed housing improvements are in conformance with the Baldwin County Comprehensive Plan;

BE IT FURTHER RESOLVED that a true and dedicated commitment has been made to the project for the successful completion of the above improvements for the citizens, especially the low-to-moderate income citizens;

BE IT RESOLVED this 6th day of January, 2026.

BALDWIN COUNTY

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by the Baldwin County BOC the date so stated in said Resolution. I further certify that I am the County Clerk and that said Resolution has full force and effect the 6th day of January, 2026.

ATTEST:

(SEAL)

Bo Danuser, County Clerk
Baldwin County, Georgia

County Manager Carlos Tobar discussed the deplorable state of some of the homes in south Baldwin County, stating that this was one of the programs the county had that was life changing for some people. He urged to commissioner to continue this path. There would only be enough money in this round to help 4 or 5 of the nine houses identified in need of help. Mr. Tobar stated that he was grateful that the Federal Government had the funds available to communities like Baldwin County to secure grants and transform people’s lives.

There was a discussion about these grants lifting the community up and this would be one of the commissioner’s proudest moments and would be their legacy.

Commissioner little made a motion to approve the 2026 CHIP Application. Commissioner Davis seconded the motion and the motion passed unanimously.

Golf Course Irrigation

Chairman Strickland asked the County Manager for a brief on the bid for golf course irrigation.

County Manager Tobar stated that bids had gone out with one responsive bid returned from Central Pro Supply for \$577,122.83 that would come out of SPLOST. This motion would be to accept the low bid and authorize the issuance of a purchase order for materials. Mr. Tobar gave an update on the construction of the golf course stating the construction went out to bid, and the commissioners would be voting for the construction on February 3rd and for a construction management contract in two weeks.

Mr. Tobar gave an update on the Trackman stating everything was arriving and being constructed and there should be a ribbon cutting in 5 to 6 weeks.

Desiree Liggins addressed the commissioners asking how much the water was going to cost to irrigate the golf course. She stated that she thought they were going to cease all spending of SPLOST money until the audit was completed, and asked how much more the commissioners

were going to spend on the golf course – people had torn up bathrooms maybe the commissioners should fix bathrooms before they build a golf course.

Maurice Liggins addressed the commissioner suggesting the county reach out to the college, GMC or the school board to help with the golf course.

Commission Little made a motion to accept the bid from Central Pro Supply and authorize a purchase order be issued. Commissioner Hall seconded the motion and the motion passed unanimously.

Board of Commissioners Chair and Vice Chair

Commissioner David nominated Kendrick Butts as Chairman of the Board of Commissioners. Chairman Little seconded the motion and the motion passed unanimously. Commissioner Butts was appointed as Chairman for the 2026 calendar year.

Commissioner Butts nominated Emily Davis as Vice Chair. Commissioner Davis seconded the motion. Commissioners Butts and Davis voted aye and Commissioners Hall, Strickland, and Little voted no. The motion failed.

Commissioner Strickland nominated Scott Little as Vice Chairman of the Board of Commissioners. Commissioner Hall seconded the motion. Commissioners Hall, Strickland, and Little voted aye and Commissioners Butts and Davis voted no. The motion carried and Commissioner Little was appointed as Vice Chairman for the 2026 calendar year.

OLD BUSINESS

Commissioner Davis asked about the lights at the pickleball courts stating the lights were on late one night. Mr. Tobar responded that the lights were on a timer.

Commissioner Davis raised concerns about solid waste pickup and garbage cans being torn up. Mr. Tobar stated there was a new customer service number. Ms. Davis responded that the customer service had not been responsive and she had gotten calls, she sent Mr. Tobar the information.

Commissioners Butts asked for an update on the stormwater problems on Maplewood. Mr. Tobar responded that the County Engineer was not available right now, but he would get on it next week when he returned.

NEW BUSINESS

Commissioner Davis stated that some departments did not have updated phone numbers for customers. She asked that the county update resident/customers phone numbers.

COUNTY MANAGER'S REPORT

County Manager Tobar gave his report discussing:

- The Mary Vinson Library reopening ribbon cutting

- he would let the Middle Georgia Library decide when they wanted to do the reveal at the Collins P. Lee Memorial Library; the construction bid would be going out in late February
- the galvanized water line inventory continued and customers were getting letters; the grant in place would replace the galvanized water lines the county owned (to the meter)
- CDBG sewer line on Vinson Highway, Thompson Street, and Marion Street started
- The 2025 sewer replacement and housing rehab was underway and meetings were scheduled
- The target area had been selected for the 2026 CDBG grant, the budget was being prepared and the windshield survey would be finished this month
- There were still punch list items remaining and the asphalt plant had reopened
- The Harrisburg Park sidewalks were being finished, grading was being done for the playground equipment and the foundation had been poured for the community center
- They were waiting for fourth family to move back into their home under the 2024 CHIP grant and a home dedication and street party was being planned on Barnes Avenue
- The congressionally directed spending request for 10 habitat homes east of Vinson Highway was being monitored by Congressman Mike Collins as it went through the house; it passed the senate
- Residents were sent letters by Code Enforcement and properties were being cleaned up before court dates. The commissioner asked about specific cases. Mr. Tobar responded that they had all been given letter and if they had not complied they would be going to court. As long as progress was being made time was given
- There were 20 applicants for the low cost spay and neuter for dogs, but he didn't have data on the cat program
- He expected 1 million visitors to Walter B. Williams Park. There was a brief discussion about making the park the center of the community and bidding out food services. Mr. Tobar stated he would be getting updates weekly and he would share them with the commissioners. There was a discussion about training lifeguard and having a grand opening.

Commissioner Little gave Kudos to the water department crews for after-hours repairs on a water line on Cape Harbor.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Desiree Liggins addressed the commissioners regarding Sidney Butts Road stating that a priority was being placed on the golf course. She asked if the jobs coming to Baldwin County would be paying living wages, she asked that new buildings be identified, and that 17 projects were a lot to have ongoing one time.

Mathias Newman addressed the commissioner regarding the performance review of the tax assessor and when it would be available for public review.

Chairman Hall and Strickland responded that it had not been presented to the commissioners and that the report would be made public except for any personnel issues.

Malinda Brewer addressed the commissioner requesting that a copy of the environmental assessment plan for the terminal apron and lower ramp expansion be made available to the public.

Mr. Tobar stated that he had not received a copy of the environmental assessment. Chairman Strickland stated that he would sent the report to her and that the document would be made public.

Maurice Liggins addressed the commission regarding how people were treated differently while making public comments. He requested that the website be updated to help people get information, the document library was a mess. He offered to help improve the data management on the website. He asked that he and his wife's questions not be taken personally.

EXECUTIVE SESSION

Commissioner Little made a motion to enter into an executive session to discuss a personnel matter. Commissioner Davis seconded the motion and the motion passed unanimously.

The Board of Commissioners went into executive session at 7:34 PM.

Commissioner Little made a motion to adjourn the executive session at 10:04 PM. Commissioner Davis seconded the motion and the motion passed unanimously.

The executive session was adjourned at 10:04 PM.

ADJOURNMENT

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

The January 6, 2026 Baldwin County Board of Commissioners meeting was adjourned at 10:04 PM.

Submitted,

Andrew Strickland, Chair
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County, Georgia

RESOLUTION R-2026-03
A RESOLUTION BY THE BOARD OF COMMISSIONERS OF BALDWIN COUNTY
SETTING QUALIFYING FEES FOR THE 2026 ELECTION AND
AUTHORIZING PUBLICATION OF SAME

WITNESSTH:

WHEREAS, O.C.G.A. § 21-2-131(a) requires the governing authority of each county, not later than February 1 of any year in which a general primary, nonpartisan election, or general election is to be held, to fix and publish a qualifying fee for each county office to be filled in the upcoming primary or election; and

WHEREAS, a general primary, nonpartisan election, and general election are scheduled to be held in 2026;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of Baldwin County, as the governing authority of Baldwin County, does hereby set qualifying fees for candidates for the county offices to be elected in 2026 as set forth in Exhibit “A” attached hereto.

BE IT FURTHER RESOLVED, that the County Clerk is authorized and directed to publish the list of qualifying fees in accordance with the requirements of O.C.G.A. § 21-2-131 no later than February 1, 2026.

THIS RESOLUTION is adopted and made effective this 20th day of January, 2026.

BALDWIN COUNTY BOARD OF COMMISSIONERS

By: _____
Kendrick Butts, Chairman,
Baldwin County Board of Commissioners

ATTEST: (SEAL)

Bo Danuser, County Clerk
Baldwin County, Georgia

DATE ADOPTED _____

EXHIBIT A

2026 QUALIFYING FEES

<u>POSITION</u>	<u>QUALIFYING FEE</u>
COUNTY COMMISSION DISTRICTS 3, 4, 5	\$180.00
STATE COURT JUDGE	\$1,971.42
BOARD OF EDUCATION DISTRICTS 1, 5	\$180.00

RESOLUTION R-2026-04

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE AND IMPROVEMENT (LMIG) GRANT FOR THE 2026 FISCAL YEAR

WHEREAS, the Baldwin County Board of Commissioners desire to receive funding from the Georgia Department of Transportation Local Maintenance and Improvement (LMIG) Gant 2026 cycle; and

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 Grant Application.** The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Department of Transportation Local Maintenance and Improvements (LMIG) Grant.
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 Grant and to take all action necessary in conformity therewith.
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 20th day of January, 2026.

BALDWIN COUNTY, GEORGIA

Kendrick Butts, Chairman
Baldwin County Board of Commissioners

ATTEST:

(SEAL)

Bo Danuser, County Clerk
Baldwin County, Georgia

DATE ADOPTED _____

RESOLUTION R-2026-05

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT AFR31-23-06-011 FOR FUNDING THE DISLOCATED WORKER PROGRAM FOR THE OF PERIOD OF DECEMBER 1, 2025 THROUGH JUNE 30, 2026; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Georgia Workforce Innovation and Opportunity Act (WIOA) Grant Number AFR31-23-06-011 FAIN 23A55AW000013; and

WHEREAS, the Grant provides funding of \$260,000 for the period of December 1, 2025 through June 30, 2026.

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 Grant Application.** The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
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 Grant and to take all action necessary in conformity therewith.
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 20th day of January, 2026.

BALDWIN COUNTY, GEORGIA

Kendrick Butts, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

(SEAL)

DATE ADOPTED _____

RESOLUTION R 2026-06

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT AFR31-24-25-06-011 FOR FUNDING THE DISLOCATED WORKER PROGRAM FOR THE OF PERIOD OF DECEMBER 1, 2025 THROUGH JUNE 30, 2026; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Georgia Workforce Innovation and Opportunity Act (WIOA) Grant Number AFR31-24-25-06-011 FAIN 24A55AW000059; and

WHEREAS, the Grant provides funding of \$260,000 for the period of December 1, 2025 through June 30, 2026.

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 Grant Application.** The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
- 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 Grant and to take all action necessary in conformity therewith.
- 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 20th day of January, 2026.

BALDWIN COUNTY, GEORGIA

Kendrick Butts, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

(SEAL)

DATE ADOPTED _____

RESOLUTION R 2026-07

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT 44-25-26-06-011 FOR FUNDING THE DISLOCATED WORKER PROGRAM FOR THE OF PERIOD OF JANUARY 1, 2026 THROUGH DRCEMBER 31, 2026; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Georgia Workforce Innovation and Opportunity Act (WIOA) Grant Number 44-25-26-06-011 FAIN 25A55AW000130; and

WHEREAS, the Grant provides funding of \$45,000 for the period of January 1, 2026 through December 31, 2026.

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 Grant Application.** The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
- 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 Grant and to take all action necessary in conformity therewith.
- 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 20th day of January, 2026.

BALDWIN COUNTY, GEORGIA

Kendrick Butts, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

(SEAL)

DATE ADOPTED _____

RESOLUTION R-2026-08

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT SAEF-25-26-06-011 FOR FUNDING THE STATE APPRENTICESHIP EXPANSION FUND PROGRAM FOR THE OF PERIOD OF JULY 1, 2025 THROUGH JUNE 30, 2027; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to continue to receive funding from the Georgia Workforce Innovation and Opportunity Act (WIOA) Grant Number SAEF-25-26-06-011 FAIN 23A60AP000150; and

WHEREAS, the Grant provides funding of \$250,000 for the period of July 1, 2025 through June 30, 2027.

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 Grant Application.** The Board of Commissioners hereby authorizes the preparation and submission of a Georgia Workforce Innovation and Opportunity Act (WIOA) Grant.
- 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 Grant and to take all action necessary in conformity therewith.
- 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 20th day of January, 2026.

BALDWIN COUNTY, GEORGIA

Kendrick Butts, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

(SEAL)

DATE ADOPTED _____

RESOLUTION R-2026-09

A RESOLUTION TO AUTHORIZE AN AGREEMENT WITH MYDGOLF, LLC FOR THE DESIGN AND CONSTRUCTION MANAGEMENT OF THE IMPROVEMENTS TO THE LITTLE FISHING CREEK GOLF COURSE

WHEREAS, on May 6, 2025, during a commission meeting duly assembled and advertised, the Baldwin County Board of Commissioners adopted Resolution R-2025-39 accepting a proposal from MYDGolf, LLC to prepare and develop a master plan for the Little Fishing Creek Golf Course; and

WHEREAS, the Board of Commissioner have reviewed the master plan and desire to act upon the master plan and have MYD Golf, LLC provide the construction management of the improvements to the Little Fishing Creek Golf Course; and

WHEREAS, the aforementioned agreement is hereby attached and by reference duly incorporated and made part of this resolution as "Exhibit A".

NOW, THEREFORE, BE IT RESOLVED, by the Baldwin County Board of Commissioners, and it is hereby resolved by the authority of the same, that:

- 1. **Incorporation of Recitals.** The above stated recitals are true and correct and are incorporated as though fully set forth herein.
- 2. **Authorization of Agreement.** The Board of Commissioners hereby authorizes an agreement with MYDGolf, LLC to provide design and construction management for the improvements to the Little Fishing Creek Golf Course.
- 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 reasonably required to carry out, give effect to, and consummate this agreement with MYDGolf, LLC and to take all action necessary in conformity therewith.
- 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 6th day of January, 2026.

BALDWIN COUNTY, GEORGIA

Kendrick Butts, Chairman
Baldwin County Board of Commissioners

(SEAL)

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

CONTRACT FOR SERVICES

Design, and Construction Management for Baldwin County Golf Course

This Agreement (“Agreement”) is made and entered into this 20th day of January, 2026, by and between Baldwin County, Georgia, party of the first part (hereinafter “County”), and MYDGolf, LLC (hereinafter “Architect”), who have been duly authorized to execute this Agreement:

WITNESSETH:

WHEREAS, in or about May, 2025, the County contracted with the Architect for the Architect to provide certain services necessary for the design of certain improvements to the Baldwin County Little Fishing Creek Golf Course (“Golf Course”) and to perform such work as may be incidental thereto; and

WHEREAS, the Architect previously completed and delivered a Master Plan (“Master Plan”) for certain improvements to the Golf Course, a copy of which is attached hereto as Exhibit “A”;

WHEREAS, the Architect submitted a written proposal (“Proposal”) to provide certain services necessary for the engineering, design and construction management of certain improvements to the Golf Course and to perform such work as may be incidental thereto; and

WHEREAS, the County desires to have the Architect perform said services in accordance with the terms of this Agreement;

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

AGREEMENT

SCOPE OF WORK

1. ARCHITECT OBLIGATIONS

Architect agrees to provide services related to design, and construction management of certain improvements to the Golf Course and other work as may be incidental thereto, hereinafter referred to as the “Work”, including, but not limited to:

- a. Golf course layout and grading plans for new greens designs and other needed features of the project;
- b. Golf course grassing plan;
- c. Shaping plan for greens and bunkers;
- d. Irrigation Installation;

- e. Continued Trackman Range Construction Management; and
- f. Construction Management of all golf course improvements.

2. COUNTY OBLIGATIONS.

- a. Provide Architect access to the Golf Course as necessary for Architect to perform its duties under this Agreement.
- b. Pay invoices within 30 days of receipt; and
- c. Provide reasonable data and/or documents as needed.

3. CONTRACT SUM.

County agrees to pay Architect, in current funds in the manner hereinafter specified, the sum of One Hundred Thirty Thousand, Six Hundred Dollars (\$133,500) for design expenses, and bidding and construction management as outlined below:

Engineering, Design Bidding & Construction Management		
Engineering	\$	30,000
Design Expenses	\$	3,500
Bidding and Construction Management	\$	100,000
Total \$		133,500

For the services outlined herein, County shall pay Architect a fee of \$130,000 for all plans and documents. If change orders occur Designer will charge a fee of 7% of the actual change order. Fee shall be payable in accordance with the following schedule:

- (a) 20,000 Upon execution of this Agreement;
- (b) 15,000 On 3/1/26
- (c) 15,000 On 4/1/26
- (d) 15,000 On 5/1/26
- (e) 15,000 On 6/1/26
- (f). 50,000 Upon completion of the construction contract
- (g). 7% Of any change orders payable at end of month in which change order is billed by the contractor.

County will also reimburse Architect for all reasonable expenses incurred by Architect for airfare and car travel (at \$.62/mile or rental car receipt), living accommodations (as necessary), meals and other miscellaneous expenses . Said expenses will be reimbursed promptly upon receipt by County of periodic invoices for such expenses. All payments to Architect shall be made payable to MYDGOLF LLC. The cost of producing the plan documents will be borne by Architect.

At no time shall the cumulative percentage of the contract sum invoiced or paid exceed the cumulative percentage of the Work actually complete.

4. CONTRACT TIME.

4.1 Architect has delivered a detailed cost estimate for the complete replacement of the irrigation system and golf course improvements.

4.2. The term of this Agreement shall be through the date of completion of the Work or December 31, 2026, whichever occurs first.

4.3. Architect shall complete the Work contemplated by this Agreement and the Master Plan by August 31, 2026.

4.4. If the County requests additional work orders or changes in the existing Work, which request would reasonably affect the Contract Time, such period shall be extended for a reasonable period of time.

4.5. Architect shall submit to the County within thirty (30) days from the date of this Agreement a schedule for various aspects of the Work to be performed in accordance with this Agreement and the Master Plan.

5. APPROVAL OF SUBCONTRACTORS.

Architect shall not subcontract for any part of the Work with any subcontractor or consultant who is not properly licensed or against whom County has a reasonable objection. Architect shall provide the County Manager with such written information as the County Manager deems necessary in order to determine whether to object to the Architect's hiring of any subcontractor or consultant, including proof of license. If no objection is interposed by the County within ten (10) days of its receipt of such information, Architect shall be deemed to have no such objection and Architect may execute such subcontract and shall furnish the County a copy of same.

6. INSURANCE.

Architect shall at all times during the term of this Agreement maintain in full force and effect Employer's Liability, Workmen's Compensation, Public Liability and Property Damage insurance, including contractual liability coverage required for compliance with Federal, State, and local licensing requirements, and such insurance shall name the County as an additional insured. All insurance shall be by insurers and for policy limits acceptable to the County. Upon execution of this Agreement, Architect agrees to furnish the County with a certificate or certificates proving that such insurance is in force. The certificate shall contain the following express obligation: "This is to certify the policies of insurance for whom this certificate is executed and are in force at this time. In the event of cancellation or material change in a policy affecting the certificate holder,

thirty (30) days' prior written notice will be given to the certificate holder." For the purpose of this Agreement, Architect shall carry the following types of insurance in at least the limits specified below:

<u>Coverage</u>	<u>Limits of Liability</u>
Worker's Compensation	Statutory
Employer's Liability	\$1,000,000 each occurrence
Bodily Injury Liability Except Automobile	\$1,000,000 each occurrence
Property Damage Liability Except Automobile	\$1,000,000 each occurrence
Automobile Bodily injury & Property Damage Liability	\$1,000,000 each occurrence
Excess Umbrella Liability	\$3,000,000 each occurrence

7. INDEMNIFICATION.

The County assumes no liability whatsoever for any acts or omissions arising from Architect's performance of any of its obligations under this Agreement. The Architect agrees to indemnify, defend, and hold harmless the County and its departments, agencies and instrumentalities, and all of its respective commissioners, officers, employees, and agents from and against any and all damages, losses, or expenses to the extent caused by or resulting from the negligence, recklessness, or intentional wrongful conduct of the Architect or other persons employed or utilized by the Architect in the performance of this Agreement.

8. TERMINATION.

8.1 If Architect refuses or fails to perform the Work in a timely manner, or refuses or fails to perform the Work in accordance with the terms of this Agreement and the Master Plan, attached hereto as Exhibit "A", supply enough properly skilled supervisory personnel, make prompt payment to its subcontractors, suppliers, employees, or consultants, or comply with Applicable Laws, or if Architect is otherwise guilty of a material breach of this Agreement or any warranty made herein, and said material breach is not cured by the Architect within five (5) days after written notice to the Architect (from the County Manager), the County may terminate this Agreement, in whole or in part, and all project documentation in the possession of the Architect.

8.2 If the Work or this Agreement is suspended by the County in its entirety for a period of one hundred and twenty (120) consecutive days or more, through no fault of Architect, or if the County fails to perform its material obligations to the Architect for a period of sixty (60) days after receipt of written notification from Architect of its intent to terminate hereunder, then Architect may, upon ten (10) days' written notice to the County, terminate its performance under this Agreement. In the event of termination under this provision,

8.3 The County shall pay the Architect all expenses associated with the Work which have accrued up to the date of said termination. County shall have all rights and remedies available to it against Architect in the event of a breach of this Agreement by Architect.

9. MISCELLANEOUS.

9.1. This Agreement, or any part thereof, may not be assigned, modified, or amended, in whole or in part, except in writing, signed by both parties and duly adopted by the Board of Commissioners of Baldwin County.

9.2. Notice pursuant to this Agreement shall be given by certified mail, return receipt requested or statutory overnight delivery, addressed as follows:

COUNTY: Baldwin County, Georgia
Attn: County Manager
1601 N. Columbia St.
Milledgeville, GA 31061

ARCHITECT: MYDGOLF, LLC
Attention: Kristine Rapp
147 Park Avenue
Athens, Georgia 30601

In the event Architect leaves or abandons the address set forth above, Architect agrees that the Georgia Secretary of State is authorized to act as its agent for service or process or any notices contemplated herein. Architect expressly waives any right to personal service or the right to challenge the existence of jurisdiction or validity of any judgement entered upon default which has followed service pursuant to this Section.

9.3. Time is of the essence.

9.4. No right or obligation under this Agreement may be assigned, delegated, or transferred by one party to a third party without the express written consent of the other party to this Agreement. Any attempted or purported assignment without such consent should be considered null and void.

9.5. This Agreement constitute the full and complete agreement among the parties hereto, with respect to all matters contained herein; and evidence of any prior or contemporaneous oral agreement or understanding shall be inadmissible to take from, add to, or alter the terms

of this Agreement.

9.6. There are no third-party beneficiaries of this Agreement and nothing in this Agreement, express or implied, is intended to confer on any person other than the parties hereto (and their respective successors in interest and permitted assigns) any rights, remedies, obligations, or liabilities.

9.7. This Agreement shall be binding on the County and the Architect, as well as their assigns and successors in interest.

9.8. The laws of the State of Georgia shall govern the validity, interpretation, performance, and enforcement of this Agreement. Further, to the extent any provision of this Agreement conflicts with the enabling legislation or any ordinances of the County, the enabling legislation or ordinances shall control.

9.9. In the event any dispute arises concerning performance or nonperformance hereunder, the Parties agree that venue for any litigation related to this Agreement shall be the state and federal courts with jurisdiction over Baldwin County, Georgia. The Architect waives any objection to jurisdiction or venue being exercised by, or present in, Superior, State, or Magistrate Courts in Baldwin County, Georgia and such federal courts with jurisdiction over Baldwin County, Georgia. The County shall also have the exclusive right, but not the obligation, to require that disputes hereunder be submitted to binding arbitration. The prevailing party in such dispute shall be entitled to collect from the other party all costs incurred in such dispute, including reasonable attorneys' fees.

9.10. All rights, powers, and privileges conferred hereunder upon The County shall be cumulative, but not restrictive to those given by law.

9.11. The person executing this Agreement on behalf of The Architect warrants and represents that he or she is fully authorized to do so. The Architect stipulates that it and the person executing this Agreement on its behalf has been afforded an adequate opportunity to read this Agreement and to consult with an attorney prior to executing the same, and that all signatures are given knowingly, voluntarily, and with full awareness of the terms contained herein. The Parties also agree that this Agreement has been prepared after negotiations and, as a result, neither party may be considered the sole author thereof, and it should not be construed in favor or against either party by a court of competent jurisdiction.

9.12. No waiver of any default hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and only for the time and to the extent therein stated. One or more waivers by a party shall not be construed as a waiver of a subsequent breach of the same covenant, term, or condition.

9.13. This Agreement may be executed in two (2) counterparts, each of which shall be deemed an original, and together, shall constitute one and the same Agreement, with one counterpart being delivered to each party hereto.

9.14. The invalidity or partial invalidity of any portion of this Agreement shall not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions shall be deemed to be in full force and effect as if they have been executed by both parties subsequent to the expungement or judicial modification of the invalid provision.

10. DRUG FREE WORKPLACE CERTIFICATION

The signer of this Agreement, acting as Representative of the Architect, certifies that the provisions of code sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated relating to the ** Drug Free Workplace Act** have been complied with in full. The signer further certifies that:

- A. A drug-free workplace shall be provided for the Architect's employees during the performance of the Agreement; and
- B. In the event Architect hires a subcontractor to work in a Drug Free Workplace shall secure from that subcontractor the following written certification:
 - i. Subcontractor certifies to the Architect that a Drug Free Workplace shall be provided for the subcontractor's employees during the performance of this Agreement pursuant to paragraph (7) of subsection (b) of code section 50-24-3. Also, the signer further certifies that he shall not engage in the unlawful manufacture, sale, distribution, dispensation, possession or use of a controlled substance or marijuana during the performance of the contract.

IN WITNESS WHEREOF, the Parties have executed these presents or caused these presents to be executed under seal by their duly authorized representatives on the date first above written.

BALDWIN COUNTY, GEORGIA

Honorable Kendrick Butts
Chairman, Baldwin County Board of Commissioners

ATTEST:

Bo Danuser
Baldwin County Clerk

DATE ADOPTED _____

[SEAL]

Executed on behalf of MYDGolf, LLC this 20th day of January, 2026.

By: Mike Young

Signature

Witness

Title: _____

Notary Public, State of Georgia

EXHIBIT A

**Baldwin County Invitation for Bid (IFB)
#2026-01.05**

Baldwin County Little Fishing Creek Golf Course Construction

January 5, 2026

Table of Contents

	Page #
I. Introduction	3
II. Project Information	3
III. Scope of Services	4
IV. Content and Format of Bids	8
V. Invitation for Bid Selection Criteria	9
VI. Liquidated Damages	9
VII. Company Information	10
VIII. Bidder's Certification	11

I. INTRODUCTION

The Baldwin County Board of Commissioners is making improvements to its golf course. Mike Young Designs is designing the improvements including the construction plan. The county seeks bids from firms that will construct the golf course according to the county’s specifications AND the county’s timeline. Construction must be completed by Friday, June 6, 2026. For this reason, bidders must weigh the liquidated damages closely.

This project is funded by Special Purpose Local Option Sales Tax (SPLOST). No state or federal funds will be used.

Bid Submission

1. Bids to be sealed, marked with the bidder’s name and address, and labeled **“Golf Course Construction Bid”**. Bids are due at the address below no later than 4:00 pm on Monday, February 2, 2025. Bids will be opened and read aloud at 4:01 PM at 1601 N. Columbia St, Suite 230, Milledgeville, GA 31061. Bids received after this time will be marked “Late” and will not be accepted. Faxed or emailed Bids will not be accepted.

Mailing and Physical Address:
“Golf Course Construction Bid”

Baldwin County Board of Commissioners
 1601 N. Columbia St, Suite 230
 Milledgeville, GA 31061

2. Questions may be directed to Golf Course Architect Mike Young at mydgolf@me.com until Friday January 23, 2026, at 12:00 PM. All questions will be answered and posted as an Addendum(s) on the County’s website
3. Baldwin County reserves the right to reject any and all Bids.
4. Baldwin County reserves the right to accept the Bid that is most advantageous to Baldwin County.
5. Timeline:

Design-Build Request Released	January 5, 2026
Last Day to Submit Questions	January 23, 2026, at 12:00 PM
Sealed Bids Due and Opened Publicly	February 2, 2026 at 4:00 PM
Projected Awarded Date	February 3, 2026
Expected Construction Completion Date 18 holes	June 6, 2026 (liquidated damages assessed for each day work is not completed excluding rain days)

II. PROJECT INFORMATION

Baldwin County desires to rebuild the existing 18-hole Baldwin County Little Fishing Creek Golf Course into a tournament-ready 18-hole golf course The county has procured the irrigation system for the project separately. All other materials, supplies, equipment and tools must be provided by the contractor.

Baldwin County accepts no responsibility for any expense incurred by proposers responding to this

IFB, such expenses to be borne exclusively by the proposer.

Under some of the services listed in Section III below is a place for your bid. This number is to be repeated on the BID FORM.

III. SCOPE OF SERVICES

1.0 Shaping

1.1 Contractor shall be responsible for the layout and staking of all golf course features (tees, greens, sand bunkers, grass hollows, mounds, rolls, terraces, etc.) according to the locations, dimensions, and elevations as directed in the field by the Golf Course Architect. The shaping on this project will consist of a maximum of 10 acres of recontouring of fairway surface or tee plus all 18 green complexes.

1.2 Golf Course Architect reserves the right to modify the shapes, the locations, and/or the elevations of the golf course features to improve the aesthetic appeal, the playability, or the relationship of proposed shapes to surrounding environment.

1.3 The shaping of golf course features shall be accomplished by bulldozer, tractor, or other similar type equipment. The person doing the actual shaping must be approved by the architect.

1.4 Golf Course Architect shall approve the fine shaping prior to preparing the seedbed for planting.

SHAPING FEE _____

2.0 Tee Construction

2.1 Contractor shall construct the tees at the locations, dimensions, and elevations as directed by the Golf Course Architect.

2.2 Tee surfaces shall be constructed to provide adequate surface drainage. Tee surfaces shall slope one (1) percent from front to back, one (1) percent from right to left, or one (1) percent in a direction as dictated by the topography.

3.0 Bunker Construction

3.1 Contractor shall construct bunkers at the locations, dimensions, and elevations as directed by the Golf Course Architect.

3.2 Contractor shall cut out the bottoms of all bunkers in a concave manner to insure all surface drainage falls away from the edge of the bunker, in a manner which limits the erosion of sand, has a smooth finish, and is cleaned of all debris or excess soil material.

3.3 Contractor shall shape swales adjacent to the bunker complex at the direction of the Golf Course Architect to promote positive surface drainage and protect the bunker complex from erosion damage.

3.4 Golf Course Architect shall approve the bunker outline prior to edging the lip of the bunker.

3.5 Contractor shall install subsurface drainage as marked by the architect

3.6 Contractor shall be responsible for installing at each bunker an outfall (4" Solid Drainage Pipe- ADS or approved equal) for the subsurface drainage. Contractor shall connect the outfall to the drainage system or terminate the outfall at lakes, creeks, or other non-play areas.

SAND BUNKER CONSTRUCTION FEE _____
APPROXIMATELY 25,000 SQUARE FEET OF SAND BUNKER

4.0 Greens Construction

4.1 Contractor shall be responsible for the layout and staking of all greens according to the locations, dimensions, and elevations as directed by the architect. Greens shall be constructed "California style with herring bone drain pattern laterals at 15 foot intervals. Drains shall be 12 inch depth trenching with 4 inch diameter perforated piping in a gravel base. The root zone will be comprised on 12 inches of sand approved by Golf Course Architect with a blend of Renovate additive in the top 4 inches.

4.2 Golf Course Architect reserves the right to modify the shapes, size, or elevation of the greens to improve aesthetic appeal, the playability, or the relationship of the proposed greens to the surrounding environment.

4.3 Contractor shall shape swales adjacent to the green complex at the direction of the Golf Course Architect, whether or not indicated on the Golf Course Contour Plan, to promote positive surface drainage and protect the green complex from erosion damage.

4.4 Contractor shall sufficiently compact the subgrade to prevent future settling of the subgrade.

4.5 Golf Course Architect shall approve the subgrade of each individual green prior to the installation of greensmix.

4.6 Contractor shall be responsible for measuring the depth of the greensmix prior to grassing. The accepted method for measuring the depth of the greensmix is random probing.

GREENS CONSTRUCTION FEE _____
APPROXIMATELY 120,000 SQUARE FEET OF GREEN

5.0 Irrigation System Labor Only (COUNTY SHALL PROVIDE ALL MATERIALS AND SUPPLIES)

5.1 Contractor shall be responsible for installing the irrigation system for the construction of the golf course as detailed on the Plans.

5.2 Contractor shall be responsible for the staking of the irrigation system (sprinkler heads, valves, controllers, piping, etc.) prior to installation. Sprinkler heads shall be located at intervals shown on the irrigation plans.

5.3 Contractor shall install sprinkler heads and quick coupling valves a minimum of four (4) inches above finish grade.

5.4 Contractor shall be responsible for testing the irrigation system to inspect the irrigation system for any leaks or deficiencies.

5.5 Contractor shall lower the sprinkler heads and quick coupling valves to finish grade after the establishment of turf and prior to completion of the golf course.

IRRIGATIONS SYSTEM COST FOR 653 HEADS _____

6.0 Cart Paths

6.1 Contractor shall remove the cart path at the locations staked in the field by the Golf Course Architect. Materials will be buried as directed by Golf Course Architect.

6.2 Cart paths will be filled with approximately four inches of soil and sodded or sprigged at direction of Architect.

COST PER LINEAR FOOT OF CART PATH REMOVAL (OPTION 1) _____

7.0 Grassing

7.1 Contractor shall be responsible for delivering the necessary quantities of fertilizers, sprigs, seed, and sod; furnishing all machinery, equipment, and labor for compliance with these

specifications; applying fertilizer, preparing the planting bed, applying the sprigs and seed, installation of sod, and guaranteeing survival as per these specifications.

7.2 Tees, Fairways, and Roughs

7.3 Contractor shall till, disc, and drag the planting areas until all pockets and depressions, all sharp ridges and undulations, and all lumps and clods of soil have been broken down into a pulverized condition creating a smooth and soft planting bed.

7.4 Contractor shall remove any debris, sticks, roots, branches, rocks, stones, gravel, or any other foreign material from the planting bed prior to grassing. The finished planting bed is subject to the approval of the Golf Course Architect.

7.5 Golf Course Superintendent shall be responsible for fertilizing the tees, fairways, and rough areas of the golf course. The fertilizers shall be delivered to the site in bags or other convenient containers, each fully labeled, bearing the grade, conforming to the name or trademark, and warranty of the producer. Fertilizer shall be applied under favorable conditions, by such methods as will maximize the uniformity of distribution to ensure there are no gaps during application, and all areas shall be fertilized prior to grassing.

7.6 Contractor shall float the planting bed after distributing the fertilizer to the tees, fairways, and roughs to create a smooth and soft planting bed.

7.7 Contractor shall be responsible for grassing the tees, fairways, and rough areas of the golf course.

7.8 Tees shall be sprigged with:

- 419 BERMUDA Hybrid Bermuda grass at the rate of twenty-five (25) bushels per one thousand (1,000) square feet area.

7.9 Fairways shall be sprigged with:

- 419 BERMUDA Hybrid Bermuda grass at the rate of 800 bushels per acre.

GRASSING-COST TO SPRIG 5 ACRES _____

8.0 Greens

8.1 Contractor shall float the greensmix with a Sand Pro or comparable machine the planting areas of the green until all pockets, depressions, sharp ridges, and undulations have been blended into a smooth transition promoting positive surface drainage. Contractor shall exercise extreme care while floating the green to prevent any foreign matter from contaminating the greensmix. The finished planting bed is subject to the approval of the Golf Course Architect prior to grassing.

8.2 Golf Course Superintendent shall be responsible for fertilizing all greens involved with the construction of the golf course. The fertilizer shall be delivered to the site in bags or other convenient containers, each fully labeled, bearing the grade, conforming to the name or trademark, and warranty of the producer. Fertilizer shall be applied under favorable conditions, by such methods as will maximize the uniformity of distribution to ensure there are no gaps during application of fertilizer.

8.3 Greens shall be fertilized with:

- Starter Fertilizer (19-26-5) at the rate of 320 pounds per acre

8.4 Contractor shall be responsible for floating all greens involved with the construction of the golf course after distributing the fertilizer and fumigating the greens.

8.5 Contractor shall be responsible for grassing all the greens involved with the construction of the golf course.

8.6 Contractor shall exercise extreme care during the grassing phase to prevent contamination of the green surface.

9.0 Sprigs

9.1 SPRIGS SHALL BE TIF EAGLE SPRIGS AT A RATE OF 35 BUSHEL PER THOUSAND SQUARE FEET. Sprigs shall be certified by the State Department of Agriculture as to genetic purity, shall be free from pests and disease, shall be delivered in a timely fashion, and shall consist of stem, leaves, and stolons.

9.2 Sprigs shall be delivered to the project site within twenty four (24) hours after harvest at he nursery, and shall be sheltered from the sun and wind until planted by the Contractor. Contractor shall plant the sprigs within forty eight (48) hours after harvest.

9.3 Sprigs planted by mechanical means shall be accomplished by a tractor with tires that minimize rutting and a planter which uniformly distributes the sprigs, inserts the live sprigs with a disc into the planting bed at a depth of one and one-half (1 1/2), and inches and rolls the surface to a smooth condition.

9.4 Sprigs planted by hand shall be accomplished by manually broadcasting the sprigs in a uniform manner, immediately inserted into the planting bed at a depth of one and one-half (1 1/2) inches with a disc, and the surface rolled to a smooth condition.

9.5 Sprigs shall be planted during such times that the climatic conditions are favorable for the proper growth and establishment of the specified sprigs. When climatic conditions are such, be reason of drought, high winds, excessive moisture, temperature, or other factors that satisfactory results are not likely to be obtained during the grassing operation, the work shall be stopped and shall not be resumed until directed by the Golf Course Architect and Owner.

9.6 Sprig survival shall be based on evidence of new leaf growth and a survival count shall be made within fourteen (14) days after grassing. Contractor shall be responsible for twelve (12) live sprigs per square foot. This shall be determined by evaluating randomly selected areas. Contractor shall repair and resprig any areas, within ten (10) days of being notified of such areas, which do not meet the survival requirement.

TIF EAGLE SPRIGS-COST PER SQUARE FOOT _____ APPROXIMATELY 120,000 SQUARE FEET OF TIF EAGLE SPRIGS

10.0 Sod

10.1 SOD SHALL BE 419 BERMUDA SOD. Sod shall be guaranteed and/or certified by the sod source as to genetic purity, shall be free from pest and disease; consist of live, healthy plants with a virile root system or dense, thickly matted roots throughout the soil and sod for a minimum of one inch; be free of noxious weeds or other grasses and shall not contain any matter deterious to growth of other which might affect its subsistence or hardiness when transplanted. Sod sources shall be approved by the Golf Course Architect and shall be delivered in a timely fashion.

10.2 Sod shall be delivered to the project site within twenty four (24) hours after harvest at the nursery, and shall be sheltered from the sun and wind until planted by the Contractor. Contractor shall lay the sod within forty eight (48) hours after harvest, and shall not lay any sod where the roots have dried due to exposure from the sun and wind, or has thinned for these or other reasons.

10.3 Sod shall be knotted neatly and firmly together, allowing no spaces, gaps, voids, or depressions within the sodded areas.

10.4 Sod shall be cut and trimmed with a sharp cutting tool.

10.5 Sod laid on surfaces of slopes which may cause the sod to slide due to the nature of the soil shall be stabilized by a method acceptable to the Owner to ensure proper binding and to prevent slippage. Anchoring is best achieved by using wooden pegs which shall be driven beneath the mower cutting height to avoid interference with future mowing operations.

SOD PER SQUARE FOOT
 APPROXIMATELY 180,000 SQUARE FEET OF SOD

11.0 Planting Method

11.1 Tees and greens shall be hand planted by manually broadcasting the sprigs in a uniform manner, immediately inserted into the planting bed at a depth of one and one half (1 1/2) inches with a disc, and the surface rolled to a smooth condition.

11.2 Fairways and roughs shall be planted by mechanical means by utilizing a tractor with tires that minimize rutting and a planter which uniformly distributes the sprigs, inserts the live sprigs with a disc into the planting bed at a depth of one and one half (1 1/2) inches, and rolls the surface to a smooth condition.

11.3 Tee slopes, green slopes, mounds, lake banks, or other slopes, which cannot be planted by mechanical means and have not been designated to be sodded by the Golf Course Architect, shall be hand planted at double the specified rate by manually broadcasting the sprigs in a uniform manner, immediately inserted into the planting bed at a depth of one and one half (1 1/2) inches with a disc, and the surface rolled to a smooth condition.

11.4 Rough areas, or other areas designated to be planted with seed, shall be planted by mechanical means with a drop seeder, such as a Brillion Seeder, or other approved method which uniformly distributes the seeds. Seeds shall be sown in at least 2 (2) directions, with a minimum thirty (30) degrees difference in the direction of the pass. One half (1/2) of sowing rate shall be applied to each pass. Areas which cannot be seeded by mechanical means shall be planted with a drop seeder or other approved method which uniformly distributes the seeds. Seeds shall be sown in at least two (2) perpendicular directions, and one half (1/2) of the sowing rate shall be applied to each pass.

12.0 Special Notes

12.1 A bushel is defined as one square yard of dense of mature turf at the time of harvest.

12.2 Contractor shall immediately after grassing protect the area from traffic, damage, or other use by erecting barricades, as needed, and placing approved warning signs at the appropriate intervals.

12.3 Contractor shall be responsible for planting the specified grasses in all areas, unless directed otherwise by the Owner and Golf Course Architect.

12.4 Contractor shall take the necessary precautions to protect trees from injury designated to be saved or remain undisturbed, or adjacent property from damage as a result of the grassing operation.

12.5 Contractor shall hand plant areas around sprinkler heads at double the specified rate by manually broadcasting the sprigs in a uniform manner, immediately inserted into the planting bed at a depth of one and one-half (1 1/2) with a disc, and the surface rolled to a smooth condition.

12.6 Contractor shall coordinate their grassing operations with weather forecasts provided by the National Weather Service.

Bids will be opened and read aloud on **Monday, February 2, 2026 at 4:00 pm at 1601 N. Columbia Street, Suite 230, Milledgeville, GA 31061.**

IV. CONTENT AND FORMAT OF BIDS

The County reserves the right to investigate the qualifications and experience of the bidders, or to obtain new bids. Bids not sufficiently detailed or are in an unacceptable form may be rejected by the County. Dates and documentation included in the bid become public information upon opening the bids. Interested firms must follow the process outlined in the following pages in submitting

their bid. Baldwin County prefers to accept bids from vendors with (3) three years' experience of similar scope and nature as this project.

- A discussion of the History of the firm including number of years in business;
- Documentation of three (3) similar or comparable projects completed within the past five (5) years, including photographs of each project;
- Firm's proposed project team including qualifications and experience of each member with projects of this nature;
- Provide at least three (3) references for similar projects (including numbers and addresses);
- Provide Itemized prices on Bidder's Certification
- Completed Contractor Registration Form (see form below).

V. INVITATION FOR BID SELECTION CRITERIA

Price 100%

- Total Price Comparison

VI. LIQUIDATED DAMAGES

The golf course generates, on average, \$2,161 per day. It is anticipated that the contractor will complete construction of 9 holes by April 6, 2026. From then it will take 12 weeks of irrigation before the first 9 holes are playable. The next 9 holes must be completed by June 6, 2026. Any day past June 6, 2026 that construction is not complete on the last 9 holes, Baldwin County will assess a liquidated damage charge of \$1,080, per day. The day of completion shall be adjusted by rain days as determined by Mike Young.

VII. COMPANY INFORMATION

Date: _____

Name of Contractor: _____

Does your company have employees: Yes No How Many: _____

Is your company licensed to do business in Georgia: Yes No

County or County of Business License: _____

Business information:

Contact Name: _____

Complete Street Address: _____

County/State/Zip: _____

Mailing address (if different from above): _____

County/state/zip: _____

E-mail: _____ Phone: _____

Website: _____ Fax: _____

Organized As: Individual Partnership Corporation Limited Liability Company Other

Federal EIN: _____

Applicant Signature: _____ Date: _____

Printed Name: _____ Title: _____

The Baldwin County prefers to accept proposals from vendors with (3) three years' experience, however, this factor and the following will be studied to assist the County in deciding the most favorable vendor.

A. Number of years in construction business: _____

B. Firm's experience with similar projects; Provide a minimum of 3 projects:

List (3) three agencies:

Agency: _____
Address: _____
Contact: _____
Phone: _____

Agency: _____
Address: _____
Contact: _____
Phone: _____

Agency: _____
Address: _____
Contact: _____
Phone: _____

C. References (including numbers and addresses):

Agency: _____
Address: _____
Contact: _____
Phone: _____

Agency: _____
Address: _____
Contact: _____
Phone: _____

Agency: _____
Address: _____
Contact: _____
Phone: _____

D. Number of professional staff available for this contract: _____

E. Describe in detail your approach and scope and how the proposal will satisfy all criteria of the project. List separately.

F. Include list of vendors and their contact information to be used during completion of this project. List separately.

VIII. BIDDER'S CERTIFICATION:

Date of Bid: _____ IFB #2026-0.05

The undersigned agrees, if this bid is accepted within sixty (60) calendar days after date of opening, to furnish all supplies or services in strict accordance with provisions of this Invitation for Bid at the price in the Bid Schedule. Give total cost not a square foot price.

SHAPING FEE _____

SAND BUNKER CONSTRUCTION FEE _____
APPROXIMATELY 25,000 SQUARE FEET OF SAND BUNKER

GREENS CONSTRUCTION FEE _____
APPROXIMATELY 120,000 SQUARE FEET OF GREEN

IRRIGATION SYSTEM COST FOR 653 HEADS (LABOR ONLY) _____

GRASSING-COST TO SPRIG 5 ACRES _____

TIF EAGLE SPRIGS FEE _____
APPROXIMATELY 120,000 SQUARE FEET OF TIF EAGLE SPRIGS

SOD FEE _____
APPROXIMATELY 180,000 SQUARE FEET OF SOD

TOTAL: _____

OPTION 1: COST PER LINEAR FOOT OF CART PATH REMOVAL _____
(Number Of Linear Feet To Be Determined Later)

Prices to remain firm for sixty (60) calendar days or _____ calendar days after date of opening. Vendor must initial here if he changes the 60 day requirement: _____

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same supplies or services and is in all respects fair and without collusion or fraud. I understand that collusive bidding is a violation of state and federal law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.

Bids not signed must be declared as "non-responsive" and not considered for award.

Signature: _____ Title: _____

Printed Name: _____