



BALDWIN COUNTY REGULAR MEETING

**March 18, 2025
1601 N Columbia St, Suite 220
6:00 PM**

AGENDA

CALL TO ORDER

INVOCATION

1. Rev. Dr. Gloria Wicker

PLEDGE OF ALLEGIANCE

PRESENTATIONS

2. Recognize Baldwin County Firefighter Lt. John Suggs

APPROVAL OF MINUTES

3. Approval of the February 20, 2025 retreat minutes.

Approval of the March 4, 2025 work session minutes, regular meeting minutes and executive session minutes.

ADMINISTRATIVE/FISCAL MATTERS

4. Resolution R-2025-27 - enact a moratorium on solar projects, solar energy systems, and solar energy development for a period not to exceed six months.
5. Resolution R-2025-28 - authorize an application be submitted to the Georgia Department of Community Affairs CDBG grant for water, sewer and housing improvements
6. Lead Service Line Inventory Field Investigation - accept bid from Utility Solutions of America, Inc.
7. HVAC replacement at sheriff's department - accept bid from Wright Brothers

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

8. County Manager's March 18, 2025 Report

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

EXECUTIVE SESSION

9. Executive Session to discuss potential litigation

ADJOURNMENT

REMINDERS

April 1, 2025 - Commission Meeting - 6:00 PM - Suite 220, Government Center, 1601 North Columbia Street.

April 15, 2025 - Commission Meeting - 6:00 PM - Suite 220, Government Center, 1601 North Columbia Street.

April 16, 2025 - Public Hearing for Sibley-Smith Industrial Park Sewer Grant Application - 11:00 AM - Suite 220, Government Cener, 1601 North Columbia Street.



BALDWIN COUNTY BOARD OF COMMISSIONERS RETREAT

February 20, 2025
Middle Georgia Regional Office
Macon Mall Suite MB 102
3661 Eisenhower Parkway
Macon, Georgia 31206
9:00 AM

RETREAT MINUTES

PRESENT

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

OTHERS

Carlos Tobar
Dawn Hudson
Andy Welch
Brandon Palmer
Bo Danuser
Greg Boike (MGRC)

CALL TO ORDER

Commission Chairman Strickland called the retreat to order at 9:00 AM.

AGENDA

LAND CODE

Commissioner Little made a motion to amend the order of the agenda to discuss the Land Code and Map at the beginning of the retreat to take advantage of the presence of Greg Boike, the MGRC employee who worked on the Land Development Map. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Greg Boike explained that he worked on Baldwin County's proposed Land Use Ordinance and the process and time frame for developing the ordinance, he stated the zoning ordinance and the map had been put on hold. He discussed land use regulations and subdivision regulations and the state laws that would have to be followed to adopt a Land Use Ordinance and Map.

Mr. Boike left the meeting at 9:12 AM.

TSPLOST and SPLOST

County Assistant Manager and Finance Director Dawn Hudson passed out TSPLOST, SPLOST and CIP Report spreadsheets and discussed how each of the funds were being spent. She stated that the estimated collections had been exceeded for the past 9 months.

There was a discussion about holding a certain amount of the taxes in a fund for special projects. There was a discussion about the estimated \$5.86 million for identifies road repairs.

Commissioner Davis came into the meeting at 9:23 AM and was marked present.

Ms. Hudson discussed the projects being completed with SPLOST funds and stated they were ahead of projected collections.

Ms. Hudson discussed the CIP Report and reviewed the items that were purchased with grants which included vehicle purchases and E-911 communication equipment. She explained how they projected the need for items and planned purchases according to the tax collection.

There was a discussion about the proposed SPLOST projects which included reroofing county buildings.

There was a discussion about upgrading the sewer pump stations and sewer lines.

County Manager Tobar included Water and Sewer Director Jason Kidd in the meeting via telephone to discuss the sewer system. Mr. Kidd discussed the bad condition of the pump stations and gravity sewer wells; doing a water quality report; installing a filtration system and storage tanks. Mr. Kidd discussed the SCADA system, first explaining what the system was and how it worked and then how it helped determine where leaks were, he stated the current SCADA system was outdated.

There was a discussion about having a water and sewer rate study done and increasing water and sewer rates in increments.

Mr. Kidd stated he had gotten proposals for filters and replacements would help reduce the fines and would remove the "forever" chemicals and carcinogens. Mr. Kidd left the meeting.

The discussion about the water system continued, including leaks, line flushing, having a rate study done and offering a leak protection program.

The commissioners took a break from 10:26AM to 10:33AM.

Upon returning from break, the commissioners discussed implementing impact fees, installing street lights, building a fire station and the ISO rating.

LAND DEVELOPMENT - continued

County Attorney Andy Welch came into the meeting at 10:43. He handed out information and explained zoning in general, including types of zoning, purposes, pros and cons of zoning, and procedures for following a zoning ordinance, including the approval of variances. He stated the county already had some element of zoning in the code.

The commissioners and Mr. Welch discussed implementing a zoning map, including on Log Cabin Road. There was also discussion about getting the public involved in the process by having town hall meetings;

land owners retaining freedom of use, creating zoning classifications, non-conforming uses, administration of an ordinance including establishing planning meetings, public hearing requirements, signage and public notification.

There was a discussion about the current process for approving building permits.

The Commission took a lunch break from 12:15 to 12:54.

Mr. Welch left the meeting during the lunch break.

FLOATING LOCAL OPTION SALES TAX

Assistant County Manager Dawn Hudson discussed the Floating Local Option Sales Tax created by House Bill 581. She also discussed negotiating an IGA with the City of Milledgeville on the tax distribution and rolling back residential property taxes. She stated FLOST would help with cash flow and may eliminate the need for a TAN note.

There was a discussion about scheduling an election and calling a joint meeting with the city.

FIRE RESCUE AND STRATEGIC PLAN

County Manager Carlos Tobar discussed the Fire Rescue Plan which included buying a new fire engine and building a new fire station.

There was a discussion about consolidating fire stations, the public safety communications system and E-911, making the purchase of land for a new fire station top priority for the county attorney, planning the new fire station for future expansion to include large bays and a helipad.

There was discussion about requiring two firefighters on the trucks, upgrading and purchasing firefighting safety gear, providing medical training, bidding out the design for the new fire station, purchasing a ladder truck, funding fire services by creating a special fire district with a millage rate on tax bills.

SOLAR DEVELOPMENT ORDINANCE

County Manager Carlos Tobar discussed a pending 2,000-acre solar farm and adopting guidelines to include prohibiting solar farms.

There was a discussion about the cost of dismantling and disposing of solar panels and enacting a moratorium to prohibit solar panel farms.

OCONEE RIVER GREENWAY

County Manager Carlos Tobar discussed the extension of the Fishing Creek trail in the Oconee River Greenway and applying for a grant to enhance trail by removing invasive species.

There was a discussion about extending the trail along Fishing Creek.

HANCOCK COUNTY

County Manager Carlos Tobar discussed Hancock County's interest in joining the communication system.

There was a discussion about the Sinclair Treatment Plant, water rates, and having an environmental study done.

There was a discussion about Hancock County closing the Car Station convenience center, them moving toward curbside pickup, and cost sharing for the convenience center.

SHORT TERM VACATION RENTALS

There was a discussion about increasing the fees for short term vacation rentals to help offset the salary of someone to enforce the ordinance, putting caps on bedrooms and limiting the number of people boarded at the vacation rental. There was a discussion about adopting rules for short term rentals, enforcing the codes on weekends and establishing occupancy limits.

WALTER B WILLIAM PARK/LITTLE FISHING CREEK GOLF COURSE

There was a discussion about the economic impact sports had in a community.

There was a discussion about making improvements to the Little Fishing Creek Golf Course based on recommendations from golfing professionals – the golf course made money and the golf carts paid for themselves, other parts of the recreation department did not pay for themselves.

There was a discussion about creating a master plan for the recreation department and the property surrounding the recreation department to maximize the impact of recreation in the community which included having a campground, a music area, and paths.

There was a discussion about providing a travel van for the track team.

There was a discussion about starting a junior lifeguard training program.

PRIORITIES

There was a discussion about setting the priorities for the County Attorney.

There was a discussion about a garbage transfer station on Linda Drive and recycling being a component of the transfer station; bidding the solid waste contract; the recent pet adoption event; improving communications; and moving CSHLRA down the list of priorities.

After discussion, items that were ranked to be high on a project list were:

- Waste management contract,
- Purchasing property and building a fire station on Lake Laurel Road
- Airport Advisory Committee
- House Bill 581
- Short term rental definitions
- spay and neuter ordinance
- district based land use/map
- updating of employee handbook
- solar farms
- short term rentals

There was a discussion about the hospital and the services they were contracted to provide.

There was a discussion about changing the social media policy to disable public comment as a result of the county's Facebook page becoming a platform of hate, and that it should only be used as one of the methods the county used to disseminate information.

There was a discussion about instituting safety protocols for the commission meetings.

There was a discussion about having a golf pro to address commission.

ADJOURN

Commissioner Little made a motion to adjourn the retreat at 4:20 PM. Commissioner Butts seconded the motion and the motion passed unanimously.

The retreat was adjourned at 4:20 PM.

Respectfully submitted

Andrew Strickland, Chairman

Bo Danuser, County Clerk



BALDWIN COUNTY BOARD OF COMMISSIONERS WORK SESSION

March 4, 2025
1601 N Columbia St, Suite 220
5:00 PM

MINUTES

PRESENT

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

OTHERS

Dawn Hudson
Brandon Palmer
Bo Danuser

CALL TO ORDER

Chairman Andrew Strickland called the meeting to order at 5:00 PM with all members of the commission present.

PRESENTATION

Howard Scott addressed the commission to discuss the Work Source Georgia Program. He gave details about the program stating the purpose of the program was to create apprenticeships for on the job training. He discussed the careers that were included in the program and the process of training people to become journeymen and the assistance that was provided while individuals were in training. He asked the county officials to identify businesses that might be candidates for creating apprenticeships.

Commissioners had the opportunity to ask questions.

ADMINISTRATIVE/FISCAL MATTERS

ANIMAL CONTROL ORDINANCE

There was a discussion about dog and cat over population and the trouble in was causing animal control.

There was a discussion about amending the animal control ordinance to include spay and neuter requirements. County Attorney Brandon Palmer gave an overview of the amendments.

There was discussion about working with the animal protection non-profit organizations on the amendments.

There was a discussion about the amendment requiring pet owners to have their animals spayed and neutered and how the ordinance would be enforced, fees for non-compliance, breeding permits, citations, violations, and irresponsible pet owners.

Allene Veazy of the Animal Rescue Foundation was recognized to discuss the spay and neutering service they used called SAFE. She discussed ARF's procedure for fixing and chipping animals in their care and using local vets to provide services.

The public was allowed an opportunity to make comments.

SOLAR MORATORIUM

There was a discussion about an application in the works for a 1,000 acre solar farm in Baldwin County, that solar farms occupied agricultural acres, cost a great deal to decommission, old panels were hazardous and difficult to dispose of, solar farming did not employ many people, and generated few taxes.

There was a discussion about holding solar farm owners liable for the decommissioning and disposal of the hazardous waste created.

ADJOURNMENT

Commissioner Butts made a motion to adjourn at 5:54 PM. Commissioner Little seconded the motion and the motion passed unanimously.

The meeting was adjourned at 5:54 PM.

Respectfully submitted

Andrew Strickland, Chairman

Bo Danuser, County Clerk



BALDWIN COUNTY BOARD OF COMMISSIONERS REGULAR MEETING

March 4, 2025
1601 N Columbia St, Suite 220
6:00 PM

MINUTES

PRESENT

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

OTHERS

Dawn Hudson
Brandon Palmer
Bo Danuser

CALL TO ORDER

Chairman Andrew Strickland called the meeting to order at 6:00 PM.

INVOCATION

Amy Raburn of Northridge Church said the invocation.

PLEDGE OF ALLEGIANCE

Commissioner Butts led the Pledge of Allegiance.

PRESENTATIONS

Latonya Howell was unable to be present to give a Women’s History Month presentation.

Commissioner Butts made a motion to strike the presentation from the agenda. Commissioner Davis seconded the motion and the motion passed unanimously.

APPROVAL OF MINUTES

Commissioner Davis made a motion to approve the February 18, 2025 regular meeting minutes and executive session minutes. Commissioner Little seconded the motion and the motion passed unanimously.

ADMINISTRATIVE AND FISCAL MATTERS

Commissioner Hall made a motion to amend the agenda to make an appointment to the Central State Hospital Development Authority. Commissioner Little seconded the motion to amend the agenda.

Commissioner Butts asked if they were going to vote on the appointment that night. Chairman Strickland responded yes. Commissioner Butts stated he didn’t know anything about this and asked who

picked the appointment, and when did the appointment get picked. He stated that all the commissioners should have known about this appointment and all five members be given a chance to recommend appointments.

There was a discussion about the urgency for having a quorum on the CSH Development Authority, the procedure for making appointments, and that not all commissioners knew that Robert Binion’s name was being discussed for appointment to the Central State Hospital Redevelopment Authority.

Chairman Strickland called for the vote.

Commissioners Hall, Strickland and Little vote yes. Commissioners Butts and Davis voted no. The motion passed and the agenda was amended.

Commissioner Little made a motion to table the appointment to the Central State Hospital Redevelopment Authority. Commissioner Butts seconded the motion.

There was a brief discussion about making an appointment on the Central State Hospital Local Redevelopment Authority.

Commissioners Butts, Hall, Davis and Little voted yes. Commissioner Strickland voted no. The motion carried and the appointment was tabled.

RESOLUTION R-2025-20 – performance review of Board of Tax Assessors

County Attorney Brandon Palmer stated this was the same resolution previously presented and requested a performance review of the Baldwin County Board of Assessors and for other lawful purposes.

The resolution was presented as follows:

RESOLUTION NO. 2025-20
A RESOLUTION TO REQUEST A PERFORMANCE REVIEW OF THE BALDWIN COUNTY
BOARD OF TAX ASSESSORS; AND FOR OTHER LAWFUL PURPOSES

WITNESSETH:

WHEREAS, O.C.G.A. § 48-5-295.1 provides a process by which the Board of Commissioners of Baldwin County, Georgia (“Board of Commissioners”) may request that an independent performance review of the Baldwin County Board of Tax Assessors and appraisal staff be conducted by an independent performance review board appointed by the Commissioner of the Department of Revenue;

WHEREAS, the Board of Commissioners desires to have a thorough and complete investigation of all actions of the Baldwin County Board of Tax Assessors and appraisal staff regarding the technical competency of appraisal techniques and compliance with state law and regulations; and

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners that they do hereby make a request to the Commissioner of the Department of Revenue for a performance review as provided by O.C.G.A. § 48-5-295.1 and that the Commissioner appoint an Independent Performance Review Board within thirty (30) days after receipt of this Resolution.

BE IT FURTHER RESOLVED that the Board of Commissioners requests that the written report of the Performance Review Board’s findings be forwarded to the Baldwin County Clerk upon completion, which report should include such evaluations, judgments, and recommendations as the Performance Review Board deems appropriate.

BE IT FURTHER RESOLVED that the Board of Commissioners shall reimburse the members of the Performance Review Board for reasonable expenses incurred in the performance of their duties, including mileage, meals, lodging, and cost of materials.

BE IT FURTHER RESOLVED that the Baldwin County Clerk shall submit a copy of this resolution to the Commissioner of the Department of Revenue following its adoption.

BE IT FURTHER RESOLVED that all resolutions or parts of resolutions in conflict herewith are hereby repealed.

BE IT FURTHER RESOLVED that this Resolution shall become effective as of the date of its adoption.

SO RESOLVED, this 4th day of March, 2025.

Honorable Andrew Strickland
Chairman, Baldwin County Board of Commissioners
ATTEST:

Bo Danuser
Baldwin County Clerk

Robert Binion addressed the commissioner encouraging the commission to request a performance review of the Board of Tax Assessors. He stated that this was needed.

Maurice Liggins addressed the commissioner asking if Mr. Little would vote this time, if he could vote, what made him eligible now as opposed to last time.

Pam Peacock addressed the commission regarding her experience with her tax assessment and transparency in the tax assessor’s office. She encouraged the commission to request a review of the Tax Assessors office and appraisal staff.

Chairman Strickland read a letter from Tax Commissioner Cathy Settle dated January 3, 2002 requesting the review of the Board of Tax Assessors.

There was a discussion about calling for a review of the tax assessor’s office including a report on a meeting between various entities identifying corrective actions; providing the report to the public; the tax assessor’s office not providing information to the commissioners; the evaluation would identify problems in the tax assessor’s office and then they could correct them; the computer programs used in the tax commissioner’s office and the tax assessor’s office; scheduling a meeting with all parties involved; the state statues requiring reporting deadlines; and getting computer training on the Tyler system.

Commissioner Little explained why he abstained on the previous vote and that he had gotten a legal opinion that he had no legal right to abstain. He further stated that he needed baseline information about the Tax Assessor’s Office.

Commissioner Hall made a motion to approve Resolution R-2025-20 to request a performance review of the Baldwin County Board of Tax Assessor. Commissioner Little seconded the motion. Commissioners Little, Strickland and Hall voted aye. Commissioners Davis and Butts voted no. The motion carried with a 3-2 vote.

RESOLUTION R-2025-21 – widening of State Route 49

Chairman Strickland stated this resolution was supporting and urging the commencement of Georgia Department of Transportation’s widening of Georgia State Route 49 just off Felton Drive to east of Milledgeville Bypass.

The Resolution was presented as follows:

RESOLUTION NO. 2025-21

A RESOLUTION OF THE BALDWIN COUNTY BOARD OF COMMISSIONERS SUPPORTING AND URGING COMMENCEMENT OF GEORGIA DEPARTMENT OF TRANSPORTATION'S WIDENING OF GEORGIA STATE ROUTE 49, JUST WEST OF FELTON DRIVE TO EAST OF MILLEDGEVILLE BYPASS; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, the Baldwin County Board of Commissioners desires multimodal transportation development, infrastructure improvements and innovation throughout Baldwin County; and

WHEREAS, the Baldwin County Board of Commissioners puts Baldwin County residents' safety first through innovation and technology; and

WHEREAS, the Baldwin County Board of Commissioners supports the Georgia Department of Transportation's ("GDOT") vision to boost Georgia's competitiveness via leadership in transportation; and

WHEREAS, the Baldwin County Board of Commissioners supports GDOT' s mission to deliver a transportation system focused on innovation, safety, sustainability, and mobility; and

WHEREAS, there has been increased traffic congestion on Georgia State Route 49, which is currently a two-lane road and under the jurisdiction of GDOT;

WHEREAS, the increased congestion has been caused by the increased enrollment at our local colleges and universities and new housing starts; and

WHEREAS, the widening of Georgia State Route 49, just west of Felton Drive to east of Milledgeville Bypass, is vitally important to easing traffic congestion and sparking economic development in Baldwin County; and

WHEREAS, the construction of traffic signal devices at the intersection of Georgia State Route 49 and Horace Veal Road would serve the best interests of Baldwin County and its citizens; and

WHEREAS, the Baldwin County Board of Commissioners finds that the immediate commencement of the project for widening of Georgia State Route 49, just west of Felton Drive to east of Milledgeville Bypass, would serve the best interests of Baldwin County and its citizens; and

WHEREAS, the Baldwin County Board of Commissioners supports and urges GDOT to commence construction on GDOT' s Project ID 231450, SR 49 FM just west of Felton Drive to east of Milledgeville Bypass; and

WHEREAS, the Baldwin County Board of Commissioners requests that GDOT install traffic signal devices at the intersection of Georgia State Route 49 and Horace Veal Road; and

WHEREAS, on or about July 21, 2015, Baldwin County and GDOT entered into the memorandum of understanding ("MOU") attached hereto as Exhibit "A", pursuant to which GDOT agreed to fund all work necessary for the adjustment or relocation of utility infrastructure and facilities in the affected area.

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:

Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.

Support for Project. The County hereby supports and urges commencement of the widening of Georgia State Route 49, classified by GDOT as project ID 231450, SR 49 FM just west of Felton Drive to the east of Milledgeville bypass, including the installation of traffic signal devices at the intersection of Georgia State Route 49 and Horace Veal Road and all work necessary for the adjustment or relocation of utility infrastructure and facilities in the affected area at the sole expense of GDOT, in accordance with Exhibit "A" attached hereto.

Authorization of the Chairman. The Board of Commissioners authorizes the Chairman to sign this Resolution and to sign any other documents necessary to effectuate this Resolution.

Other Actions Authorized. The County Manager shall be authorized to take any other action necessary or reasonably required to carry out, give effect to this Resolution.

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.

Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this resolution this day passed be and they are hereby repealed.

Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 4th day of March, 2025.

BALDWIN COUNTY, GEORGIA
Honorable Andrew Strickland

Chairman, Baldwin County Board of Commissioners

ATTEST:
Bo Danuser
Baldwin County Clerk

DATE ADOPTED [SEAL]

Commissioner Butts made a motion to approve Resolution R-2025-21. Commissioner Davis seconded the motion.

Commissioner Hall stated the provision where the county would not pay for utilities and a request for a traffic light were included in the resolution.

The motion passed unanimously.

RESOLUTION R-2025-22 – authorize purchasing cards for elected officials

Assistant County Manager Dawn Hudson discussed issuing purchasing cards to elected officials and that the established procedures would be followed; there would be strict controls. She stated a resolution was required for elected officials to be issued purchasing cards.

The resolution was presented as follows:

RESOLUTION NO. 2025-22
A RESOLUTION OF THE BALDWIN COUNTY BOARD OF COMMISSIONERS REGARDING
COUNTY ISSUED PURCHASING AND/OR CREDIT CARDS; AND FOR OTHER PURPOSES.
WITNESSETH:

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

WHEREAS, Georgia law prohibits counties from issuing purchasing cards and credit cards to elected officials unless the governing authority of the county has authorized such issuance and has promulgated policies regarding their use as provided by law; and

WHEREAS, such purchasing cards and credit cards shall only be issued to elected officials designated by the governing authority; and

WHEREAS, in order to comply with O.C.G.A. § 36-80-24, the Baldwin County Board of Commissioners desires to authorize certain elected officials to be issued a county purchasing and/or credit card, and to adopt the attached user agreement.

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:
Incorporation of Recitals. The above stated recitals are true and correct and are incorporated as though fully set forth herein.

Adoption of User Agreement. The Baldwin County Board of Commissioners adopts the Purchasing Card and/ or Credit Card User Agreement between Baldwin County and Baldwin County Elected Officials, attached as Exhibit "A."

Designation of Elected Officials. The Baldwin County Board of Commissioners, by public vote, designates the following Baldwin County Elected Officials to receive a county issued purchasing and/ or credit card and approves the attached user agreement for the following elected officials:

- Commissioners
- Coroner
- Magistrate Judge
- Probate Judge
- Sheriff
- Superior Court Clerk
- Tax Commissioner
- Solicitor
- State Court Judge

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.

Repeal of Conflicting Resolutions. Any and all resolutions in conflict with this resolution this day passed be and they are hereby repealed.

Effective Date. This Resolution shall take effect immediately upon its adoption.

SO RESOLVED, this 4th day of March, 2025.

BALDWIN COUNTY, GEORGIA
Honorable Andrew Strickland

Chairman, Baldwin County Board of Commissioners

ATTEST:

Bo Danuser
Baldwin County Clerk

DATE ADOPTED [SEAL]

There was a discussion about issuing cards to elected officials, the cards would help lessen the risk of compromise. There was a discussion about controlling limits, using purchasing cards for travel, and the mechanism of accountability.

Commissioner Hall made a motion to approve Resolution R-2025-22. Commissioner Butts seconded the motion and the motion passed unanimously.

RESOLUTION R-2025-23 – Ocmulgee Drug Task Force Intergovernmental agreement

Assistant County Manager Hudson discussed the intergovernmental agreement with 14 multi-jurisdictional task forces; the agreement had been approved and signed by the sheriff and he is requesting the board approve the intergovernmental agreement.

The resolution was presented as follows:

RESOLUTION NO. 2025-23
A RESOLUTION TO AUTHORIZE AN INTEGOVERNMENTAL AGREEMENT WITH THE
OCMULGEE DRUG TASK FORCE/MIDDLE GEORGIA GANG TASK FORCE

WHEREAS, the Baldwin County Board of Commissioners desire enter into an intergovernmental agreement with the Ocmulgee Drug Task Force/Middle Georgia Gang Task Force; and

WHEREAS, the participating entities agree that a collaborative effort is key to reducing drug use, sales, trafficking, gang violence, and other criminal activity; and

WHEREAS, this intergovernmental agreement is dedicated to the collaborative crime control initiative by seeking to rid the participating communities of illicit drug, gang, and other criminal activities by aggressively enforcing the laws of the State of Georgia through the arrest and prosecution of criminals; and

WHEREAS, this intergovernmental agreement shall be active upon the effective date of Byrne-JAG funding in 2025 and shall be active through the end of the grant period; and

WHEREAS, this intergovernmental agreement can be amended, revised, or otherwise renewed upon the agreement of the entities.

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 intergovernmental agreement with the Ocmulgee Drug Task Force/Middle Georgia Gang Task Force.
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 intergovernmental agreement 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 4th day of March, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners
ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia
DATE ADOPTED _____
[SEAL]

Commissioner Davis made a motion to approve Resolution R-2025-23. Commissioner Butts seconded the motion and the motion passed unanimously.

RESOLUTION R-2025-24 – Ocmulgee Drug Task Force Grant \$392,451

Assistant County Manager Hudson discussed the first of two grants awarded to the Drug Task Force in the amount of \$392,451 to be used for personnel for the task force.

The resolution was presented as follows:

RESOLUTION NO. 2025-24

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED TO THE CRIMINAL JUSTICE COORDINATING COUNCIL FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE (JAG) GRANT TO PROVIDE REVENUE FOR THE OCMULGEE DRUG TASK FORCE; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to receive funding from the Criminal Justice Coordinating County Edward Byrne Memorial Justice Assistance (JAG) Grant to be used for the Ocmulgee Drug Task Force; and

WHEREAS, the Grant Subaward Number is AW-BJAG-L24-028-012 and the Award Number is 15PBJA-22-GG-00655-JAGX; and

WHEREAS, the aforementioned grant provides \$392,451 for the period of October 1, 2021 through September 30, 2025.

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 Criminal Justice Coordinating Council Edward Byrne Memorial Assistance (JAG) 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 4th day of February, 2025.

BALDWIN COUNTY, GEORGIA

 Honorable Andrew Strickland, Chairman
 Baldwin County Board of Commissioners
 ATTEST:

 Bo Danuser, County Clerk
 Baldwin County Georgia
 DATE ADOPTED _____
 [SEAL]

Commissioner Butts made a motion to approve Resolution R-2025-24. Commissioner Hall seconded the motion and the motion passed unanimously.

RESOLUTION R-2025-25 – Ocmulgee Drug Task Force Grant \$98,815

Commissioner Hall made a motion to approve Resolution R-2025-25. Commissioner Butts seconded the motion and the motion passed unanimously.

The resolution was presented as follows:

RESOLUTION NO. 2025-25
 A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED TO THE CRIMINAL JUSTIVE
 COORDINATING COUNCIL FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE (JAG) GRANT TO
 PROVIDE REVENUE FOR THE OCMULGEE DRUG TASK FORCE; AND FOR OTHER PURPOSES.

WHEREAS, the Baldwin County Board of Commissioners desire to receive funding from the Criminal Justice Coordinating County Edward Byrne Memorial Justice Assistance (JAG) Grant to be used for the Ocmulgee Drug Task Force; and

WHEREAS, the Grant Subaward Number is AW-BJAG-L24-028-013 and the Award Number is 15PBJA-21-GG-00242-JAGX; and

WHEREAS, the aforementioned grant provides \$98,815 for the period of October 1, 2020 through September 30, 2025.

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 Criminal Justice Coordinating Council Edward Byrne Memorial Assistance (JAG) 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 e 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 4th day of February, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners
ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia

DATE ADOPTED _____ [SEAL]

RESOLUTION R-2025-26 – Georgia Workforce Grant (WIOA)

Assistant County Manager discussed receiving additional funds from the dislocated worker program in the amount of \$350,000.

The resolution was presented as follows:

RESOLUTION NO. 2025-26

A RESOLUTION TO AUTHORIZE AN APPLICATION BE SUBMITTED FOR THE GEORGIA WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA) GRANT FOR FUNDING THE DISLOCATED WORKER PROGRAM FOR THE OF PERIOD OF JULY 1, 2024 THROUGH JUNE 30, 2025; 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 36-23-24-06-011 FAIN 23A55AW000013; and

WHEREAS, the Grant provides funding of \$350,000 for the period of October 1, 2024 through June 30, 2025.

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 4th day of March, 2025.
BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser, County Clerk
Baldwin County Georgia
DATE ADOPTED _____ [SEAL]

Commissioner Davis made a motion to approve Resolution R-2025-26. Commissioner Butts seconded the motion and the motion passed unanimously.

LETTER OF COMMITMENT FOR DEVELOPMENT AUTHORITY

Assistance County Manger Hudson discussed a request from the Development Authority for the county to submit a letter of support and commitment with an application for a DOT grant for the entrance into the Sibley Smith property and the grant match would come from SPLOST funds allocated for economic development.

Commissioner Hall made a motion to approve the letter or support. Commissioner Butts seconded the motion and the motion passed unanimously.

OLD BUSINESS

Commissioner Butts announced a community cleanup day the past weekend. He acknowledged the partners and thanked them for what they did.

Commissioners Little and Strickland praised Jeff Yeomans and the Brighter Days Ministries. Mr. Yeomans responded that they needed more unity and love, people had more in common that apart.

There was a discussion about the work Brighter Days Ministries did in the community.

Commissioner Davis reported that 674 Old Monticello Road had been trying to get a new herbie curbie since January; the driver of the trash truck damaged the herbie curbie, he knew it, and did not report it.

Commissioner Davis reported the Meriwether convenience center was turning away people who were dumping cardboard boxes; she stated they needed to do something about this company. They needed to allow people to use the convenience centers.

NEW BUSINESS

Commissioner Butts stated Maurice and Desiree Liggins were sponsoring four children for 4-H camp and were looking for eligible applicants; they were paying for it out of their pocket. Commissioner Butts asked that it be posted on the county website.

4-H Program Assistant for the University of Georgia Baldwin County Extension Hollie Hancock addressed the commission giving information about the 4-H program and the Clover Leaf Summer Camp at Rock Eagle for students in grades 4 – 6. One of their core missions was to make this camp accessible to all students regardless of their financial background; this year they had 4 scholarships. She asked that the commissioners help spread the word about the camp scholarships. The camp dates would be June 23 – 27.

Maurice Liggins stated that he was sponsoring 4 additional camp scholarships; his sponsorships did not have to be participants in the 4-H program. He asked that the county post the information. He

discussed the cost of participation and asked interested students from grades 4 – 6 to contact Ms. Hancock.

COUNTY MANAGER'S REPORT

There was no County Manager's Report.

PUBLIC COMMENT

Barry Havior of East Walton Street addressed the commissioners discussing transportation for the recreation department track team. He stated that County Manager Tobar had worked out the use of an 11-passenger van, but an 11-passenger van would not accommodate the amount of kids and equipment he would have for the track meets. He asked SPLOST funds be used for the recreation track team travel.

There was a discussion about the transportation needs of the track team.

Gregory Barnes of Sussex Drive addressed the commission expressing his concern and asking the commission to reconsider alternating the county chair seat. He felt everyone should get an opportunity.

Monica Williams Bonner of Summit road addressed the commission regarding the increase in her tax assessment increase of 115%. She was grateful for the commissioners who voted to have a third party to look at the tax assessor's office; people would be taxed out of their home. She stated she emailed the commissioners with more detail about her particular information.

Pamela Peacock addressed the commissioners asking them to support the spay and neuter ordinance. She stated the shelter was full and there were organization that offered low cost spay and neutering. Paws for Georgia offered low cost spay and neutering and helped with rabies vaccines.

Desiree Liggins of district 2 and 4 addressed the commission. She thanked the commission for hearing her concerns on the cats and dogs in Baldwin County and the work they put into the ordinance; there were cats everywhere. She asked what the county was going to do to protect the residents from slum lords. She asked what the county was going to do to clean up empty lots and how the county was going to be proactive to mitigate property damage and possible death from storm damage in established subdivisions. She stated that she was not against pickleball, gated communities, airport, landscaping or Log Cabin Road but felt money should not be spent on these things when they needed vans to take care of children and crumbling roads.

EXECUTIVE SESSION

Commissioner Butts made a motion to enter into executive session to discuss personnel matters and possible litigation. Commissioner Little seconded the motion and the motion passed unanimously.

The Commissioners went into closed session at 7:48 PM.

Commissioner Little made a motion to adjourn the executive session and return to open session at 8:21 PM. Commissioner Hall seconded the motion and the executive session was adjourned.

ADJOURNMENT

Commissioner Hall made a motion to adjourn the meeting at 8:21 PM. Commissioner Butts seconded the motion and the motion passed unanimously.

The meeting was adjourned at 8:21 PM

Respectfully submitted,

Andrew Strickland, Chairman

Bo Danuser, County Clerk

RESOLUTION NO. 2025-27

A RESOLUTION ENACTING A MORATORIUM ON SOLAR PROJECTS, SOLAR ENERGY SYSTEMS, AND SOLAR ENERGY DEVELOPMENT FOR A PERIOD NOT TO EXCEED SIX (6) MONTHS WHILE THE COUNTY CONSIDERS CHANGES TO ITS SOLAR ENERGY DEVELOPMENT ORDINANCE; TO PROVIDE FOR THE PURPOSE OF THE MORATORIUM, TO PROVIDE FOR FINDINGS OF FACT, IMPOSITION OF MORATORIUM, THE DURATION OF THE MORATORIUM; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WITNESSETH:

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

WHEREAS, Baldwin County has been vested with substantial powers, rights and functions under Article IX, Sec. II, Par. I of the Georgia State Constitution to generally regulate the practice, conduct or use of property for the purposes of maintaining health, morals, safety, security, peace, and the general welfare of the County; and

WHEREAS, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other developmental approvals where exigent circumstances exist to warrant the same, pursuant to case law found at City of Roswell v. Outdoor Systems, Inc., 274 Ga. 130 (2001); Taylor v. Shetzen, 212 Ga. 101 (1955); Lawson v. Macon, 214 Ga. 278 (1958); and

WHEREAS, County staff is in the process of reviewing and preparing recommended changes to the County’s Solar Energy Development Ordinance (Chapter 17 of The Code of Ordinances, Baldwin County, Georgia); and

WHEREAS, the Board of Commissioners of Baldwin County, Georgia (“the Board of Commissioners”) is, and has been, interested in developing a cohesive and coherent policy regarding development in the County, and has intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the County as a whole; and

WHEREAS, the Board of Commissioners has always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, and the general welfare of the community and other public requirements; and

WHEREAS, it is the belief of the Board of Commissioners that the concept of “public welfare” is broad and inclusive and includes, but is not limited to, the valid public objectives of aesthetic conservation, preservation of the value of existing lands and buildings within the County, making the most appropriate use of resources, preserving existing neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the County; and

WHEREAS, the Board of Commissioners' desire to review and revise its Solar Energy Development Ordinance necessitates a cessation of the construction, installation, enlargement of, or alterations to solar projects, solar energy systems, and solar energy development and finds that such cessation is reasonable and in the public interest.

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

- 1. Incorporation of Recitals.** The above stated recitals are true and correct and are incorporated as though fully set forth herein.
- 2. Findings of Fact.** The Board of Commissioners hereby makes the following findings of fact:
 - a. It appears that the County's Solar Energy Development Ordinance is in the process of being reviewed and revised by the County;
 - b. The County's ongoing revision of its Solar Energy Development Ordinance requires a cessation of the application for and issuance of any solar development permits, variances, or licenses or other permits pertaining to solar projects, solar energy systems, or other solar energy developments;
 - c. It is necessary and in the public interest to delay, for a reasonable time, the processing of applications for and the issuance of any solar development permits, variances, or licenses or other permits pertaining to solar projects, solar energy systems, or other solar energy developments, to ensure that the same are consistent with the long-term planning objectives of the County.
- 3. Moratorium on Solar Energy Development.** The County does hereby enact a moratorium for an indefinite period, not to exceed six (6) months from the effective date of this Resolution, to allow the County Manager and staff to adequately study, review, evaluate, and devise a recommendation to the Board of Commissioners regarding revisions to the County's Solar Energy Development Ordinance. The duration of this moratorium shall be until the Board of Commissioners adopts a revision of the County's Solar Energy Development Ordinance or until the expiration of six (6) months from the date of adoption of this Resolution, whichever first occurs; or until such time as may be later set by the County.

During the moratorium period, no applications for any solar development permits, variances, licenses or other permits of any kind shall be accepted by the County or any of its Departments, Boards, or Committees pertaining to solar projects, solar energy systems, or other solar energy developments to be located or operated on any property located within the unincorporated area of Baldwin County, Georgia. Any such applications tendered and/or submitted to the County or any Department, Board, or Committee during this moratorium period shall not be accepted, considered, nor acted upon by the County, nor any Department, Board, or Committee thereof. Should an application be accepted, in error, during the moratorium period, such application shall be deemed null and void and have no effect whatsoever and shall constitute no

assurance of any right to engage in any act or action related to the development of solar projects, solar energy systems, or other solar energy developments. Reliance on any such permit shall be unreasonable.

This moratorium shall have no effect upon approvals of solar development permits, licenses, or other permits for solar projects, solar energy systems, or other solar energy developments previously issued or as to development plans previously approved by the County prior to the effective date of this Resolution. Property owners who claim to have a vested right, pursuant to the laws of the State of Georgia, to obtain a solar development permit, license or other permit for solar projects, solar energy systems, or other solar energy developments must submit a written application for exception to the County Manager for submission and consideration by the County. The written application for exception must include verified supporting documentation of the facts and data that support their claim of vested right, and request for exception to the moratorium.

- 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 18th day of March, 2025.

BALDWIN COUNTY, GEORGIA

Honorable Andrew Strickland, Chairman
Baldwin County Board of Commissioners

ATTEST:

Bo Danuser
Baldwin County Clerk

DATE ADOPTED _____

[SEAL]

RESOLUTION NO. R-2025-28
A RESOLUTION OF THE BALDWIN COUNTY BOARD OF COMMISSIONERS
TO AUTHORIZE AN APPLICATION BE SUBMITTED TO THE GEORGIA DEPARTMENT OF
COMMUNITY AFFAIRS COMMUNITY DEVELOPMENT
BLOCK GRANT FY2025 CYCLE

WHEREAS, the Georgia Department of Community Affairs has established the Community Development Block Grant program to assist cities and counties with improvements to public facilities, economic development, and housing in Georgia, and

WHEREAS, there exists in Baldwin County a need to provide water, sewer and housing improvements to the County's FY2025 CDBG Target Area,

NOW THEREFORE, BE IT RESOLVED by the Chair and Board of Commissioners that Baldwin County supports the application for FY2025 CDBG funds and that the County will apply for these funds for water, sewer improvements and housing improvements in the County's FY2025 CDBG 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 Chair is authorized and directed to act as the official representative of Baldwin County, 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 Chair is authorized to enter into agreements for engineering and grant administration services relating to the application and subsequent grant (if funded) and to execute the application and other required documents on behalf of the County including the grant award package (if funded);

BE IT FURTHER RESOLVED that Baldwin County commits to own, operate, and maintain all proposed water and sewer improvements;

BE IT FURTHER RESOLVED that Baldwin County hereby adopts the Citizen Participation Plan of the Georgia Department of Community Affairs to ensure public involvement in the CDBG process;

BE IT FURTHER RESOLVED that the County hereby acknowledges that the proposed project is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3) and in accordance with the Georgia Department of Community Affairs' Section 3 Compliance Plan will to the greatest extent feasible, comply with all Section 3 requirements;

BE IT FURTHER RESOLVED that the County hereby acknowledges that the proposed project is subject to the requirements of Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, Section 104(b)(2) of the Housing and Community Development Act of 1974,

as amended, and Section 105(b)(3) of the National Affordable Housing Act of 1990 (NAHA). The County hereby commits to Affirmatively Furthering Fair Housing to the greatest extent feasible.

BE IT FURTHER RESOLVED that the County hereby acknowledges that the proposed project is subject to the requirements of Section 504 of the Rehabilitation Act of 1973, as amended, Title II of the Americans with Disabilities Act of 1990 (ADA), and the Architectural Barriers Act of 1968. The County hereby commits to comply with all Section 504 requirements to the greatest extent feasible.

BE IT FURTHER RESOLVED that the proposed water, sewer improvements and housing improvements are in conformance with Baldwin County’s Comprehensive Plan and are not inconsistent with the County’s Service Delivery Strategy;

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 18th day of March, 2025.

BALDWIN COUNTY, GEORGIA

Andrew Strickland, Chairman
Baldwin County Board of Commissioners

Bo Danuser, County Clerk
Baldwin County Georgia

CERTIFICATION

I do hereby certify that the foregoing is a true and correct copy of the Resolution duly adopted by Baldwin County 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 18th day of March, 2025.

ATTEST: (SEAL)

Bo Danuser, County Clerk

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



AGENDA ITEM: Lead Service Line Inventory Field Investigation

MEETING DATE: March 18, 2025

PREPARED BY: County Manager

RECOMMENDED ACTION: Award Bid to Utility Solutions of America, Inc. from McDonough, GA for \$385,300.00.

BACKGROUND INFORMATION: Please see Carter & Sloope’s Recommendation of Award letter for background information on the bidding process.

Baldwin County was awarded a GEFA \$150,000 grant and a GEFA \$700,000 principal forgiveness loan. Both funding sources, a total of \$850,000, can be used for the inventory project. The remaining funds can be used for construction.

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



AGENDA ITEM: LEC HVAC Replacement

MEETING DATE: March 18, 2025

PREPARED BY: County Manager

RECOMMENDED ACTION: Award Bid to Wright Brothers, Inc.

BACKGROUND INFORMATION: Staff requested design/build proposals on January 6, 2025 for a new Variable Refrigerant Flow (VRF) HVAC system for the Law Enforcement Administrative offices. Administrative staff and officers, who are in this section 24/7, work in this area. The old system was installed in 2008. It was the original system. The air handler is showing signs of degradation. The electronic controls are degrading as well. The condenser was replaced six years ago, and compressors continue to fail. The compressors cost \$5,000 each. The other components, according to Carrier, were not going to be manufactured beyond July 2025. One reason the system is failing is its constant use. It has operated 24/7 since 2008.

Design/build proposals were received February 20, 2025, at 5 pm. Wright Brothers, Inc. has a superior design and higher capacity cooling than ACS. Their proposal cost is \$446,045. Staff recommends awarding a contract to Wright Brothers, Inc.

ACS:	\$419,776 (lower cooling capacity)
Capital City Mechanical Services LLC	\$446,541 (nonresponsive)
Wright Brothers, Inc.	\$446,045

Baldwin County Projects		Next Phase
Public Buildings		
Sheriff's Office HVAC Replacement	BOC votes 03/18/2025	Construction.
Memorial Library	HUD released funds. MGRL and Board of Regents to sign contract.	Consultant selection is upcoming.
Sewer & Water Infrastructure		
Galvanized Water Line Inventory	BOC votes 03/18/2025 to award contract.	Inventory county galvanized lines.
Water Line Replacement	Work resumes on Log Cabin.	Expect completion by spring 2025.
Supervisory Control and Data Acquisition (SCADA) for water system	Proposals due March 19, 2025 at 5 PM	Contractor selection.
North Baldwin Tank 1 Filter Installation	Contract signed 03/13/2025.	Design expected 03/31/25; filter installed by 04/30/25.
Smith-Sibley Sewer Extension	Public Hearing is April 16 at 11am at the Govt. Building.	Continue with design and preparing bid documents.
Sewer Line Replacement/Housing Rehab 2024	Residents sign paperwork with contractors on 03/21/2025.	Construction on the houses expected to start April 2025. Engineering continues for sewer rehab.
Sewer Line Replacement/Housing Rehab 2025	Finalizing CDBG application.	Submittal.
Transportation		
Road Resurfacing	2025 Road resurfacing and restriping out to bid.	Bids due March 27, 2025 at 10 AM
Fishing Creek Trail Completion	Bid documents prepared. Bidding should occur week of March 16, 2025.	BOC to award bid spring 2025.
Oconee Heights Streetscape	Preliminary environmental review underway.	Selection of engineering firm.
Bridge Replacement	Preparing preliminary engineering reports to replace four bridges.	Application to be submitted in 2025.
Terminal Apron Expansion	Archaeological studies to take place first week of September.	Public Hearing completed; GDOT to make determination.
Lower Ramp Expansion	Archaeological studies to take place first week of September.	
Airport Fixed Based Operator	Staff weighing options.	TBD.
Public Safety		
SO Real Time Crime Center	Contract awarded to Dyer Construction for \$339,045. Groundbreaking ceremony held.	Completion expected spring 2025.
SO Training Equipment	Final budget approved by Governor's Office of Planning & Budget.	Sheriff's Office to prepare requisition.
Recreation		
Walter B Williams Trail - Phase 2	Bike Walk Baldwin received grant for phase 2.	Expect completion summer/early fall 2025.
Walter B Williams Ballfield Lights	Qualite contract ratified.	Expect completion by spring 2025.
Water Park/Aquatic Center	Construction continues.	Opening Day is To Be Determined.
Pickleball Courts	Grading completed. Concrete for light bases installed. Court paving expected 03/24/25.	Expect completion by May 31, 2025.
Harrisburg Park Improvements	Contract awarded to Hall and Sons for \$1,129,838. Rain has delayed project by two months. Invitation for Bid for new community center building issued 03/14/25.	Completion expected summer/early fall 2025.
Oconee Heights Park at 123 Coombs Ave	Playground equipment installed; Fowler Flemister donated concrete; Road Dept staff completed concrete work; and fencing, light and security cameras remain.	Expect completion by April 30, 2025.
Cooper's Park	Awaiting GCSU for rain garden. Splash pad Request for Proposals will be released week of March 16, 2025.	Award contract for splash pad.
Housing		
2024 CHIP Grant	Two house inspections took place March 6, 2025.	Invitation for Bid to be prepared.
2024 HUD PRO Housing Grant	Submitted application for \$1,577,000 to build 10 homes east of Vinson Hwy. Habitat for Humanity Milledgeville-Baldwin County would build the homes.	Awaiting HUD's decision.
Administrative		
Personnel Handbook	More edits being made to personnel handbook.	Board to approved updated Personnel Handbook.
District Based Land Use	MGRC staff is working on finalizing documents for BOC and public.	Expect draft in spring 2025.