



BALDWIN COUNTY REGULAR MEETING

November 07, 2023

1601 N Columbia St, Suite 220

6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Education Brings Leadership Achievement (EBLS) - Dr. Janee Moss

Keep Milledgeville Baldwin Beautiful - Ms. Laura Thompson

APPROVAL OF MINUTES

- [2.](#) October 17, 2023 Regular Meeting

October 31, 2023 Called Meeting

ADMINISTRATIVE/FISCAL MATTERS

- [3.](#) Appointments to Central Georgia Joint Development Authority - Chair
- [4.](#) Workforce Innovation and Opportunity (WIOA) Grant - Assistant County Manager
- [5.](#) Airport Capital Improvement Plan (CIP) - County Manager
- [6.](#) Code of Ordinances Chapter 58: Utilities 58-33 (Master Meter) - County Manager
7. Proposed Increase in Annual Compensation for Chair - County Attorney

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

ADJOURNMENT

REMINDERS

November 10, 2023, Friday, All Non-Emergency Departments Will Be Closed in Observance of Veterans Day.

November 21, 2023, Tuesday, 6:00 p.m., Public Hearing on Proposed FY 24 Budget and Regular Meeting, 1601 North Columbia Street, Suite 220.

November 23 & 24, 2023, Thursday & Friday, All Non-Emergency Departments Will Be Closed in Observance of Thanksgiving.

December 5, 2023, Tuesday, 6:00 p.m., Budget Adoption and Regular Meeting, 1601 North Columbia Street, Suite 220.

December 19, 2023, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

December 25 & 26, 2023, Monday and Tuesday, All Non-Emergency Departments Will Be Closed in Observance of Christmas.



BALDWIN COUNTY COMMISSIONERS REGULAR MEETING

October 17, 2023
1601 N Columbia St, Suite 220
6:00 P.M.

Item 2.

MINUTES

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Sammy Hall
Henry Craig

OTHERS PRESENT

Bandon Palmer
Carlos Tobar
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

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

INVOCATION

Ms. Lily Davis delivered the Invocation.

PLEDGE OF ALLEGIANCE

Commissioner Sammy Hall led the Pledge of Allegiance.

PRESENTATIONS

Update on Georgia Military College

General William Caldwell, GMC President, presented an informational update on Georgia Military College including discussion of the mission statement, organizational structure and economic impact of GMC.

Col. Amy Lee, Prep School Principal, discussed K-12 presenting information on enrollment emphasizing that the Prep School has 100% graduation rate with 97% being accepted into higher education institutes. She discussed many extra-curricular activities offered students.

Col. Nelson Kraft discussed the Jr. College stating the main campus is here in Milledgeville with eight satellite campuses. He presented information on the Core Cadets stating this year has the largest number of cadets. Col. Kraft discussed enrollment reporting GMC has been designated as a Predominately Black Institute by the U.S. Department of Education, 95% of GMC students are Georgia residents and GMC is represented in 92% of the 159 counties in Georgia. He discussed numbers of international students at the college and the Georgia Public Safety Leadership Institute. He reported the Institute offers a two-year program that trains students in the areas of public safety to help fill the vacancies of peace officers throughout Georgia.

Mr. Jody Yearwood presented information on the Leadership College

APPROVAL OF MINUTES

Commissioner Kendrick Butts made a motion to approve the minutes of the September 15, 2023 Public Hearing, September 15, 2023 Regular Meeting and September 26, 2023 Called Meeting as submitted. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Workforce Innovation and Opportunity Act (WIOA) Grant Award

Assistant County Manager Dawn Hudson presented a WIOA grant award for the Dislocated Worker Program award, in the amount of \$163,804, for the period July 1, 2023 – June 30, 2025.

Commissioner Kendrick Butts made a motion to accept the WIOA grant award as presented and authorize the Chair to execute all grant documents. Commissioner Henry Craig seconded the motion and it passed unanimously.

West Apron Hangar #4

County Manager Carlos Tobar presented the West Apron Hangar #4 Ground Lease Agreement for consideration. He stated the wording "Owner Occupied Hangar" has been deleted from the first page of the Agreement. Attorney Brandon Palmer stated Section 10. Assignments has minor revisions related to subletting the premises by clarifying the Leese may not, without prior written consent of the Lessor, sublet the premises or any part thereof.

Commissioner Henry Craig made a motion to approve the West Apron Hangar #4 Ground Lease Agreement as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

A copy of the West Apron Hangar #4 Ground Lease Agreement is herewith attached and made an official part of the minutes at pages _____ and _____.

West Apron Hangar #5

County Manager Carlos Tobar presented the West Apron Hangar #5 Ground Lease Agreement for consideration. He stated the same changes were made to this Agreement as explained as changes in Hangar #4. The wording "Owner Occupied Hangar" has been deleted from the first page of the Agreement, and Section 10. Assignments has minor revisions related to subletting the premises by clarifying the Leese may not, without prior written consent of the Lessor, sublet the premises or any part thereof.

Vice Chair John Westmoreland made a motion to approve the West Apron Hangar #5 Ground Lease Agreement as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

A copy of the West Apron Hangar #5 Ground Lease Agreement is herewith attached and made an official part of the minutes at pages _____ and _____.

Airport Capital Improvement Plan (CIP)

County Manager Carlos Tobar presented the Airport Capital Improvement Plan (CIP) for the years 2024 - 2029. Mr. Tobar discussed specifics of the plan outlining each year's activities as included in the Plan. Mr. Tobar displayed a slide presentation on the CIP.

Commissioner Sammy Hall stated there is no mention of hangars in the CIP. The 2024 activities related to the East Apron and Lower Apron are for design which includes site planning for grading, infrastructure and taxiways only. Items in 2025 include construction on East Apron and Lower Ramp which is for site grading, infrastructure preparation and paving. Commissioner Butts stated there is nothing to indicate moving forward with hangars at this time and asked whether hangars could be installed in the future. County Manager Tobar responded everything at this point depends on the Environmental Determination by DOT. Commissioner Hall stated the County being able to receive funds is dependent upon the approval of the CIP. County Manager Tobar responded affirmatively stating the County will receive \$150,000 in federal funds for a full environmental assessment on both sites with only a \$15,000 match required of the County. Commissioner Henry Craig requested information on the timeline for the Environmental Assessment. County Manager Tobar stated the Assessment could take 3 to 4 months, after which there is a 30-day public comment period, a public hearing to receive comments, and DOT's subsequent review of comments regarding the Assessment.

Commissioners Hall and Westmoreland discussed presentation slides on the layout of the East Apron which depict hangars. County Manager Tobar responded this was an error, and they should not be on the slide. Assistant County Manager Dawn Hudson stated the Board would have to approve the construction of any hangars that would be built in the future

regardless of whether these slides show them or not. Commissioner Kendrick Butts asked if the CIP could be approved contingent upon the removal of the incorrect slides showing hangars. Ms. Hudson responded the actual language outlining yearly projects included in the CIP is what the Board would be voting to approve. Commissioner Craig recommended approving the CIP without inclusion of illustrations.

Citizens addressed the Board expressing concerns with the East Apron project and the construction of additional hangars. Speakers discussed concerns fuel, decrease in property values, fuel runoff, noise, and other negative impacts.

The following residents of Lakeshore Circle addressed the Board on this Agenda Item: Joan Crumpler, Casey Bilz, David Ballew, Belinda Brewer, Tena Wheeler, and Ricky Giles expressed opposition to the East Apron project and the County moving forward with approval of the Capital Improvement Plan. Citizens requested Commissioners vote no on the Airport CIP East Apron project. David Glover, Lakeshore Court, stated the CIP includes site grading, infrastructure, taxiways and paving of the East Apron; and if it is approved, he felt the hangars will be built on the East Apron unless the East Apron project is completely taken out of the Plan.

Commissioner Henry Craig stated nothing will be done on the east end until the Environmental Assessment is complete. This gives citizens and Commissioners an opportunity to get more information from DOT and the Assessment. Mr. Glover responded that the issue is not the outcome of the Environmental Assessment; the citizens do not want hangars build on the East end regardless of the findings of the Assessment.

Discussion was held about eliminating the East Apron project from the CIP. Commissioner Hall stated he realized the CIP has to be approved to receive funding to development projects on both East and West ends; however, he would like to know what would happen if the East Apron project is eliminated from the CIP. County Manager Tobar and Airport Advisory Chair Jim Wolfgang stated the County would have to pay for the Environmental Assessment as well as related engineering costs.

After further discussion, Vice Chairman Westmoreland made a motion to table action on this matter until DOT is contacted for clarification regarding removal of the East Apron project from the CIP. Commissioner Sammy Hall seconded the motion and it passed by the following vote:

Aye: Westmoreland, Hall, Davis

Nay: Craig, Butts

Old Business

There was no Old Business to come before the Board.

New Business

Chair Davis stated she has received call from citizens about the letter stating there are issues with County water. Commissioner Sammy Hall who serves on the Sinclair Water Authority Board reported there is nothing harmful in the water. He stated Sinclair Water Authority has been contacted about getting the formula corrected and chemicals adjusted. He reported subsequent tests came back normal.

Chair Davis reported she had an issue with her voting card when she voted. She requested that this matter be looked into.

COUNTY MANAGER'S REPORT

County Manager Tobar discussed grant and capital projects. He stated he distributed a copy of the report to Commissioners for their review.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Joy Moten-Thomas of Atrium Health Navicent Baldwin presented information about upcoming events and invited Commissioners to attend.

Williams Gordon, 144 Newport Road, Marlene Lovejoy, 136 Newport Road, Ben Lovejoy, 136 Newport Road, and Linda Colwell, 114 Newport Road addressed the Board expressing opposition to the proposed multi-purpose trail to be located in their neighborhood.

ADJOURNMENT

Item 2.

Commissioner Henry Craig made a motion to adjourn the Regular Meeting at 7:40 p.m.
Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,

Emily C. Davis
Chair

Cynthia K. Cunningham
County Clerk



**BALDWIN COUNTY COMMISSIONERS
CALLED MEETING
October 3, 2023
1601 N Columbia Street, Suite 210
6:00 PM**

MINUTES

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Henry Craig
Sammy Hall

OTHERS PRESENT

Brandon Palmer
Carlos Tobar
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chair Emily Davis called the October 31, 2023 meeting to order at 6:00 p.m.

INVOCATION

County Manager Carlos Tobar delivered the Invocation.

PLEDGE OF ALLEGIANCE

Vice Chair John Westmoreland led the Pledge.

ADMINISTRATIVE / FISCAL MATTERS

Emergency Medical Services Agreement

County Manager Carlos presented the Emergency Medical Services Agreement between Baldwin County and Medical Center of Central Georgia Inc. dba Atrium Health Navicent EMS. He stated the Agreement incorporates conditions as outlined in the Request for Proposals and the award made by the Board to Atrium Health Navicent. Mr. Tobar reported the Agreement for Ambulance Services has been reviewed by County Attorney Palmer.

Commissioner Henry Craig made a motion to approve the Emergency Medical Services Agreement as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Commissioner Kendrick Butts asked when the Agreement would become effective. County Manager Tobar responded it would become effective November 5, 2023.

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

Community HOME Investment Program (CHIP) Application

County Manager Carlos Tobar reported he and Chair Davis attended an awards ceremony to accept an award to Habitat for Humanity in the amount of \$600,000 which will be used to construct four (4) new houses. He reported he has become aware of a grant program for rural community initiatives for the development of workforce housing. He stated the program is a public / private partnership, and the County could possibly receive funding for infrastructure, i.e. water, sewer and roads in order for houses to be build. Baldwin County is eligible to apply for funding through this program; and if the County is interested, he can set up a meeting with Grant Writer/Administrator Rhonda Gilbert.

Mr. Tobar presented CHIP 2024 Grant Application Certified Assurances to be submitted with the 2024 CHIP application. He reported the County received a CHIP award in 2022, and this is a continuation of that program. Consulting firm, Gilbert and Associates, is preparing the application which is due in January.

Commissioner Kendrick Butts made a motion to approve the CHIP 2024 Grant Application Certified Assurances as presented and to authorize the submission of the 2024 CHIP application. Commissioner Henry Craig seconded the motion and it passed unanimously.

A copy of the CHIP 2024 Grant Application Certified Assurances is herewith attached and made an official part of the minutes at pages _____ and _____.

ADJOURNMENT

Commissioner Kendrick Butts made a motion to adjourn the Called Meeting at 6:15 p.m. Commissioner Henry Craig seconded the motion and it passed unanimously.

Respectfully submitted,

Emily C. Davis
Chair

Cynthia K. Cunningham
County Clerk

**BALDWIN COUNTY COMMISSIONERS
APPOINTMENT FORM FOR
BOARDS AND COMMITTEES**

NAME Kara Lassiter

MAILING ADDRESS 130 S. Jefferson St.
milledgeville, GA 31061

CONTACT PHONE NUMBER(S) 478-453-9311 (b) or
478-957-0345 (c)

EMAIL ADDRESS klassiter@milledgevillega.com

OCCUPATION President & CEO - milledgeville-Baldwin
County Chamber of Commerce

EXPERTISE / SPECIAL INTERESTS FOR APPLICABLE POSITION:

I am dedicated to the growth of
our community and am constantly
seeking opportunities to be involved
and contribute to its improvement.

**BALDWIN COUNTY COMMISSIONERS
APPOINTMENT FORM FOR
BOARDS AND COMMITTEES**

NAME Hope Waller

MAILING ADDRESS 102 Waters Edge Dr NW
Milledgeville GA 31061

CONTACT PHONE NUMBER(S) 478-457-5261 (cell)
478-457-3208 (direct work)

EMAIL ADDRESS hopewaller@centurybankonline.com
hopewaller12@gmail.com

OCCUPATION Senior Vice President - Century Bank + Trust

EXPERTISE / SPECIAL INTERESTS FOR APPLICABLE POSITION:

Central Georgia Joint Development Authority

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

STATEMENT OF GRANT AWARD

RECIPIENT: Baldwin County

LOCAL WORKFORCE AREA: 011

REGION: 06

GRANT NO: 15-23-23-TRN10-06-011

FAIN: 23A55AY000004

GRANT PERIOD:

FROM: 04/01/2023

THRU: 06/30/2025

TOTAL FUNDS: \$ 298,274

Admin not to exceed: \$ 29,827

GRANT YEAR: PY 2023

PROGAM TITLE/TYPE: I

Youth Program

CFDA NO: 17.259

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

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

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

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

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

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

Date of Acceptance

Chairperson

Date Executed

Authorized Signature

Title (typed)

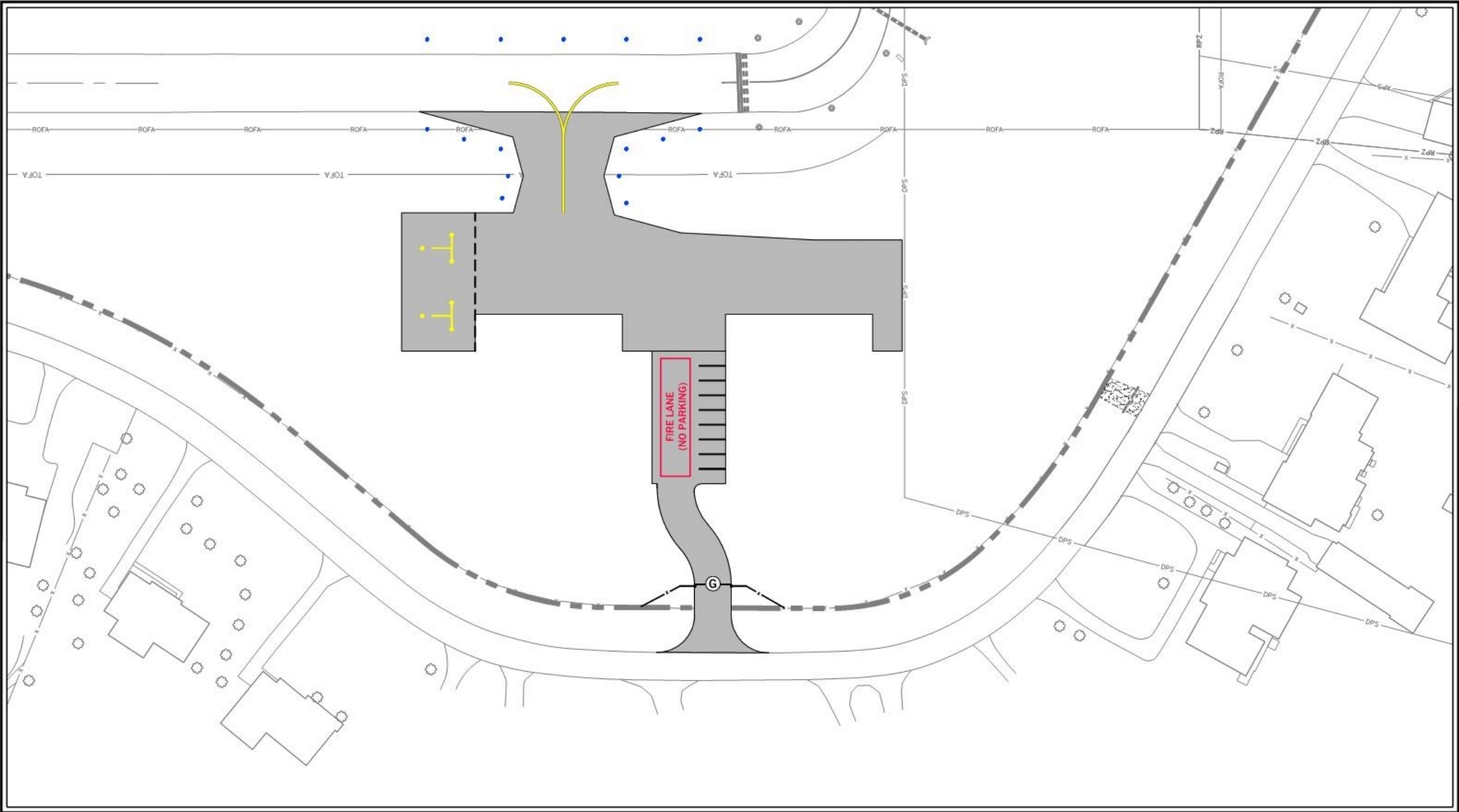
CAPITAL IMPROVEMENT PLAN

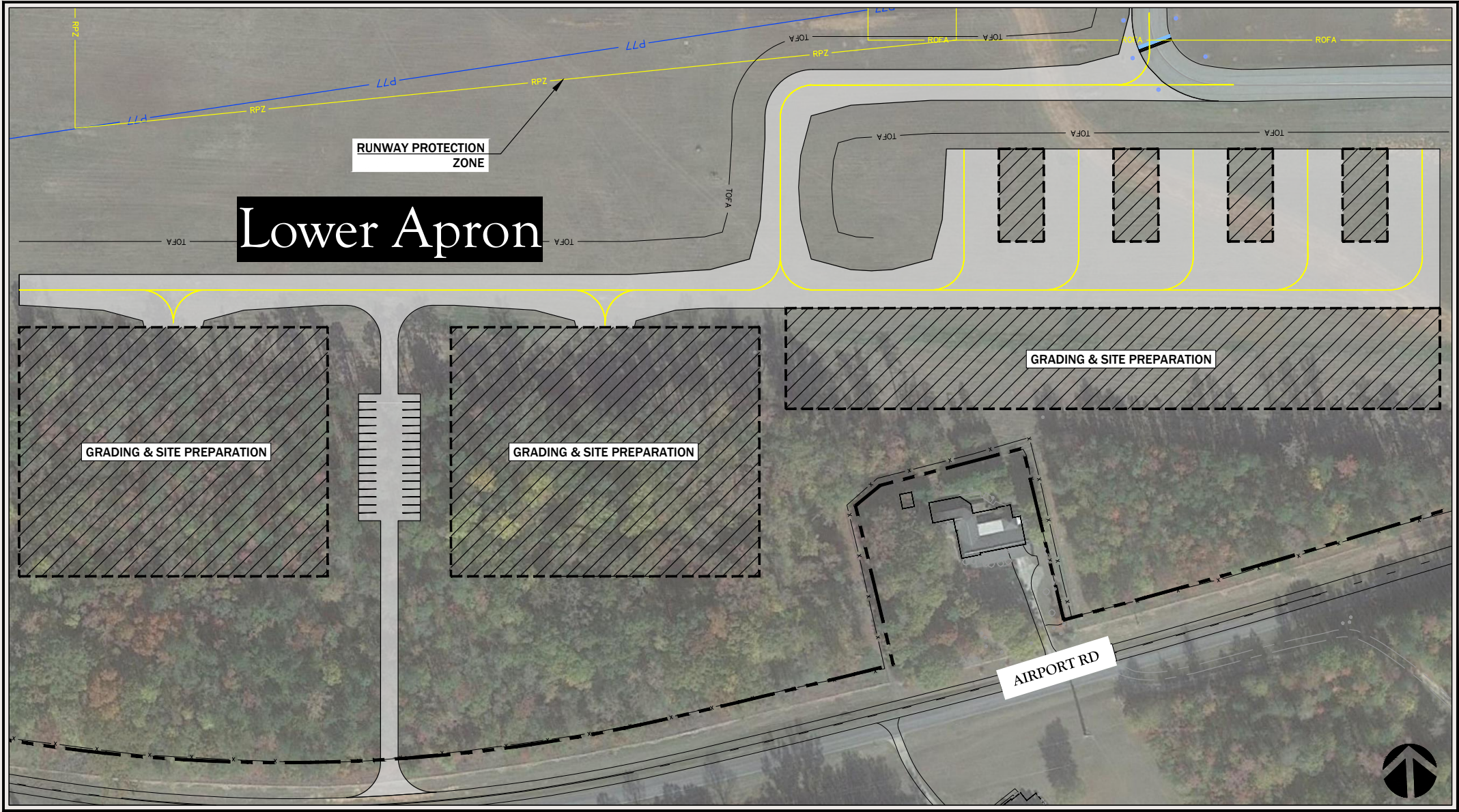


CIP – Capital Improvement Plan

- Required by FAA through GDOT
- An Annual Requirement – 5 Year Rolling Plan
- Basis for Funding – Projects Must Be on the CIP
- Exception = New Available Funds or Emergency
- Important for Planning
- Developed in Cooperation with GDOT, Consulting Engineers and County
- Endorsed Unanimously by the Airport Advisory Committee







C:\HCH\Consulting Company\Aerial - Georgia\WLU Baldwin County Airport\G4024-10_West Lower Ramp Hangar Study\Exhibits\MU_WLR - Exhibits\Map of Oct 18, 2023 - 9:55am by B\Wooden

BALDWIN COUNTY REGIONAL AIRPORT (MLJ)
MILLEDGEVILLE, BALDWIN COUNTY, GEORGIA
2024-2029 CIP (OPTION 1)

	TOTAL COST	FEDERAL COST	BIL/AIG FUNDING	STATE COST	LOCAL COST
2024					
1. Design - East Apron - Site planning for grading, infrastructure, and taxiways.	\$105,000	\$0	\$94,500	\$0	\$10,500
2. Design - Lower Apron - Site planning for grading, infrastructure and taxiways.	\$400,000	\$2,121	\$357,879	\$20,000	\$20,000
3. Environmental - East Apron and Lower Apron - Full Site Environmental Assessment.	\$150,000	\$135,000		\$0	\$15,000
4. DBE Update FY2024 through FY2026 (Reimbursement)	\$12,810	\$11,529		\$0	\$1,281
5. Construction - Terminal Apron Expansion	\$2,950,000	\$0		\$2,212,500	\$737,500
6. Modification of Standard Study for Parallel Taxiway Separation	<u>\$1,500</u>	<u>\$1,350</u>		<u>\$75</u>	<u>\$75</u>
TOTAL - 2024	\$3,619,310	\$150,000	\$452,379	\$2,232,575	\$784,356
2025					
1. Construction - East Apron - Site grading, infrastructure preparation and paving.	\$750,000	\$0	\$675,000	\$23,701	\$51,299
2. Construction - Lower Apron - Site grading, infrastructure, utilities preparation and paving.	\$6,000,000	\$150,000	\$335,621	\$4,103,648	\$1,410,731
3. Design - Taxiway Safety Improvements and Rehabilitation	<u>\$200,000</u>	<u>\$180,000</u>		<u>\$10,000</u>	<u>\$10,000</u>
TOTAL - 2025	\$6,950,000	\$330,000	\$1,010,621	\$4,137,349	\$1,472,029
2026					
1. Construction - Taxiway Safety Improvements and Rehabilitation	<u>\$2,000,000</u>	<u>\$1,800,000</u>		<u>\$100,000</u>	<u>\$100,000</u>
TOTAL - 2026	\$2,000,000	\$1,800,000		\$100,000	\$100,000
2027					
1. Design - Runway 10-28 Edge Lighting and Approach Lighting Rehabilitation and Beacon Relocation	\$90,000	\$81,000		\$4,500	\$4,500
2. DBE Update FY2027 through FY2029 (Reimbursement)	<u>\$13,000</u>	<u>\$11,700</u>		<u>\$0</u>	<u>\$1,300</u>
TOTAL - 2027	\$103,000	\$92,700		\$4,500	\$5,800
2028					
1. Construction - Runway 10-28 Edge Lighting, Approach Lighting Rehabilitation and Beacon Relocation	\$900,000	\$810,000		\$45,000	\$45,000
2. Design - Apron Crack Seal and Pavement Rejuvenator	<u>\$50,000</u>	<u>\$45,000</u>		<u>\$2,500</u>	<u>\$2,500</u>
TOTAL - 2028	\$950,000	\$855,000		\$47,500	\$47,500
2029					
1. Apron Crack Seal and Pavement Rejuvenator	\$250,000	\$225,000		\$12,500	\$12,500
2. Airport Facility/Infrastructure Inventory	<u>\$100,000</u>	<u>\$90,000</u>		<u>\$5,000</u>	<u>\$5,000</u>
TOTAL - 2029	\$350,000	\$315,000		\$17,500	\$17,500
TOTAL CIP 2024-2029	\$13,972,310	\$3,542,700	\$1,463,000	\$6,539,424	\$2,427,185

*** Designates BIL Project Allocation

Future Projects:

Airport Infrastructure/Stormwater Master Plan
Airfield Drainage Improvements
Airport Community Master Plan

BALDWIN COUNTY REGIONAL AIRPORT (MLJ)
MILLEDGEVILLE, BALDWIN COUNTY, GEORGIA
2024-2029 CIP (OPTION 2)

	TOTAL COST	FEDERAL COST	BIL/AIG FUNDING	STATE COST	LOCAL COST
2024					
1. Design - Lower Apron - Site planning for grading, infrastructure and taxiways.	\$400,000	\$24,621	\$335,379	\$20,000	\$20,000
2. Environmental - Lower Apron - Full Site Environmental Assessment.	\$125,000	\$112,500		\$0	\$12,500
3. DBE Update FY2024 through FY2026 (Reimbursement)	\$12,810	\$11,529		\$0	\$1,281
4. Construction - Terminal Apron Expansion	\$2,950,000	\$0		\$2,212,500	\$737,500
5. Modification of Standard Study for Parallel Taxiway Separation	<u>\$1,500</u>	\$1,350		<u>\$75</u>	<u>\$75</u>
TOTAL - 2024	\$3,489,310	\$150,000	\$335,379	\$2,232,575	\$771,356
2025					
1. Construction - Lower Apron - Site grading, infrastructure, utilities preparation and paving.	\$6,000,000	\$150,000	\$1,127,621	\$3,473,849	\$1,248,530
2. Design - Taxiway Safety Improvements and Rehabilitation	<u>\$200,000</u>	<u>\$180,000</u>		<u>\$10,000</u>	<u>\$10,000</u>
TOTAL - 2025	\$6,200,000	\$330,000	\$1,127,621	\$3,483,849	\$1,258,530
2026					
1. Construction - Taxiway Safety Improvements and Rehabilitation	<u>\$2,000,000</u>	<u>\$1,800,000</u>		<u>\$100,000</u>	<u>\$100,000</u>
TOTAL - 2026	\$2,000,000	\$1,800,000		\$100,000	\$100,000
2027					
1. Design - Runway 10-28 Edge Lighting and Approach Lighting Rehabilitation and Beacon Relocation	\$90,000	\$81,000		\$4,500	\$4,500
2. DBE Update FY2027 through FY2029 (Reimbursement)	<u>\$13,000</u>	<u>\$11,700</u>		<u>\$0</u>	<u>\$1,300</u>
TOTAL - 2027	\$103,000	\$92,700		\$4,500	\$5,800
2028					
1. Construction - Runway 10-28 Edge Lighting, Approach Lighting Rehabilitation and Beacon Relocation	\$900,000	\$810,000		\$45,000	\$45,000
2. Design - Apron Crack Seal and Pavement Rejuvenator	<u>\$50,000</u>	<u>\$45,000</u>		<u>\$2,500</u>	<u>\$2,500</u>
TOTAL - 2028	\$950,000	\$855,000		\$47,500	\$47,500
2029					
1. Apron Crack Seal and Pavement Rejuvenator	\$250,000	\$225,000		\$12,500	\$12,500
2. Airport Facility/Infrastructure Inventory	<u>\$100,000</u>	<u>\$90,000</u>		<u>\$5,000</u>	<u>\$5,000</u>
TOTAL - 2029	\$350,000	\$315,000		\$17,500	\$17,500
TOTAL CIP 2024-2029	\$13,092,310	\$3,542,700	\$1,463,000	\$5,885,924	\$2,200,686

Future Projects:

Airport Infrastructure/Stormwater Master Plan
Airfield Drainage Improvements
Airport Community Master Plan



QUESTIONS

TO AMEND SUBSECTION (a) OF CHAPTER 58, ARTICLE II, SECTION 33 OF THE BALDWIN COUNTY CODE OF ORDINANCES ENTITLED “SPECIAL METERING REQUIREMENTS”; TO PROVIDE FOR CODIFICATION; TO REPEAL CONFLICTING PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

THE BALDWIN COUNTY BOARD OF COMMISSIONERS HEREBY ORDAINS

SECTION 1. That subsection (a) of Section 58-33 of The Code of Ordinances, Baldwin County, Georgia, is hereby amended to read as follows:

(a) *Master meters*

- (1) Multi-Family Buildings. Water service shall be furnished to multi-family buildings through master meters and shall be charged at the appropriate rates established in the schedule of rates, fees, and penalties. To ensure that the installation meets the standards and specifications of the Baldwin County Water and Sewer Department (“Department”) and does not compromise the water system, water line and meter installation must be pre-approved by the water and sewer superintendent before the county will provide water service. All costs incurred for such installations shall be borne by the owner of the multi-family building, not the county.
- (2) Mobile Homes in Mobile Home Parks.
 - (i) Mobile home parks in existence as of November 7, 2023 which furnished water service through master meters may continue to do so according to the county’s standards and specifications or may instead choose to furnish water service to mobile home parks through meters to each residential unit as specified below and in accordance with the county’s standards and specifications.
 - (ii) For those mobile home parks in existence as of November 7, 2023, which furnish water through a master meter, residential end-users may disconnect their residence from the master metered water system provided that each such end user of a residential unit within the mobile home park or the owner of the mobile home park has installed a separate line to the county’s public right-of-way and installed a water meter in the county’s public right-of-way for each such residential unit. To ensure that the installation meets the standards and specifications of the Department and does not compromise the water system, water line and meter installation must be pre-approved by the water and sewer superintendent before the county will provide water service. All costs incurred and permissions or rights necessary to route and install such water lines to and meters in the county right-of-way shall be the obligation of

the residential end-users or the mobile home park owner, not the county.

- (iii) Alternatively, for those mobile home parks in existence as of November 7, 2023, which furnish water through a master meter, residential end-users may, with the written consent of the mobile home park owner, make application with the Department for the installation of water meters connected directly to their residences and the existing master meter water system. If the owner of the mobile home park has consented in writing to one residential end-user's water meter for one residence, the mobile home park owner may not withhold its consent to any other residential end-user. When the mobile home park owner has granted said consent and the Department accepts the application as valid, the county at its own expense will install an individual meter for each such residential applicant within the mobile home park. To ensure that the installation meets the standards and specifications of the Department and does not compromise the water system, water line and meter installation must be pre-approved by water and sewer superintendent before the county will provide water service. The Department shall adjust the master-meter water bills for the mobile home park owner to account for the water bills issued to each residential end-user with its own individual water meter. The Department reserves the right to terminate water service, turn off or disconnect individual water meters from the water system at the meter for failure to pay water bills. The owner of the mobile home park shall be responsible for the repairs and maintenance of the water lines and water loss in the mobile home park; provided, however, where the needed repair exists or the water loss occurs in a privately owned mobile home, then such repair or water loss shall be the responsibility of such privately owned mobile home.
- (iv) For mobile home parks platted and constructed after November 7, 2023, the mobile home park owner at its costs shall install water lines and meters to each mobile home unit and, if the meters are not located within the county's public right-of-way, grant an easement to the county to access the park and install, replace, repair, and maintain, dedicated public water lines and water meters. To ensure that the installation of public water lines and meter meet the standards and specifications of the Department and do not compromise the water system, public water line and meter installation must be pre-approved by the water and sewer superintendent before the county will provide water service.
- (v) All water service furnished to mobile home parks with master meters or end-users with individual meter shall be charged at the appropriate rates established in the schedule of rates, fees, and penalties.

- (3) Commercial developments with multiple tenants shall be metered according to the county's standards and specifications and shall be charged at the appropriate rates established in the schedule of rates, fees, and penalties.
- (4) If private easements and/or agreements are necessary, they should be established or acquired accordingly and are not the responsibility of the county.
- (5) Water service shall be billed by the county and the responsible party shall pay for all charges contained in such bills.
- (6) Multi-family developments, mobile home parks and commercial development buildings shall comply with state laws and regulations regarding submetering, reporting requirements to regulatory agencies, Georgia State Minimum Standard Plumbing Code, Georgia Rules for Safe Drinking Water (GA Rules and Regulations 391-3-5-.13), and any other requirements of the state. Meeting these requirements is solely the responsibility of the customer and the county bears no responsibility in this regard.
- (7) Any deviation from master metering configuration, or costs associated with a change in configuration to serve development, shall be at the sole expense of the customer and approved by the county.
- (8) Existing developments will be evaluated for need of master metering upon submission of plans to upgrade, retrofit or alter existing facilities.
- (9) If any development is master-metered, said development may be considered a public water system per the Georgia Rules for Safe Drinking Water, Chapter 391-3-5, and may be subject to additional regulations and monitoring requirements in accordance with the Safe Drinking Water Act. Baldwin County bears no responsibility for the creation of such a system.

SECTION 2.

A. It is hereby declared to be the intention of the Board of Commissioners that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are and were, upon their enactment, believed by the Board of Commissioners to be fully valid, enforceable, and constitutional.

B. It is hereby declared to be the intention of the Board of Commissioners that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Board of

Commissioners that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other Section, paragraph, sentence, clause or phrase of this Ordinance.

C. In the event that any section, paragraph, sentence, clause or phrase of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Board of Commissioners that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining sections, paragraphs, sentences, clauses, or phrases of the Ordinance and that, to the greatest extent allowed by law, all remaining Sections, paragraphs, sentences, clauses, or phrases of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

SECTION 3. Repeal of Conflicting Provision. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4. Effective Date. This ordinance shall become effective immediately upon its adoption by the Chairperson and Board of Commissioners of Baldwin County.

SO ORDAINED this 7th day of November, 2023.

EMILY C. DAVIS
Chairperson

ATTEST:

CYNTHIA K. CUNNINGHAM
County Clerk
(Seal)