



BALDWIN COUNTY REGULAR MEETING

August 01, 2023

1601 N Columbia St, Suite 220

6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. July 18, 2023 Regular Meeting
July 18, 2023 Executive Session

ADMINISTRATIVE/FISCAL MATTERS

2. Contract Awards - County Manager
 - * Engineering and Design Related Services:
 - Root Designs for Government Park
 - Stantec for Harrisburg Park Revitalization & Streetscape Enhancement

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

EXECUTIVE SESSION

3. Litigation and Property Disposal

ADJOURNMENT

REMINDERS

August 15, 2023, Tuesday, 6:00 p.m., Regular Meeting, Government Building, 1601 North Columbia Street, Suite 220.

September 4, 2023, Monday, All Non-Emergency Departments Will Be Closed in Observance of Labor Day.

September 5, 2023, Tuesday, 6:00 p.m., Regular Meeting, Government Building, 1601 North Columbia Street, Suite 220.

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



**BALDWIN COUNTY COMMISSIONERS
REGULAR MEETING**
July 18, 2023
1601 N Columbia St, Suite 220
6:00 P.M.

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

Deacon Alfonzo Havior delivered the Invocation

PLEDGE OF ALLEGIANCE

Vice Chairman John Westmoreland led the Pledge.

AMENDMENT TO AGENDA

Commissioner Sammy Hall made a motion to amend the Agenda to include an update on SPLOST by the County Attorney.

PRESENTATIONS

Create, Inc. – Ms. Toyia Barnes, Program Director expressed her appreciation for the opportunity to introduce herself and present information on type programs are offered by CREATE, Inc. She stated CREATE is Center for Recreation, Education, Arts, Technology and Enterprise. She discussed some of the programs provided including cycling club, music club, cooking classes, anime club and the financial literacy. She said the cycling club is for long distance riding, competitive rides and leisure rides. CREATE, Inc. organizes rides in Georgia and participate in rides in other states such as New York, Oklahoma, Virginia, North Carolina and Alabama. She reported the club will be going to Jamaica in November. The long distance cycling events are also connected to some type educational program where participants visit historical sites and other places of interest. A recent graduate who has been involved in CREATE programs for many years testified as to what CREATE has meant to him. Ms. Barnes asked that if anyone knows of someone who would like to participate in any of the programs to please refer them to CREATE.

Development Authority – Director Jonathan Jackson stated he had placed a survey at each Commissioner’s seat and asked Commissioners to complete the survey. He reported the survey will let him and the Development Authority Board know how officials feel about the direction economic development is heading. Mr. Jackson stated Baldwin County was chosen by the University of Georgia to be a Propel Community. This is a two year program where the University helps Baldwin County formulate, refine and implement a strategic plan.

Mr. Jackson presented information on the MGEA website that provides information about jobs throughout the eleven-county area including location and type of job. He encouraged everyone to make others aware of the website in order to take advantage of this important employment tool when searching for a job.

APPROVAL OF MINUTES

Commissioner Henry Craig made a motion to approve the minutes of the June 20, 2023 Joint Meeting, June 20, 2023 Regular Meeting and June 26, 2023 Planning Retreat as submitted. Vice Chair John Westmoreland seconded the motion and it passed unanimously.

ADMINISTRATIVE / FISCAL MATTERS

Housing and Urban Development (HUD) Entity and Official Designations

County Manager Carlos Tobar presented a Resolution to appoint a certifying officer and environmental officer for all activities associated with the environmental review process as required by HUD for the grant award for the conversion of the Collins P. Lee Community Center into a library. He stated the Board of Regents of the University System of Georgia is the recipient; however, the County is required to be the responsible entity for environmental compliance associated with the project and to designate a certifying officer who will be responsible for conducting the environmental review process for the project. He stated this is a requirement of the grant award. Through adoption of the Resolution, the Board appoints and designates County Manager Carlos Tobar as the certifying officer as well as the environmental officer. Commissioner Henry Craig made a motion to approve the Resolution as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

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

Fiscal Agent Agreement and Workforce Innovation and Opportunity Act (WIOA) Grant Award

Assistant County Manager Dawn Hudson presented a Contract Service and Financial Agreement between Baldwin County and the Executive Committee of Chief Elected Executive Officials for Middle Georgia Workforce Development Area 11 and the Workforce Development Board of and for the Middle Georgia Workforce Development Area 11 and the Middle Georgia Consortium. The Agreement is the annual agreement for Baldwin County to facilitate all grant awards under the Workforce Innovation and Opportunity Act and to serve as fiscal agent for the period July 1, 2023 through June 30, 2024 in an amount not to exceed \$160,000.

Assistant County Manager Hudson presented a grant award for the youth program for the period April 1, 2023 through June 30, 2025. She reported the total award is \$446,588 and the County will serve as fiscal agent for the award.

Commissioner Sammy Hall made a motion to approve the Contract Service and Financial Agreement as presented, to accept the grant award for the youth program in the amount of \$446,588 and to authorize the Chair to sign related documents. Commissioner Henry Craig seconded the motion and it passed unanimously.

Millage Rate Calendar

Assistant County Manager Hudson presented the 2023 Millage Rate Calendar. She stated assessment notices were mailed June 1, 2023, the millage rate is anticipated to be set on August 22, 2023, mail tax bills will be mailed on September 15, 2023 and taxes would be due November 15, 2023. She indicated the Tax Assessor will be working to get final digest numbers to the Tax Commissioner and the Board of Commissioners by July 15, 2023 in order to meet this schedule.

Transportation Special Purpose Local Option Sales Tax (TSPLOST) Referendum Resolution

County Manager Carlos Tobar presented the TSPLOST Intergovernmental Agreement (IGA) with the City of Milledgeville which includes minor changes to the IGA that the City previously voted on. He stated the changes are to Section 5(b) which he read and discussed. The County road list – Exhibit A is made a part of the IGA and the City included the statement that potential road resurfacing projects within the incorporated area of the City will be based on the City’s street rating list as periodically updated and posted on the City’s website. The section also states that in the event the actual net proceeds of the TSPLOST are insufficient to fully fund the actual cost of all or some of the transportation projects outlined herein or in Exhibit A

or as part of the referenced street rating list, each party shall have sole discretion to reduce the scope of or abandon altogether any transportation projects or purposes.

County Manager Tobar stated the County’s list of roads, Exhibit A, is organized by length of each road. Commissioners discussed how Exhibit A should be organized to best inform citizens of how TSPLOST funds will be spent.

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

County Manager Tobar presented the Resolution to impose a one percent Transportation Special Purpose Local Option Sales Tax (TSPLOST) subject to referendum approval and to specify the purposes for which the proceeds are to be used and expended. The Resolution also specifies the maximum time period the sales and use tax will be impose, authorizes the Election Superintendent to call an election of voters to approve the imposition of such tax and to approve the form of ballot to be used in such election.

Commissioner Sammy Hall made a motion to adopt the TSPLOST Resolution as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

A copy of the Resolution and Intergovernmental Agreement for the Transportation Special Purpose Local Option Sales Tax are herewith attached and made an official part of the minutes at _____ and _____.

County Attorney Brandon Palmer presented an update on the Special Purpose Local Option Sales Tax (SPLOST). Mr. Palmer stated Georgia law only allows SPLOST revenue to be spent on property owned by a city, county, local authority or the State of Georgia. At the time the project list was approved the County was under the mistaken belief that a government entity still had possession of the property on which the Capital Museum is located. However, after the referendum was approved, the County learned that the Capital Museum property is not owned by any such government entity. He recommended the Board vote not to spend revenues collected in the 2023 SPLOST on the Capital Museum Improvement Project. He stated he and County Manager Tobar met with Museum staff prior to this meeting to explain the law to them.

Vice Chairman John Westmoreland made a motion that the County not spend revenues collected in the 2023 SPLOST on the Capital Museum Improvement Project. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

Attorney Palmer reported he had prepared a statement on the County’s behalf to address the situation. Mr. Palmer read the statement clarifying the expenditures of SPLSOT revenues as required by law.

Land Bank

County Manager Tobar presented an Intergovernmental Contract between the County and the City for the Land Bank. Mr. Tobar stated minor revisions to the contract requested by the City are the makeup of the Board of Directors which now is comprised of five members appointed by the County Commissioners and four members appointed by the City and the language relating to non-profits. Mr. Tobar reported the Intergovernmental Contract has been approved by the City and signed by the Mayor. He also presented a Resolution to establish and create the Baldwin County Land Bank; to approve the Land Bank Contract pertaining to the creation and operation of the Baldwin County Land Bank and for other purposes.

Commissioner Henry Craig made a motion to adopt the Land Bank Resolution and Intergovernmental Contract as presented. Vice Chairman Westmoreland seconded the motion and it passed unanimously.

A copy of the Resolution and Contract are herewith attached and made an official part of the minutes at pages _____ and _____.

Old Business

Commissioner Butts requested that whenever there is a major project such as the project on Shanna Drive that notification be given so the citizens may be more informed about the details such as length of project. Vice Chairman Westmoreland requested an update on the Meriwether Convenience Center. County Manager Tobar responded that the three safety projects must be completed prior to crews beginning work on the Center. Vice Chairman

Westmoreland asked if plans have been completed on the project. County Manager Tobar responded he had the plans and would be happy to show them to Commissioners.

New Business

Chair Davis recognized Mr. Mark Tolbert and expressed appreciation to him for picking up litter in his neighborhood and for his efforts to Keep Milledgeville Baldwin Beautiful.

COUNTY MANAGER'S REPORT

County Manager Carlos Tobar presented an update on County activities / projects to include: Courthouse renovation; the environmental process for the memorial library; Coopers water line replacement; Allenwood pipe replacement; and the upcoming bid opening for the CDBG sewer line replacement; road resurfacing on Union Hill Church Road; Oconee Heights Streetscape; contract execution of PAPI replacement; terminal apron, east apron and lower west ramp expansions; airport multipurpose path; flock cameras sole source procurement and final budget submission; submission of final budget for training equipment; Harrisburg Park Improvements and government park request for proposals due on Friday; contract for construction administration for the aquatic center signed; broadband; solid waste; scrap tire amnesty day to be held August 19th; CHIP grant housing contracts to be signed on Monday, July 24th; property to be given through Land Bank to Habitat for Humanity.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Mr. Ed Powelski, 121 Tara Place, addressed the Board requesting information on whether there is a sewer system in the Plantation Subdivision; and if so, will residents be allowed to tap into the line.

Mr. Craig Smith, 113 Allenwood Circle addressed the Board expressing concerns regarding an animal control situation at 930 West Montgomery Street.

Mr. Alfonzo Havior addressed the Board requesting information on a 2008 CDBG grant for drainage and street improvements. He stated the Greater Mt. Zion Church gave an easement for the project, and a large hole was left there not covered up. He requested information on why this was not completed with the grant funds.

Ms. Susan Henson, 122 Jackson Road, addressed the Board requesting that the County notify citizens when crews are going to be working on right of ways so that property owners can remove plants, etc. so they will not be destroyed by the work being done. She also stated a fire hydrant is needed in Scottsboro.

Ms. Pam Peacock, 196 Montego Bay Road, addressed the Board regarding Short Term Vacation Rentals in her neighborhood. She stated there is increased noise, trash, traffic and more visitors than should be allowed in one dwelling. She asked the County to look into these type rentals which invading neighbors.

EXECUTIVE SESSION

Commissioner Sammy Hall made a motion to adjourn into Executive Session at 7:15 p.m. to discuss litigation. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

RECONVENE REGULAR MEETING

Commissioner Kendrick Butts made a motion to reconvene the Regular Meeting at 7:40 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

ADJOURNMENT

Commissioner Sammy Hall made a motion to adjourn the Regular Meeting at 7:40 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 Board of Commissioners
BID OPENING 7/21/2023 AT 12:00 AM
Baldwin Co. Government Park 2023-02

COMPANY	BID REQUIREMENTS MET	BID AMT
STANTEC		\$178,500
ATLAS		\$174,050
ROOT DESIGN		\$165,000

