



BALDWIN COUNTY REGULAR MEETING

February 20, 2024

1601 N Columbia St, Suite 220

6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. Pastor Kenny Walker, Victory Baptist Church

PLEDGE OF ALLEGIANCE

2. Pastor Kenny Walker, Victory Baptist Church

PRESENTATIONS

3. Presentation to Coach Barry Havior - Commissioners
4. Jonathan Jackson, Comfort Farms

APPROVAL OF MINUTES

- [5.](#) February 6, 2024 Regular Meeting
February 6, 2024 Executive Session

ADMINISTRATIVE/FISCAL MATTERS

- [6.](#) Alcohol License for Retail Beer and Wine - County Manager
Eric Adams, 2693 Irwinton Road
- [7.](#) Public-Private Economic Development Promotional Initiative - County Manager

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

EXECUTIVE SESSION - LITIGATION

ADJOURNMENT

REMINDERS

March 5, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

March 19, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.



**BALDWIN COUNTY
REGULAR MEETING**
February 6, 2024
1601 N Columbia St, Suite 220
6:00 PM

MINUTES

MEMBERS PRESENT

Emily Davis
John Westmoreland
Kendrick Butts
Sammy Hall
Henry Craig

OTHERS PRESENT

Brandon Palmer
Carlos Tobar
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chair John Westmoreland called the meeting to order at 6:00 p.m.

INVOCATION

Apostle Ernest Franklin delivered the Invocation.

PLEDGE OF ALLEGIANCE

GMC Cadet Boyer led the Pledge of Allegiance.

PRESENTATIONS

Introduction of Wesley S. Hardin

Chairman John Westmoreland introduced Wesley Hardin, Director of Public Safety and Chief of Police of Georgia College and State University. Mr. Hardin expressed his appreciation to Commissioners for having him and giving him the opportunity to be introduced and meet Commissioners. He stated he is looking forward to working with County and City officials as well as the Sheriff’s Department and Police Department.

Black History Month

In honor of Black History Month, Ms. Latonia Howell presented information on African – American history makers including Ludie Andrews, Lisa Cook, Oscar Davis, Sr., Geneva Bell Davis, Collins P. Lee, Mary Parham – Copelan, Floyd Griffin, Jr., Dennette Odum Jackson, Barry Jarrett, Sally Ellis Davis, Dr. Benjamin Simmons, Clarence Simmons, J. C. Hogan, Joseph Graham, Charles Mathis, George Jarrett and other local honorees.

APPROVAL OF MINUTES

Commissioner Emily Davis made a motion to approve the minutes of the January 16, 2024 Work Session, January 16, 2024 Regular Meeting and the January 16, 2024 Executive Session. Commissioner Henry Craig seconded the motion and it passed unanimously.

ADMINISTRATIVE / FISCAL MATTERS

West Lower Hangar Environmental Assessment

County Manager Carlos Tobar presented the Work Authorization between Baldwin County and Holt Consulting Company, LLC for the Environmental Assessment for the Lower Ramp Hangar Development. He stated that all tasks done by Holt Consulting has to be approved by Georgia Department of Transportation. He discussed the Scope of Work, Professional Services Cost Breakdown and Subconsultant Scope for SES Energy Services, LLC.

Commissioner Emily Davis made a motion to approve the Work Authorization with Hold Consulting Company as presented. Commissioner Henry Craig seconded the motion and it passed unanimously.

A copy of the Work Authorization is on file in the Commissioners' Office.

Ms. Melinda Brewer, 234 Lakeshore Circle, requested clarification on the Environmental Assessment. She stated that the original CIP had a cost of \$125,000 which included an Environmental Assessment for both East and West Apron. Since the East side is not included, she requested information about the cost of the Assessment. County Manager Tobar stated the cost is higher than anticipated. Ms. Brewer asked if the results would be available to the public. County Manager Tobar responded there will be a public hearing held.

Appointment to the Board of Assessors

Commissioner Emily Davis recommended the appointment of Sheila Beckman to the Baldwin County Board of Assessors for District 1. She stated Ms. Beckman is interested in serving the community and has agreed to serve in this capacity.

Commissioner Sammy Hall made a motion to accept the recommendation and to ratify the appointment of Sheila Beckman to the Board of Assessors. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Workforce Innovation and Opportunity Act (WIOA) Grant Awards

Assistant County Manager Dawn Hudson presented the following grant awards:
Adult Program, \$566,523, October 1, 2023 – June 30, 2025;
Dislocated Worker Program, \$595,762, October 1, 2023 – June 30, 2025;
Dislocated Worker Program (additional funds), \$50,000, January 1, 2024 – December 31, 2024.

Vice Chairman Kendrick Butts made a motion to accept all 3 grants as presented. Commissioner Emily Davis seconded the motion and it passed unanimously.

Georgia Department of Transportation (GDOT) Non-Discrimination Agreement

County Manager Carlos Tobar presented a GDOT Non-Discrimination Agreement that is required by DOT for all federal aid recipients. The Agreement assures that Baldwin County will not discriminate on the grounds of race, color, national origin or sex. Title VI of the Civil Rights Act of 1964 and the Civil Rights Restoration Act of 1987 states that no person shall be excluded from participating in or denied benefits or otherwise be subject to discrimination. The Agreement names the County Manager as being responsible for

initiating and monitoring Title VI activities. Mr. Tobar stated the Agreement is a requirement to maintain LAP certification

Commissioner Sammy Hall made a motion to approve the Non-Discrimination Agreement as presented. Commissioner Emily Davis seconded the motion and it passed unanimously.

A copy of the Title VI Non-Discrimination Agreement is on file in the Commissioners' Office.

Facility Lease / Service Agreement for Flight Instruction Initiative

County Manager Tobar presented a Facility / Lease Agreement for a Flight Instruction and Aviation Promotion Initiative. He stated the Agreement is with Horizon Aviation, LLC to operate a flight school at the Baldwin County Regional Airport and assist the County in promotion of the Airport and aviation opportunities under a Letter of Agreement which provides for leasing to the Operator certain premises at the Baldwin County Regional Airport as described in the Lease Agreement. The Agreement outlines responsibilities of parties and states that the Operator will pay annual rent of \$12,000. Mr. Tobar stated County Attorney Palmer has reviewed the Agreement.

Commissioner Henry Craig made a motion to approve the Lease / Service Agreement as presented. Commissioner Emily Davis seconded the motion and it passed unanimously.

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

Urban Camping Ordinance

County Manager Tobar reported a public hearing has been held on the proposed Urban Camping Ordinance. He stated there are some areas in the County such as the bike trail and the disk golf course that are now accessible, and this ordinance is needed to keep people from possibly camping on public property.

Commissioner Henry Craig made a motion to adopt the Urban Camping Ordinance. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

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

Ocmulgee Drug Task Force Grant Awards

Assistant County Manager Dawn Hudson presented grant awards for the Drug Task Force. She stated there are two awards for two different grant periods. The first award is in the amount of \$40,739.00 for the period January 1, 2024 – September 30, 2024. The second award is in the amount of \$111,157.00 for the period January 1, 2024 – December 31, 2024.

Commissioner Sammy Hall made a motion to accept both grant awards as presented and to authorize the Chairman to sign necessary grant documents. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

OLD BUSINESS

Commissioner Emily Davis requested a status report on the trash pickup on Meriwether Road.

NEW BUSINESS

Commissioner Emily Davis introduced Ms. Beverly Lundy Hill who presented information on the African American Historical Banner Project.

COUNTY MANAGERS REPORT

County Manager Carlos Tobar stated he had submitted his report to Commissioners electronically. He briefly discussed ongoing County projects to include sewer line replacement project; flock cameras aquatic center, pickleball courts, Oconee Heights, rural housing initiative, and ball fields lasering and grading;

PUBLIC COMMENT

Edwin Atkins, 939 Walnut Street, Macon, addressed the Board regarding the Old State Prison and the site of the Aquatic Center.

The following residents of Plantation Chase addressed the Board expressing concern with the development on Log Cabin Road:

Carley Lance, 131 Scarlett Way, stated residents want clarity of what is being built near their neighborhood and want to make sure it is not to the detriment of the homes in the neighborhood. She also wanted a date on when the roads would be striped.

Janice & Kenneth Ward, 110 Tara Place, requested information on the development. They expressed concern for the increased traffic due to Kroger, Publix, and this development.?

Gladys Jerome Grable, Southern Walk Drive, shared the same concerns about the development and wanted answers.

Danny Register, 234 Mt. Pleasant Church Road; addressed the Board to thank Commissioners for all the help they provide to his community and the entire County.

EXECUTIVE SESSION

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

REGULAR MEETING

Commissioner Henry Craig made a motion to reconvene the Regular Session at 7:35 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

ADJOURNMENT

Commissioner Henry Craig made a motion to adjourn the meeting at 7:35 p.m. Commissioner Emily Davis seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland
Chairman

Cynthia K. Cunningham
County Clerk



Baldwin County Business Services

1601 N Columbia St, Suite 200
Milledgeville, Ga 31061
Phone: 478-445-4205
permits@baldwincountyga.com

2022 Occupational Tax Application Item 6.

Cash or checks, made payable to Baldwin County Business Services, are due with completed application.

TYPE OF REGISTRATION

- ☐ Home Office
☒ Commercial
☐ Industrial
☐ Online

TYPE OF BUSINESS

- ☒ New
☐ Renewal
☐ Closed (Date Closed: _____)

TYPE OF OWNERSHIP

- ☐ Sole owner
☐ Corporation
☒ LLC / LLP
☐ Non-Profit (Paperwork must be present.)

BUSINESS INFORMATION

Business Name: E2 Food MART
Business Location: 2693 IRWINTON RD
Business Telephone #: 478-456-6650 Verify # (If applicable): _____
Business Description: GASOLINE STATIONS WITH CONVENIENCE

OWNER INFORMATION

Owner Name: ERIC ANTWAN ADAMS
Mailing Address: 2693 IRWINTON RD
City, State, Zip: MILLEDGEVILLE GA 31061
Telephone #: _____ Driver's License #: _____ State License # (If applicable): GA
Email: _____

TOTAL # OF EMPLOYEES

Application Fee (New businesses only)

1-3

4-9

10-19

20-29

30-39

40-49

50+

CHECK

(☒)

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()

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FEES DUE

\$25.00

\$100.00

\$200.00

\$350.00

\$500.00

\$800.00

\$1000.00

\$1500.00

NOTES

OFFICE USE ONLY

OK. However needs to
clean up vines next door.
Needs to repair metal
fence, white fence
and parking lot asphalt.

Late Fee (Penalty of \$25.00 applied on March 2nd)

()

\$25.00

** I agree to abide by all the laws of the State of Georgia and Baldwin County concerning the sales of any merchandise, product or service for which this license is issued. I understand that the premises must meet all the building and life safety codes and as an applicant I am subject to a criminal background check and if any information given on this application is misrepresented the license may be revoked. **

[Signature]
SIGNATURE

12-13-23
DATE

OFFICE USE ONLY

FIRE DEPT

[] Approved [] Denied

LAND USE ADMIN / BUILDING OFFICIAL

[] Approved [] Denied

COMMISSIONERS APPROVAL

[x] Approved [] Denied

Signature

Date

Signature

Date

Signature

Date

[Signature] 12-29-23

PUBLIC - PRIVATE ECONOMIC DEVELOPMENT PROMOTIONAL INITIATIVE
MEMORANDUM OF UNDERSTANDING

THIS Memorandum Of Understanding (MOU) made and entered into this _____ day of _____, 2024, effective at signing, by and between Baldwin County, Georgia, a political subdivision of the State of Georgia, existing by and under the authority of the laws of the State of Georgia, hereinafter referred to as the County, and The Kimi Clements Team, hereinafter referred to as The Promoter.

WITNESSETH:

WHEREAS, the County's Vision Statement for the Baldwin County Regional Airport includes *The Baldwin County Regional Airport Is A Multi-Purpose Destination including Business, Industry, Housing, and Tourism*, there is a significant need to widely promote economic development at the Baldwin County Regional Airport; availability of real estate resources play an important role in the economic development efforts of the Development Authority of Milledgeville and Baldwin County: the availability of such promotional activities will benefit The County through increased airport business, fuel flowage fees, sales tax, Ad Valorem taxes and improved *Quality of Life* for the County and region.

WHEREAS, the County has no funding from the Georgia Department of Transportation Airport Improvement Program and limited staffing and funding from the local budget for such economic development promotional efforts; the Georgia Department of Transportation and the FAA recognize positively the initiatives to improve financial operations to move toward self-sustainability; the County promotes the Baldwin County Regional Airport as the community's resource and encourages partnerships.

WHEREAS, The Promoter has a desire to establish a partnership with the County to promote economic development through advancing real estate opportunities, as well as established economic development programs.

NOW THEREFORE, for and in consideration of the agreements herein contained, the County does hereby let to The Promoter, and The Promoter does hereby agree and take from the County, the following premises, rights, and easements on and to the airport upon the following terms and conditions.

1. This MOU shall terminate absolutely and without any further obligation on the part of the County at the close of the 2024 calendar year (December 31, 2024) and at the close of the succeeding year for which it may be renewed.
2. The County and Promoter may renew this agreement for one additional year by mutual written agreement.
3. The Promoter and the County will meet quarterly to review the initiative. Based on the review, either party shall have the right to terminate the MOU with a thirty (30) day written notice.

4. The Promotor and the County will partner to provide digital economic development opportunities in the Baldwin County Regional Airport lobby.
5. The initiative will promote Baldwin County as a desirable destination for tourism, relocation, and economic development.
6. The County shall:
 - a. Determine the location for a digital screen installation.
 - b. Coordinate the installation of a digital screen.
 - c. Identify a contractor for the project and schedule work.
 - d. Provide electrical connection and internet access.
 - e. Fund all installation costs.
 - f. Provide facilities and support for innovative activities such as, but not limited to, guidance in advertising in print and digital aviation resources, identification of aviation attractive properties and hosting fly-in open house events.
7. The Promotor shall:
 - a. Arrange for the purchase of all necessary equipment, as approved by the County, including one (1) monitor, one (1) mounting bracket and the required interfaces for web-based management of the system.
 - b. Be responsible for any repairs and technical support for provided equipment.
 - c. Manage content and scheduling through the web-based system. The Promotor shall provide training and equipment orientation to the Airport Manager, Sinclair Aviation, to assure onsite support, trouble shooting, addressing content and/or equipment compromise and/or content assistance when needed.
 - d. Develop, in consultation with the County, all content:
 - Sixty (60) percent of content will be focused on presenting Baldwin County economic development features to include but not be limited to:
 1. Development Authority of Milledgeville and Baldwin County
 2. Recreational and retirement opportunities
 3. Central State Redevelopment Authority
 4. Milledgeville – Baldwin County Chamber of Commerce
 5. Visit Milledgeville
 6. Local industry
 - Forty (40) percent of content will be focused on real estate services provided by the Promotor's Team, including current listings.
 - e. Donate funds and/or support valued at \$100 for any real estate sale that can be directly attributed to the Promotional Initiative.
8. For the duration of this MOU, the use of digital promotional space provided is restricted to the content defined herein. An exception to this section will be when the equipment is needed for Baldwin County Regional Airport emergency operations and announcements.
9. The County shall not be held liable for any disruption of the initiative caused by, but not limited to weather, electrical and/or internet availability, building access and airport operational limitations.
10. Upon dissolution of this MOU, the County will retain ownership of all equipment.
11. The Promotor may not, without the prior written consent of the County, subcontract or assign this MOU or any interest or rights hereunder.

12. For purposes of this MOU, any notice to be given in writing to The Promotor shall be deemed effective when mailed by registered or certified mail, with required postage prepaid, to The Promotor's address as follows:

The Kimi Clements Team
Kyle Cullars, Co-owner
417 Browns Crossing Rd. NW
Milledgeville, GA 31061
478-363-5624
kylecullarsrealtor@gmail.com

13. Similarly, any notice to be given in writing to The Lessor shall be deemed to be effective when mailed by registered or certified mail, with required postage prepaid, addressed as follows:

County Manager
Baldwin County, Georgia
Baldwin County Government Building
1601 North Columbia Street
Suite 230
Milledgeville, Ga 31061

[SIGNATURE PAGE FOLLOWS]

BALDWIN COUNTY, GEORGIA

BY: _____
Carlos Tobar

Its: County Manager, Baldwin County Board of Commissioners

The Kimi Clements Team

BY: _____
Kyle Cullars

Its: Co-owner,

Signed, sealed, and delivered.

This _____ day of _____ 2023

In the presence of:

Witness

Notary Public {SEAL}

My Commission expires: _____