



BALDWIN COUNTY REGULAR MEETING

July 16, 2024

1601 N Columbia St, Suite 220

6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

1. July 2, 2024 Regular Meeting

ADMINISTRATIVE/FISCAL MATTERS

2. Community Home Investment Program Grant Agreement / Resolutions - County Manager
3. Selection of Grant Writer / Administrator for 2025 CDBG Application - County Manager
4. Selection of Engineering Firm for 2025 CDBG Grant Application - County Manager

OLD BUSINESS

NEW BUSINESS

COUNTY MANAGER'S REPORT

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

ADJOURNMENT

REMINDERS

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

August 20, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

September 2, 2024, Monday. All Non-Emergency Departments Will Be Closed in Observance of Labor Day.

September 3, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.

September 17, 2024, Tuesday, 6:00 p.m., Regular Meeting, 1601 North Columbia Street, Suite 220.



**BALDWIN COUNTY
REGULAR MEETING**
July 2, 2024
1601 N Columbia St, Suite 220
6:00 PM

MINUTES

MEMBERS PRESENT

John Westmoreland
Kendrick Butts
Henry Craig (Virtual)
Emily Davis
Sammy Hall

OTHERS PRESENT

Carlos Tobar
Brandon Palmer
Dawn Hudson
Cindy Cunningham

CALL TO ORDER

Chairman John Westmoreland called July 2, 2024 Regular Meeting to order at 6:00 p.m.

INVOCATION

The Invocation was delivered by County Manager Carlos Tobar.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Sammy Hall.

APPROVAL OF MINUTES

Commissioner Emily Davis made a motion to approve the minutes of the June 18, 2024 Public Hearing, June 18, 2024 Work Session, June 18, 2024 Regular Meeting, and June 18, 2024 Executive Session. Commissioner Sammy Hall seconded the motion and it passed unanimously.

ADMINISTRATIVE/FISCAL MATTERS

Urban Redevelopment Plan

County Manager Carlos Tobar reported a Public Hearing was held on June 18th on the Urban Redevelopment Plan. He stated the Plan has been online, available to the public for comment; sent to the housing team and Commissioners for their review and comment. Mr. Tobar again presented background information on the reason the plan has been developed which is because the County is a Georgia Initiative Community Housing (GICH) community making the County eligible to apply for Community Development Block Grant Funds every year. He stated this is a very competitive process, and we want to pursue every advantage possible to secure funding. Having an Urban Redevelopment Plan (URP) and Revitalization Area Strategy (RAS) makes the County eligible for scoring an additional twenty points on future applications which could potentially mean an extra million dollars coming into the County to replace aging infrastructure.

Mr. Tobar presented, for the Board’s consideration a Resolution designating an Urban Redevelopment Area which constitutes a pocket of blight and has designated such area as appropriate for an urban redevelopment project. He stated the Urban Redevelopment Area is comprised of the following areas: Oconee Heights, Hardwick, Harrisburg, Youngblood and Ogden. He also presented a Resolution adopting the Urban Redevelopment Plan.

Vice Chairman Kendrick Butts made a motion to adopt both Resolutions as presented. Commissioner Emily Davis seconded the motion and it passed unanimously.

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

Revisions to Purchasing Policy

County Manager Tobar stated the County Purchasing Policy has been revised to adjust thresholds for the formal bidding process from \$35,000 to \$100,000. He reported all projects at the \$100,000 threshold must be bid out through the formal bid process. Mr. Tobar reiterated the fact that all federal and state procurement requirements must be adhered to in the County’s solicitation of bids.

Vice Chairman Kendrick Butts requested a report from the County Manager when projects are bid, who receives the award and the total so they can stay informed of the County’s projects.

Commissioner Sammy Hall made a motion to approve the Purchasing Policy as presented. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

A copy of the Purchasing Policy is on file in the Commissioners’ Office.

Moratorium on Subdivisions and Commercial Development

County Manager Carlos Tobar reported the County previously requested that the Middle Georgia Regional Commission prepare Land Use Codes and District Based Land Use Codes. He stated the Regional Commission has prepared a map of all County districts with each parcel in the County being given a designation. Mr. Tobar stated he has reviewed the map with each Commissioner. At this time, he and County Attorney Palmer need direction from the Board as to whether they would like to proceed with this District Based Land Use. Attorney Palmer stated if Commissioners choose to proceed with District Based Land Use County Ordinances must be amended to implement zoning procedures law.

Mr. Tobar reported the current County Land Use Codes need to be updated, and a draft of the proposed revisions to these Land Use Codes as well as a draft of the District Based Land Use Codes will be provided to the Board within the next week.

Discussion was held regarding proposed County Land Use Codes. Commissioner Sammy Hall stated the matter before the Board tonight is whether to adopt a Resolution enacting a moratorium on residential subdivision development and commercial development. Attorney Palmer read the proposed Resolution.

Commissioner Sammy Hall made a motion to adopt the Resolution enacting a moratorium on commercial development and residential subdivision development for a period not to exceed sixty (60) days while the County considers changes to its land development code. Vice Chairman 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 _____.

Workforce Innovation and Opportunity Act (WIOA) Grant

Assistant County Manager Dawn Hudson presented a grant award under the Workforce Innovation and Opportunity Act for youth programs. She stated the grant award is in the amount of \$718,979 for the period April 1, 2024 through June 30, 2026, and Baldwin County serves as the fiscal agent for the grant.

Commissioner Emily Davis made a motion to accept the grant award as presented and to authorize the Chairman to sign necessary documents. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Criminal Justice Coordinating Council Grant Awards

Assistant County Manager Dawn Hudson presented the following two awards:

Mental Health Court award in the amount of \$351,481 for the period July 1, 2024 through June 30, 2025.

Adult Felony Drug Courts award in the amount of \$359,783 for the period July 1, 2025 through June 30, 2025.

Ms. Hudson stated the required match for both grant awards will be paid from court fines.

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

County Manager’s Report

OLD BUSINESS

Vice Chairman Kendrick Butts requested an update on cutting back trees on Irwinton Road. Commissioner Emily Davis stated the fire hydrants on Emmanuel Harris Road need to be checked due to the work being done on the road.

NEW BUSINESS

There was no new business to come before the Board.

COUNTY MANAGER'S REPORT

County Manager Tobar reported he had submitted a County Manager’s report to the Board prior to tonight’s meeting. He presented an update on County projects to include that road resurfacing bids are due July 15th, advertisement for bids for pickleball courts has been published, still waiting for erosion control permit for Harrisburg, CHIP houses to be complete by end of month, County Attorney sent letter to Homeowners Association requiring installation of No Parking Signs on the correct side of the street; there will be no access to the Milledgeville Commons development from Southern Walk Drive and the public hearing on short term vacation rentals has been advertised to be held on July 16th at 5:00 p.m.

PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS

Mr. Jeff Kelly, 143B Admiralty Way, stated he addressed the Board at previous meetings regarding the current Short -Term Vacation Rental ordinance, and he appreciates the County looking at the current ordinance and considering proposed revisions to the ordinance.

Mr. Ed Powelski, 121 Tara Place, addressed the Board expressing concern about the Milledgeville Commons Development and access to Southern Walk Drive. He stated he would like to be able to erect a gate to keep traffic from the townhouses from coming through the subdivision. He also stated every time it rains property at 130 Tara Place floods.

Mr. Kenneth Ward, 110 Tara Place, expressed his concern about the number of houses in the development on Log Cabin, the increased traffic, striping of roads in his neighborhood and drainage issues caused by the development. He asked when the residents in Plantation Chase would be able to tap into the County’s sewer system.

Mr. Rick Dorsey, 155 Rocky Creek Court, addressed the Board requesting assistance from the County to improve the road to make it passable to emergency vehicles. He stated there has been extreme erosion due to logging and the development of a subdivision. He reported this is a private road; however, the people who live on the road must have access to fire and ambulance service. He asked the County to take ownership of the road and maintain it for the citizens.

Mr. Steve Yeatts, 153 Rocky Creek Court, stated he lives next to Mr. Dorsey and the clear cutting of timber is causing the creek to flood and wash away the road. He presented the Board with pictures about this situation.

Mr. Felix Jones, 120 Tara Place, stated homeowners in the Plantation Chase Subdivision contacted Mr. Tobar a year ago requesting to get on County sewer. He asked again if they could get an answer when the neighborhood residences could get on County sewer.

Mr. Allen Mock, 151 Rocky Creek Court, reiterated the need for the County's help on the road which has become impassable to emergency vehicles.

Ms. Mary Jo Barfield, 149 Rocky Creek Court, expressed her concern with the water runoff from timber cutting and stated the residents need to be accessible to fire and ambulance services.

Mr. Bobby Chester, 125 Muscadine Trail, stated the new development on Log Cabin Road will have a big impact on that road. He stated the road to the development should be closer to the townhouses rather than further down the road. He stated there should be a gate placed so residents in the new development do not come through his neighborhood.

Mr. Gerald McBride, 170 Emmanuel Harris Road, asked why the road just had gravel and had not been paved. County Manager responded the road base is being repaired before the paving begins.

ADJOURNMENT

Commissioner Sammy Hall made a motion to adjourn the meeting at 7:10 p.m. Vice Chairman Kendrick Butts seconded the motion and it passed unanimously.

Respectfully submitted,

John H. Westmoreland
Chairman

Cynthia K. Cunningham
County Clerk

Whereas, Baldwin County has been awarded a Community Home Investment Program (CHIP) grant from the Georgia Department of Community Affairs.

And

The Community Home Investment Program (CHIP) Grant is for the purpose of assisting low and moderate income persons with their housing needs. A Section 3 Plan has been prepared for Baldwin County and the County hereby approves the Language Access Plan (LAP) for the purpose of administering the 2024-101 CHIP Program.

Signed this _____ day of _____, 2024

John H. Westmoreland, Chairman

Attest:

Cynthia K. Cunningham, County Clerk

**RESOLUTION TO ADOPT COMMUNITY HOME INVESTMENT PROGRAM (CHIP)
HOMEBUYER ELIGIBILITY AND HOMEOWNERSHIP VALUE LIMIT
REQUIREMENTS**

BE IT RESOLVED, by the Chairman and Commission Members and it is hereby resolved by the authority of same.

WHEREAS, the Chairman and Commission Members has found it necessary to adopt homeowner's eligibility requirements and homeownership value limits for the Community HOME Investment Program (CHIP 2024-101).

HOMEOWNERSHIP ELIGIBILITY REQUIREMENTS

The Recipient has established eligibility requirements for owner-occupied housing rehabilitation homeowners as follows:

- First consideration to:
 - Citizens over 60 years of age
 - Citizens who are disabled
 - Citizens who have a gross household income less than 50% of the average median income for Baldwin County as established by HUD
- Must be a single-unit owner-occupied, stick-built or modular housing unit
- Must be properly owned as per 24 CFR 92.254
- Must be a homeowner in the Census Tract 9706 Block Group 1 or 4, or Census Tract 9707.01 Block Group 2 or 3
- Must have and maintain fire insurance
- Must have property taxes paid up to date
- After rehabilitation property value limit not to exceed 95% of the median property values for the area as per 24 CFR 92.254.

The Recipient will ensure that all homeowners' and homebuyers' gross household income is less than 80% of the county's average median income (AMI) as established by HUD.

HOMEOWNERSHIP VALUE LIMIT REQUIREMENTS

Assistance will be provided through the CHIP grant for affordable newly constructed housing and existing housing based on 95 percent of the median purchase price for the area in accordance with 24 CFR 92.254(a)(2)(iii) of the Final Rule published on July 24, 2013. The after-rehabilitation value will be established prior to any rehabilitation work being performed, and;

THEREFORE, BE IT FURTHER RESOLVED AND ADOPTED, by the Chairman and Commission Members the homebuyer income determination requirements that will be used to administer the CHIP program for financial assistance in accordance with 24 CFR 92.203 of the Final Rule published on July 24, 2013.

Rev. 2024

Adopted by:

Item 2.

Signature of Executive Officer

Date

John H. Westmoreland, Chairman
Printed Name of Executive Officer

Rev. 2024

RESOLUTION

BALDWIN COUNTY

ADOPTION OF POLICIES AND PROCEDURES AND PROGRAM DESIGN
ADOPTION OF WRITTEN REHABILITATION STANDARDS
FOR COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT

BE IT RESOLVED, by the Chairman and Commission Members and it is hereby resolved by authority of same.

WHEREAS, the Chairman and Commission Members have found it necessary to adopt policies and procedures and program design standards for the Community HOME Investment Program (CHIP) Grant Number 2024-101, and;

WHEREAS, the Chairman and Commission have adopted the Policies and Procedures for the homeowner rehabilitation design by DCA in accordance with the requirements of the CHIP Program Administrative Manual, HUD and other required federal and state regulations, and;

WHEREAS, the Manual should be used in conjunction with that already accepted Program Design based on Baldwin County’s approved 2024 CHIP Application, and;

WHEREAS, Baldwin County has found it necessary to adopt written rehabilitation standards designed by DCA in accordance with the requirements of the 2024 CHIP manuals, HUD, and other required federal and state regulations, and;

WHEREAS, the Chairman and Commission Members have adopted written rehabilitation standards designed by DCA in accordance with the requirements of the 2024 CHIP manuals, HUD, and other required federal and state regulations, and;

THEREFORE, BE IT FURTHER RESOLVED, by the Chairman and Commission Members that they have adopted the Policies and Procedures and Written Rehabilitation Standards in accordance with the requirements of the 2024 CHIP Program Description. Manuals, Housing and Urban Development (HUD) and other required federal and state regulations. The Standards will be used in conjunction with the County’s accepted design based on the County’s approved application.

Adopted the 16 day of July, 2024

John H. Westmoreland, Chairman

Attest:

Cynthia K. Cunningham, County Clerk

RESOLUTION

ADOPTION OF THE GEORGIA STATUTES POLICIES BY LOCAL GOVERNMENTAL ENTITIES

BE IT RESOLVED, by the Chairman and Commission Members and it is hereby resolved by authority of same.

WHEREAS, the Chairman and Commission Members have found it necessary to adopt the Prohibition on Immigration Sanctuary Policies by Local Governmental Entities, O.C.G.A. § 36-80-23 and;

WHEREAS, the Chairman and Commission Members have found it necessary to adopt the Georgia Drug-free Workplace Act as provided in O.C.G.A. § 50-24-1 et seq and;

WHEREAS, the Chairman and Commission Members have found it necessary to adopt Illegal Immigration Reform and Enforcement Act, O.C.G.A. §13-10-91. and;

WHEREAS, the Chairman and Commission Members have adopted the GA Statutes: Prohibition on Immigration Sanctuary Policies by Local Governmental Entities, O.C.G.A. § 36-80-23; Georgia Drug-free Workplace Act as provided in O.C.G.A. § 50-24-1 et seq; and Illegal Immigration Reform and Enforcement Act, O.C.G.A. §13-10-91

NOW, THEREFORE, in consideration of the mutual covenants, promises and representations contained herein, the Chairman and Commission agree as follows:

- Prohibition on Immigration Sanctuary Policies by Local Governmental Entities, O.C.G.A. § 36-80-23
- Georgia Drug-free Workplace Act as provided in O.C.G.A. § 50-24-1 et seq
- Illegal Immigration Reform and Enforcement Act, O.C.G.A. §13-10-91

Adopted by:

Signature of Executive Officer

Date

John H. Westmoreland, Chairman
Printed Name of Executive Officer