

**Baldwin County Commissioners  
Public Hearing and Regular Meeting  
August 21, 2007  
6:00 p.m.**

A Public Hearing and the Regular Meeting of the Baldwin County Commissioners were held Tuesday, August 21, 2007 at 6:00 p.m., Baldwin County Courthouse, Suite 319, 121 North Wilkinson Street, Milledgeville, Georgia, with Chairman Dale Epps presiding.

Members Present: Bobby Blizzard  
Geneva Davis  
Dale Epps, Sr.  
Collins P. Lee  
Bubba Williams

Also Present: David Waddell  
Joan Minton  
Cindy Cunningham  
Ralph McMullen  
Linda Zarkowsky  
Smokey Veal

Call to Order of Public Hearing

Chairman Dale Epps called the Public Hearing to order at 6:00 p.m.

Recommendations for Amendments to Land Use Code

Assistant County Manager Ralph McMullen reported the purpose of the public hearing is to present proposed amendments to the Land Use Code and to solicit public input regarding the proposed amendments. He stated these have been presented to the Baldwin County Planning Commission as well as to the General Government and Administrative Committee of the Board of Commissioners.

Mr. McMullen discussed the proposed amendments as follows:

Section 5.5.9 – Maintenance Bond: Maintenance bond of not less than \$50,000 per mile or portion thereof for two (2) years from date of acceptance of road.

Section 4.9.3 and Section 6.4.1 (g) – Access: Requests for access to or intersection with existing public roadways for institutional, commercial, industrial, residential or any other development or use that would involve high volumes of traffic or cause safety or traffic flow concerns may be subject to owner/developer payment for improvements and limitations on access as may be required by the Administrator to ensure traffic safety and efficient traffic flow such as acceleration, deceleration and turn lanes, the relocation of access points and/or limitations on access, such as denying cross lane ingress or egress.

Fees for Review: Fees for review of development approval.

- a) \$10.00 per lot for land requiring a new plat to be paid for GIS mapping updates.
- b) \$100.00 for developments that do not include sewer installations or major drainage improvements; and
- c) \$10.00 for access requests for single residence that does not require extensive on-site and/or engineering review. If such on-site or engineering review is required, \$75.00 per hour or part thereof not to exceed two (2) hours of such service; and services; and

- d) \$100.00 for access requests for commercial or institutional developments that require review regarding location, traffic flow and safety, but do not require on-site and/or engineering services.
- e) \$150.00 minimum for access requests, subdivisions and other developments that include sewer installations or county water or major drainage improvements or connection to existing public roads that require on-site and/or engineering review; and then a fee of \$75.00 per hour or part thereof for on-site and/or engineering services, not to exceed two (2) hours for such services.
- f) Any approved plat that is not recorded in the Baldwin County Clerks Office within ninety (90) days from approval by the Administrator must be resubmitted for consideration by the Administrator along with appropriate review and processing fees before construction can begin.

Mr. McMullen stated County review of plats, subdivisions, and other developments are time consuming for County departments. He stated these fees will pass along the expense of developmental costs to the actual developers.

Chairman Epps opened the floor for comments from the public regarding the proposed amendments to the Land Use Code.

There were no public comments regarding the proposed amendments to the Land Use Code.

Vice Chairman Collins P. Lee stated he and Commissioner Davis serve on the General Government and Administration Committee; and it is the recommendation of this Committee to approve the proposed amendments as presented.

Vice Chairman Lee made a motion to approve the proposed amendments as presented. The motion was seconded, and it passed unanimously.

A copy of the amendments is herewith attached and made an official part of the minutes at pages \_\_\_\_\_ and \_\_\_\_\_.

The public hearing was adjourned by Chairman Epps at 6:15 p.m.

#### Call to Order of Regular Meeting

Chairman Dale Epps called the Regular Meeting to order at 6:15 p.m.

#### Approval of Minutes

Vice Chairman Collins P. Lee made a motion that the minutes of the July 17, 2007, Regular Meeting be approved as submitted. The motion was seconded, and it passed unanimously.

#### Presentation of Proclamations to State Champions

Recreation Director Bill McNair presented proclamations to State Champions on the Baldwin Jets Track Team, the Baldwin Aqua Dragons Swim Team, the Baldwin County Youth Softball Association Fast-Pitch All-Star Team, and the Baldwin County Youth Baseball Association Senior Boys All-Star Team.

#### Bids for Law Enforcement Center / Jail

County Manager Joan Minton presented bid information for the construction of the law enforcement center / jail. She reported a bid opening was held August 2, 2007 with the following three (3) bids being received: Dublin Construction Company in the amount of \$11,233,000; Peter Brown Construction in the amount of \$13,270,000; and Pope Construction in the amount of \$11,995,000. She stated the architect recommends accepting the low bid from Dublin construction Company, with post bid addendum #1 in the amount of \$146,929, which reduces the contract to \$11,086,071. She stated this

reduction is a result of value engineering conducted by the architect with the approval of Sheriff Masee, and these changes do not change the integrity of the project.

County Manager Minton stated the 2005 SPLOST referendum authorized a maximum general obligation financing of \$11 million, and depending on cash flow other finance may be required. She stated the cost of interim financing is conservative due to the investment of the bond issue until funds are used for construction. Once funds are drawn down for construction, the financing costs will become a direct cost. She presented the project budget for the law enforcement / jail.

Ms. Minton stated the Revenue, Finance & Budgets Committee met regarding this project. She presented the following recommendations: Fund \$300,000 for land, which has been purchased from SPLOST Public Safety Vehicle and Equipment line item. Fund \$150,000 for utility extensions from SPLOST Water / Sewer, if the funds are available. This will reduce the project shortfall to \$700,000 for future funding from other general fund sources. She stated the contingency that is reflected in this budget is a very small amount for such a large project and recommended that all change orders for the project come back before the Board of Commissioners for approval.

Commissioner Bubba Williams made a motion to accept the low bid from Dublin Construction Company in the amount of \$11,233,000 with the post bid addendum in the amount of \$146,929, for a total contract amount of \$11,086,071 and to approve the project budget as presented. The motion was seconded, and it passed unanimously.

A copy of the budget for the public safety and jail facility is herewith attached and made an official part of the minutes at pages \_\_\_\_\_ and \_\_\_\_\_.

#### Appointments to Allied Arts Board

County Manager Joan Minton reported a recommendation has been received from the Allied Arts Board to reappoint Dr. John Gamble and Mr. Benjamin Lewis for a second three (3) year term on the Allied Arts Board of Directors.

Vice Chairman Collins P. Lee made a motion to reappoint Dr. John Gamble and Mr. Benjamin Lewis for a second three (3) year term on the Allied Arts Board of Directors. The motion was seconded, and it passed unanimously.

#### Local Assistance Road Program (LARP)

Assistant County Manager Ralph McMullen presented the proposed LARP list for 2008 for the Board's consideration for submission to the Department of Transportation. He stated 21.91 miles of resurfacing have been requested; however, normally only a couple of miles of resurfacing will be approved. He stated the County did not prioritize this list of roads as the DOT will inspect / evaluate them according to DOT standards for approval. However, next year the County will be required to submit a prioritized list of roads for resurfacing under the Local Assistance Road Program.

Vice Chairman Collins P. Lee made a motion to submit the list of roads to the Department of Transportation for the 2008 Local Assistance Road Program as presented. The motion was seconded, and it passed unanimously.

A copy of the 2008 LARP list is herewith attached and made an official part of the minutes at pages \_\_\_\_\_ and \_\_\_\_\_.

#### Grant Awards

Finance Director Linda Zarkowsky presented the following grant awards:

Drug Task Force - \$267,267 in total funds with \$200,450 in federal funds and \$66,817 in matching funds which will be paid by participating jurisdictions. Baldwin County's share of the match is \$15,000 and has been included in the current year's budget.

Commissioner Bubba Williams made a motion to accept the grant award for the Multi-Jurisdictional Drug Task Force in the amount of \$200,450 and to provide the required match. The motion was seconded, and it passed unanimously.

Drug Court - \$29,083 in total funds with \$21,812 in federal funds and \$7,271 in matching funds which will be paid by the judicial circuit.

Commissioner Bobby Blizzard made a motion to accept the grant award for the Drug Court in the amount of \$21,812. The motion was seconded, and it passed unanimously.

Local Assistance Grants - \$15,000 to purchase camcorders and computers for the Domestic Violence Program through the Solicitor's Office. \$25,000 to assist with public safety enhancements for the Fire Department and \$20,000 to replace obsolete self contained breathing apparatus at the Fire Department. Ms. Zarkowsky reported these are 100% grant awards with no required match. She reported these grants are possible due to the efforts of our local legislative delegation.

The Commissioners expressed appreciation to Senator Grant and Representative Parham for securing these much needed grants.

Commissioner Bubba Williams made a motion to accept the Local Assistance Grants as presented in the amounts of \$15,000, \$25,000 and \$20,000. The motion was seconded, and it passed unanimously.

#### Presentation of Roads for Acceptance into the County Road System

Assistant County Manager presented an inspection report from Public Works and a plat of roads in the Preserve at Meriwether Estates for acceptance into the County road system. He stated four roads, Sara Hunter Lane, NW; Bubba Court, NW; Walt Court, NW; and Will Court, NW are being presented for acceptance, and all requirements as set forth in the County's Land Use Code have been met by the Developer for the road's acceptance.

Commissioner Bubba Williams made a motion to accept four roads, Sara Hunter Lane, NW; Bubba Court, NW; Walt Court, NW; and Will Court, NW into the County road system. The motion was seconded, and it passed unanimously.

#### Accounts Payable List Dated August 21, 2007

Vice Chairman Collins P. Lee made a motion to approve the accounts payable list dated August 21, 2007. The motion was seconded, and it passed unanimously.

#### Adjournment

Commissioner Bobby Blizzard made a motion that the Board of Commissioners meeting be adjourned at 7:05 p.m. The motion was seconded, and it passed unanimously.

Respectfully submitted,

---

Dale Epps, Sr.  
Chairman

---

Cynthia K. Cunningham  
County Clerk

