

**Baldwin County Commissioners  
Public Hearing and Regular Meeting  
December 9, 2008  
6:00 p.m.**

A Public Hearing and a Regular Meeting of the Baldwin County Commissioners were held Tuesday, December 9, 2008 at 6:00 p.m., Baldwin County Courthouse, Suite 319, 121 North Wilkinson Street, Milledgeville, Georgia, with Chairman Bobby Blizzard presiding.

Members Present: Bobby Blizzard  
Geneva Davis  
Dale Epps, Sr.  
Linda Fussell  
Bubba Williams

Also Present: David Waddell  
Joan Minton  
Ralph McMullen  
Cindy Cunningham  
Linda Zarkowsky  
Scott Deason

Call to Order of Public Hearing

Chairman Bobby Blizzard called the December 9, 2008, Public Hearing to order at 6:00 p.m. Chairman Blizzard stated the purpose of the public hearing was to obtain public input into the proposed corridor – gateway standards.

Corridor – Gateway Standards

Assistant County Manager Ralph McMullen presented a synopsis of the proposed corridor-gateway standards. He stated the intent and purpose of the standards are designed to protect and enhance the significant scenic, natural and visual assets of the community's gateways and corridors. Mr. McMullen discussed the properties subject to the standards and stated the purpose of the standards for these properties is to utilize appropriate, innovative regulations and planning techniques to protect our gateways and corridors leading into the City and County. He discussed definitions, the application process, design review, architectural and site planning standards, setbacks, required materials, landscape, pavement, signage, land lot size. Mr. McMullen stated the City and County have been working on the proposed standards for approximately a year, and the ordinance has been revised to reflect comments and recommendations received thus far.

The public hearing was opened for public comments. The following people provided comments regarding the proposed corridor – gateway standards.

Connie Moore –Business owner. Felt the overall concept is good; however, feels more discussion needs to take place as to the effect standards will have on small business owners.

Arthur Gunn – Exchange Bank. Discussed proposed expansion plans for Exchange Bank located on North Columbia Street at mall. He stated proposed standards would inhibit future expansions of existing businesses.

Frank Chambers – Realtor/Developer. Stated more input is needed from local developers and small business people. Feels intent is good. Needs further study and input.

Lawson Lawrence – Developer. Stated he felt standards will impose too many restrictions on development. Feels more study is needed and additional modifications need to be made to standards.

James Hammock – Citizen. Questioned what makes Meriweather Road a corridor.

Curtis Cox – Business owner. Felt standards will be too restrictive on businesses expanding in the future.

Dwayne Sentell – Business owner. Felt if standards are adopted, businesses will move north on 441 into Putnam County.

Judy Crisp – Business owner. Felt concept is good and should be applied City and County wide. Felt new uses for existing businesses should be grandfathered in.

Gary Pennington – Business owner. Felt that due to hard economic times, adoption of standards should be postponed until more input can be obtained from small businesses that will be affected.

Frank Spect – Property owner. Felt more obstacles and restrictions placed on developers will hinder development.

Bobby Murphy – Felt more study and input is needed.

Assistant County Manager Ralph McMullen stated both the City and County will have the same ordinance, and the ordinance will not go into effect until both the City and County adopt the ordinance.

There being no further comments, the public hearing for Corridor / Gateway Standards was closed.

#### Urban Redevelopment Plan / Opportunity Zones

Chairman Bobby Blizzard opened the public hearing for the Urban Redevelopment Plan / Opportunity Zones. He stated the Corridor / Gateway Standards and the Urban Redevelopment Plan / Opportunity Zones go hand in hand, and one could not be adopted without the other. He asked Development Authority Executive Director Angie Gheesling to present information on the Urban Redevelopment Plan and Opportunity Zones.

Ms. Angie Gheesling reported this idea was a result of the Baldwin 20 / 20 Retreat and had surfaced as an important issue to the Community. She discussed job tax credits for the creation of jobs in these zones and the importance of planned development in the City and County.

Frank Chambers – Realtor/Developer. Fully supports this idea. Recommended the City and County come together to move forward.

There being no further comments, the public hearing was adjourned at 6:55 p.m.

#### Call to Order of Regular Meeting

Chairman Bobby Blizzard called the December 9, 2008, regular meeting to order at 7:00 p.m.

#### Approval of Minutes

Commissioner Geneva Davis made a motion to approve the minutes of the November 4, 2008, Regular Meeting as presented. The motion was seconded, and it passed unanimously.

#### Corridor – Gateway Standards

Assistant County Manager Ralph McMullen asked Commissioners if there were any further questions regarding the information presented for the proposed Corridor – Gateway Standards.

After discussion regarding this issue, Commissioner Linda Fussell recommended that action on this issue be tabled until further discussions regarding the ordinance could be held. It was the consensus of all Commissioners to table the issue.

Commissioner Bubba Williams recommended having a meeting of the joint committee to discuss the standards since the City must also adopt the same ordinance, and a meeting of the Mayor and Council is not scheduled until January 13, 2009.

Commissioner Bubba Williams made a motion to table action on the Corridor – Gateway Standards. The motion was seconded, and it passed unanimously.

#### Urban Redevelopment Plan / Opportunity Zones

Chairman Blizzard stated since no action has been taken on the Corridor – Gateway Standards, no action could be taken on the Urban Redevelopment Plan / Opportunity Zones.

Commissioner Bubba Williams made a motion to table action on the Urban Redevelopment Plan / Opportunity Zones. The motion was seconded, and it passed unanimously.

#### DOT State Aid Applications

Assistant County Manager Ralph McMullen presented information on the following three project reports for submission to the Department of Transportation under the State Aid Program: Bonner Road – clearing, grubbing, grading, replacing two culverts, rough and final grading, adding base, triple surface treatment, striping, mulching and grassing the shoulders; Lake Laurel Road – (from Jule Ingram Road to State Route 22 ) - patching, leveling, resurfacing, striping, re-grassing, and mulching; and Airport Road - patching, leveling, paving, striping, re-grassing, and mulching.

Commissioner Dale Epps made a motion to submit the project reports to DOT for Lake Laurel Road, Airport Road and Bonner Road. The motion was seconded, and it passed unanimously.

#### Easement Agreement Regarding Campus Theatre Building

County Attorney David Waddell presented information regarding an easement agreement with Georgia College and State University for the alleyway located between the eastern face of the Courthouse and the western property line of the Campus Theatre Building owned by Georgia College & State University. Mr. Waddell stated he and County staff have reviewed this information and recommend granting the easement.

Commissioner Geneva Davis made a motion to approve the easement agreement regarding the Campus Theatre Building as presented. The motion was seconded, and it passed unanimously.

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

#### Codification of Ordinances

County Manager Joan Minton reported the codification of the County Ordinances is now complete. She presented a hardbound copy of the codified Baldwin County Ordinances and discussed an ordinance to adopt and enact the Codes of Baldwin County.

Commissioner Geneva Davis made a motion to adopt the Ordinances as presented. The motion was seconded, and it passed unanimously.

A copy of the Baldwin County Code is on file in the Board of Commissioners Office.

### Fire Department Standard Operating Procedures

Assistant County Manager presented updated Standard Operating Procedures for the Fire Department. He stated the procedures had not been updated since 1998, and the Fire Chief, Assistant Fire Chief, as well as, full-time and volunteer firemen have worked to revise their procedures.

Commissioner Geneva Davis made a motion to adopt the Standard Operating Procedures for the Fire Department as presented. The motion was seconded, and it passed unanimously.

A copy of the Standard Operating Procedures is on file in the Commissioners Office.

### Funding Request for Detention Positions

Finance Director Linda Zarkowsky stated that at the last meeting the Board had asked her and the County Manager to meet with Sheriff Massee to discuss potential funding sources for staffing the new jail through the end of the current fiscal year. Ms. Zarkowsky stated through discussions with the Sheriff the existing budget line items were examined for reallocation. She stated the amount of requested funding is approximately \$225,000 based on hiring fifteen deputies for six months. She reported possible savings could come from budget line items already in the current budget. She reported savings of \$20,000 in the Sheriff Department temporary salary budget line item and \$100,000 in the vehicle equipment line item have been realized from the Sheriff's delay in using these funds in anticipation of the opening of the new jail. Also, \$70,000 from temporary salaries for the jail operations line item could be used. The shortfall after utilizing these funds would be a minimum of \$35,000 with this amount having to be taken from the County's Contingency Fund.

Ms. Zarkowsky presented information on revenue collections through November. She stated collections as of September 30<sup>th</sup> were down almost 30% from the first quarter of the prior year and through the end of November, collections are down 17%. She projected total revenue by the end of the fiscal year could be down 10% - 15% lower than projected when the budget was prepared.

Finance Director Zarkowsky recommended moving the budget line item amounts as presented to fund the jail detention positions for the remainder of the fiscal year and to utilize contingency funds if needed.

Commissioner Geneva Davis made a motion to approve moving the budget line items as presented by the Finance Director for jail detention positions and to utilize contingency funds if needed. The motion was seconded, and it passed unanimously.

### Resolution for Recreational Trail Grant

Finance Director Linda Zarkowsky presented a Resolution authorizing a grant application to the Department of Natural Resources Recreational Trail Program to create a Scenic Nature Trail at the Recreation Department. She stated the amount requested is \$63,150 with the county's only contribution being in-kind labor for grading and clearing.

Commissioner Geneva Davis made a motion to adopt the Resolution for the Recreational Trail Grant application as presented. The motion was seconded, and it passed unanimously.

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

### Equipment Lease Renewal for Water Department

Finance Director Zarkowsky reported the current lease on the Water Department backhoe is terminating, and it is time to execute a new lease to swap the equipment. She reported the equipment was included in the budget resolution schedule.

Ms. Zarkowsky presented a Resolution authorizing and approving execution of an equipment lease agreement for the Water Department.

Commissioner Bubba Williams made a motion to approve the Resolution as presented for the equipment lease for the Water Department. The motion was seconded, and it passed unanimously.

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

#### Department of Homeland Security Assistance to Firefighters Grant Program

Ms. Zarkowsky presented a grant award in the amount of \$255,240 from FEMA for the replacement of forty self-contained breathing apparatus units for the Fire Department. She stated the County's required match of \$28,360 would come from SPLOST funds for a total project cost of \$283,600.

Commissioner Geneva Davis made a motion to accept the FEMA grant award for \$255,240 for the replacement of breathing apparatus units for the Fire Department and to fund the required match from SPLOST. The motion was seconded, and it passed unanimously.

#### Discussion of Vice – Chairmanship

Commissioner Bubba Williams asked the Board to consider appointing Commissioner Linda Fussell as Vice Chair to make the transition smoother for the upcoming year. After discussion, no action was taken on the request to appoint a Vice Chair as requested by Commissioner Williams.

#### Accounts Payable List Dated December 9, 2008

Commissioner Dale Epps made a motion to approve the Accounts Payable list dated December 9, 2008. The motion was seconded, and it passed unanimously.

#### Appearances

Mr. David Pettigrew addressed the Board regarding the Corridor / Gateway Standards. He expressed his opposition to the proposed standards.

#### Adjournment

Commissioner Bubba Williams made a motion that the Board of Commissioners meeting be adjourned at 8:10 p.m. The motion was seconded, and it passed unanimously.

Respectfully submitted,

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Cynthia K. Cunningham  
County Clerk