

**Baldwin County Commissioners  
Regular Meeting  
March 1, 2016  
6:00 p.m.**

The Regular Meeting of the Baldwin County Commissioners was held Tuesday, March 1, 2016, at 6:00 p.m., Baldwin County Courthouse, Suite 319, 121 North Wilkinson Street, Milledgeville, Georgia with Chair Sammy Hall presiding.

Members Present: Emily C. Davis  
Tommy French  
Sammy Hall  
Henry Craig  
John Westmoreland

Also Present: David McRee  
Ralph McMullen  
Dawn Hudson  
Cindy Cunningham

Call to Order

Chair Sammy Hall called the March 1, 2016, Regular Meeting to order at 6:00 p.m.

Approval of Minutes

Commissioner Henry Craig made a motion to approve the minutes of the February 16, 2016, Work Session and Regular Meeting as submitted. Vice Chair Emily C. Davis seconded the motion and it passed unanimously.

Health Department Regulations

Environmental Health County Manager Colin Duke presented information on Rules and Regulations for Body Art and Portable Sanitation. He stated these were adopted by the Baldwin County Health Department on March 12, 2015, and a public hearing was held for the Body Art Regulations on September 8, 2015. He reported the Portable Sanitation Rules are a State of Georgia rule, and the Health Department is asking for local adoption to ease enforcement. He stated Environmental Health fees must be formally adopted by the Board of Commissioners, and fees associated with Body Art and Portable Sanitation regulations were presented for the Board's consideration.

Mr. Duke stated District and Baldwin County Health Department employees would be available, if needed, to assist the County with information regarding these Rules and Regulations as the County goes through the public hearing and adoption process.

Resolution for Agribusiness

Ms. Lauren Abis, Communications Director, for Central State Hospital Local Redevelopment Authority (CSHLRA) presented a Resolution of Support for the Agribusiness Development Center at CSH. She stated last year Chair Hall met with CSHLRA officials to research agribusiness as an initiative since agribusiness is the number one industry in the State. Ms. Abis stated that through a partnership with the Georgia Department of Agriculture, University of Georgia's Center for Agribusiness and Economic Development and Georgia College, the concept of Georgia's Agribusiness Development Center was created. She outlined the project as a three-part process. The Center will include a private food service entity, an agribusiness incubator and a distribution/warehousing cooperative.

Vice Chair Emily C. Davis made a motion to adopt the Resolution of Support for the Agribusiness Development Center as presented. Commissioner Henry Craig 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 \_\_\_\_\_.

### Revaluation

Chief Appraiser Dennis Lee addressed the Board regarding the assessment of County property and the Tax Digest. Mr. Lee reported that the Department of Revenue's (DOR) review of the 2013 digest found that the uniformity as measured by the Coefficient of Dispersion (COD) of the sample is 16.53% which exceeds the limits of reasonable deviation from the required standard of 15%; therefore the 2013 digest was conditionally approved. He stated the Commissioner of the Department of Revenue issued an order that the Board of Tax Assessors take such action as is necessary to satisfactorily correct the deficiency on the 2016 review year. Mr. Lee also stated he had contacted the Department of Revenue to determine if the County would be required to pay a per parcel penalty for the 2016 digest if the COD is still above 15% or if the DOR would allow the correction by the 2019 digest. The DOR responded it will waive or defer the penalty if the County enters into a consent order to have the deficiency corrected by the next digest review year which is 2019.

Mr. Lee and Harry Keim, Chair of the Board of Assessors, requested approval to begin the process of preparing for a revaluation of County property. Mr. Lee stated a request for proposals (RFP) will be prepared and sent to companies that perform these services, and it will also be advertised. He said he is working with Finance Director Hudson on the RFP, and further information will be provided to the Board as this process continues.

Commissioners discussed the required revaluation citing there is no alternative to this course of action.

### Report from Recreation Committee

Commissioner Tommy French reported a Recreation Committee was held, and one of the matters discussed was the construction of a building at the Harrisburg center. He stated the community has worked with Habitat for Humanity in applying for grant funds, and there will be no cost to the County.

Mr. Murali Thirumal, Executive Director of Habitat for Humanity, presented a sketch of the proposed 1,000 square foot building. He stated it will be a separate building from the Collins P. Lee Center and will be used for youth and adult programs. He stated a Knight Foundation grant was received to research the needs of the community, and the greatest need identified was another building. Mr. Thirumal thanked the County for their support in the Harrisburg community, and he reiterated the fact that no funding is being requested from the County. He requested Board approval for continued efforts for the project.

Vice Chair Emily C. Davis made a motion to support the continued efforts for the construction of a building at the Harrisburg center. Commissioner Tommy French seconded the motion, and it passed unanimously.

### TAN Resolution

Finance Director Dawn Hudson reported that a request was sent out for a quote for interest rates for a tax anticipation note (TAN) for this fiscal year. She stated typically, after bids are received, bidders are asked to make clarifications about their bid in order to make an accurate comparison. Ms. Hudson reported that because of questions that have arisen during this process and in fairness to all parties, Commissioners are being asked to reject all bids for the TAN at this time; changes to bid documents will be made to clarify information, and quotes will be solicited again.

Vice Chair Emily C. Davis made a motion to reject bids for interest rates for the TAN as recommended. Commissioner Tommy French seconded the motion, and it passed unanimously.

## Old Business

Commissioner John Westmoreland requested an update on the sewer project on 441 North near Kenan Drive and Five Star. Water Superintendent Jason Kidd and Engineer Brian Wood reported there is a great deal of rock in the area, and blasting will be done to continue installation of the sewer line. They discussed an alternate drive for ingress and egress into Kenan Drive during the process stating notice will be given regarding the alternate drive and appropriate signage will be posted.

Mrs. Carol Brock, spokesperson for Kenan Drive residents, expressed her concern about the alternate drive, the damage to Kenan Drive if the road is cut, potholes, continued maintenance and the width of the culvert which she did not feel provided adequate radius for large trucks turning into Five Star and turning out onto 441.

Commissioner Henry Craig asked for an update on the Veterans sidewalk. Mr. McMullen reported a pre-bid conference will be held and bids opened March 14<sup>th</sup>.

Commissioner Westmoreland asked for an update on the gym floor. Mr. McMullen responded SPLOST projects are on hold.

Commissioner John Westmoreland asked for an update on Oconee Regional Medical Center. Chair Hall stated the Boards of Oconee RMC are working with outside sources to continue provision of medical services. Commissioner Craig stated he is optimistic that the issues are improving.

## New Business

There was no new business to come before the Board.

## County Manager's Report

County Manager McMullen presented an update on the airport apron expansion and fuel farm project. He stated bids were opened, and W.K. Dickson and County staff members are reviewing bids and specs to determine if amendments could be made.

He reported bids for closure of the landfill came in higher than estimated, and alternates are being discussed with EPD.

Mr. McMullen recognized Fire Chief Troy Reynolds who addressed the Board regarding the County's ISO rating. Chief Reynolds stated the Fire Department and other County Departments have been working diligently to get the ISO rating lower. The previous rating was 6/9 and has been lowered to 3/3 X. He stated this ISO rating will provide citizens with savings on their insurance premiums.

He expressed his appreciation to the Board for their support.

## Adjournment

Vice Chair Emily C. Davis made a motion to adjourn the Regular Meeting at 7:15p.m. Commissioner John Westmoreland seconded the motion and it passed unanimously.

Respectfully submitted,

Sammy Hall  
Chair

Cynthia K. Cunningham  
County Clerk

