

Baldwin County Commissioners
Regular Meeting
July 18, 2017
6:00 p.m.

A Public Hearing and the Regular Meeting of the Baldwin County Commissioners was held Tuesday, July 18, 2017, at 6:00 p.m., Baldwin County Courthouse, Suite 319, 121 North Wilkinson Street, Milledgeville, Georgia with Chair Sammy Hall presiding.

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

Members Absent: Henry Criag

Also Present: Ralph McMullen
David McRee
Dawn Hudson
Cindy Cunningham

Call to Order of Public Hearing

Chair Sammy Hall called the Public Hearing to order at 6:00 p.m. He stated the purpose of the Public Hearing is to allow public comments regarding a proposed Airport Zoning Ordinance.

Chair Hall opened the floor for public comment. There being no public comments on the proposed Zoning Ordinance, Chair Hall adjourned the Public Hearing at 6:03 p.m.

Call to Order of Regular Meeting

Chair Hall called the July 18, 2017 Regular Meeting to order at 6:03 p.m.

Approval of Minutes

Commissioner John Westmoreland made a motion to approve the minutes of the June 20, 2017, Work Session and Regular Meeting as submitted. Commissioner Emily C. Davis seconded the motion and it passed unanimously.

Tax Abatements for Project Julian

Development Authority Executive Director Matt Poyner discussed tax abatements for "Project Julian" which is a cyber security firm that would be locating downtown at 127 West Hancock Street. He presented background on the company and the principals of the firm. The goal of the cyber security firm is to create fifty (50) new jobs within the first thirty-six (36) months, hiring ten (10) new employees by the end of this year.

Mr. Poyner presented a ten (10) year tax abatement schedule for property taxes on real property. The schedule outlines 100% abatement for the first five (5) years to decrease each year by 20% with years nine (9) and ten (10) both being at 20%. He stated the abatement schedule must be approved by the County, City and Board of Education.

Commissioner Emily C. Davis made a motion to approve the 10 Year Tax Abatement Schedule for Project Julian as presented. Vice Chair Tommy French seconded the motion and it passed unanimously.

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

Findings on FAA/GDOT Proposed Grant

Mr. Doug Hawkins presented information regarding a proposed FAA/GDOT grant for the Airport. He detailed the projects included in the Capital Improvements Plan (CIP) and annual funding for the various projects at the Airport. He stated he felt it would be in the County's best interest to follow the CIP rather than accept the \$135,000 grant for cleaning the Airport, sealing and repainting lines. A DOT inspector recently visited the Airport and agreed that the markings looked good and that the sealing was sufficient to last well into 2019.

Mr. Hawkins requested that the board notify FAA/GDOT that the County wishes to proceed with the 2018 original grant and plans that involve grading work and some paving as prep for two new T-Hangers. He asked that Chair Hall notify DOT that the County respectfully requests the allocation of the remaining funds available from the under-run of recently completed apron expansion and obstruction clearing projects to the T-Hanger / apron site work construction project.

Commissioner John Westmoreland made a motion to notify DOT that the County is requesting the allocation of the funds for the T-Hanger / apron construction project. Vice Chair Tommy French seconded the motion and it passed unanimously.

Airport Ordinance

GIS Analyst Alex Ferrand presented the Airport Zoning Ordinance which regulates height of structures and objects around the Airport. He stated a public hearing was held prior to the Regular Meeting and no comments were received on the proposed Ordinance.

Vice Chair Tommy French made a motion to adopt the Airport Ordinance as presented. Commissioner John Westmoreland seconded the motion and it passed unanimously.

A copy of the Ordinance is on file in the Board of Commissioners office.

Personnel Handbook

County Manager Ralph McMullen discussed a Resolution to amend the rules and regulations of the Baldwin County Employee Handbook. He stated all Commissioners and County employees have had the opportunity to review the proposed Handbook and provide comments.

Commissioner Emily C. Davis made a motion to adopt the Resolution to adopt the Employee Handbook. Vice Chair Tommy French 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 _____.

Bids for 2016 Sewer Project and Selection of Grant Administrator and Engineer

Finance Director Dawn Hudson reported bids were received on June 21st for the 2016

CDBG sewer project for video and cleaning of sewer lines on Richard Drive. County staff and project engineer recommends award be made to the low bidder, The Renee Group, with a bid of \$40,371.50.

Vice Chair Tommy French made a motion to award the bid to The Renee Group for the amount of \$40,371.50 for the sewer video and cleaning. Commissioner John Westmoreland seconded the motion and it passed unanimously.

Ms. Hudson reported that at the June 6th meeting, the Commissioners approved Resolutions authorizing submission for a Community Development Block Grant for additional sewer improvements. Since grant funds would be utilized for administration fees and engineering, the County must advertise under the Common Rule Procurement Guidelines to ensure compliance with Section 3 requirements.

Requests for Qualifications for engineering and grand administration have been advertised and also mailed to ten (10) engineering firms and seven (7) grant administration firms. The County received five responses from engineering firms, and these have been reviewed and rated by the County Management Staff and County Engineer.

Ms. Hudson reported the recommendation is to hire the firm of Carter & Sloope Engineering of Macon to provide engineering services for the 2018 CDBG sewer project, if funded. The staff also recommends hiring Carter & Sloope Engineering to provide engineering services for the 2016 CDBG sewer project which is ongoing.

Commissioner Emily C. Davis made a motion to hire Carter & Sloope Engineering for the 2018 CDBG sewer project as well as the 2016 CDBG project. Commissioner John Westmoreland seconded the motion and it passed unanimously.

Finance Director Hudson stated only one firm responded to the solicitation for grant administration. The firm of Allen-Smith Consulting which has worked with the County for many years and has been very successful in obtaining grant awards for the County. Sole Source approval to hire Allen-Smith must be obtained from the Department of Community Affairs.

Commissioner Emily C. Davis made a motion to request Sole Source approval from DCA to hire Allen-Smith Consulting for grant administration of the 2018 CDBG sewer project, if funded. Commissioner John Westmoreland seconded the motion and it passed unanimously.

Solid Waste Contract

County Manager Ralph McMullen asked for Commissioners to review the latest draft of the Solid Waste Contract with Advanced Waste. He called attention to Section 2.3, Section 2.4, Section 7, and Section 26. He stated the final contract would be brought back to the Board for adoption at a later date.

Old Business

Commissioner John Westmoreland requested an update on the property revaluation and the timeline for submitting the digest. Finance Director Hudson responded that the process is currently on schedule.

Commissioner Westmoreland stated he felt the County should move forward with the process of adopting property maintenance standards, i.e., International Property Maintenance Code (IPMC). He recommended scheduling a public hearing on the issue.

New Business

There was no new business to come before the Board

County Manager's Report

Mr. McMullen stated a meeting on the Comprehensive Plan would be held Monday, July 24th at Central Georgia Tech at 5:00 p.m.

He stated plans are currently being finalized for a dedication of the two pavilions at the Recreation Department.

Public Comment Period for Non-Agenda Items

Ms. Debbie Bush, Mr. Keith Taylor and Mr. Gerald Lester addressed the Board regarding moving forward with property maintenance standards to address and hopefully mitigate dilapidated structures and unsightly properties throughout the County.

Executive Session

Commissioner Emily C. Davis made a motion to adjourn into Executive Session at 6:55 p.m. to discuss land acquisition. Vice Chair Tommy French seconded the motion and it passed unanimously.

Reopen Regular Meeting

Vice Chair Tommy French made a motion to reopen the Regular Meeting at 7:20 p.m. Commissioner Emily C. Davis seconded the motion and it passed unanimously.

Adjournment

Commissioner Emily C. Davis made a motion to adjourn the meeting at 7:20 p.m. Vice Chair Tommy French seconded the motion and it passed unanimously.

Respectfully submitted,

Sammy Hall
Chair

Cynthia K. Cunningham
County Clerk
