

Baldwin County Commissioners  
Regular Meeting  
August 15, 2017  
6:00 p.m.

The Regular Meeting of the Baldwin County Commissioners was held Tuesday, August 15, 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  
Henry Craig  
John Westmoreland

Also Present: Ralph McMullen  
David McRee  
Dawn Hudson  
Cindy Cunningham

Call to Order

Chair Hall called the August 15, 2017 Regular Meeting to order at 6:00 p.m.

Approval of Minutes

Commissioner Emily C. Davis made a motion to approve the minutes of the August 1, 2017 Regular Meeting as submitted. Commissioner Henry Craig seconded the motion and it passed unanimously.

Real Estate Purchase Contract and Acceptance of Assignments and Assignment Fee Agreement

County Attorney David McRee discussed documents relating to the real estate purchase of property located on North Columbia Street for the Courthouse annex facility. He stated the County engaged a broker for the purchases, and there are contracts for purchases with JSI Milledgeville, LLC and L. Jack Dennis.

County Attorney McRee reported the property being purchased from JSI Milledgeville is located at 1601 North Columbia Street, 1661 North Columbia Street and 351 Lakeside Drive and consists of 10.03 acres and .86 acres. The property being purchased from Jack Dennis is located at 1615 and 1617 North Columbia Street and consists of .53 and .45 acres. Mr. McRee discussed the purchase price for the aforesaid properties and requested Board approval of the Real Estate Purchase Contracts and Assignment of Real Estate Sales Contracts, as well as the fee Agreement for Assignment for the Dennis property since it was not listed with a real estate agent. County Attorney McRee stated approval of these two assignments will place the County in position as purchaser.

Vice Chair Tommy French made a motion to approve the Contracts, the acceptance of Assignments and Fee Agreement as presented. Commissioner Emily C. Davis seconded the motion and it passed unanimously.

A copy of the Contracts and Assignments are herewith attached and made an official part of the minutes at pages \_\_\_\_\_ and \_\_\_\_\_.

Millage Rate and Five Year History

Finance Director Dawn Hudson reported that at the June 29<sup>th</sup> Commissioners Work Retreat a calendar outlining the timeframe for setting the millage rate and adopting the

budget was distributed and discussed. She stated the final digest numbers have been received and the rollback rate applied. Ms. Hudson reported that the rollback millage rate that can be set to be revenue neutral has been calculated at 9.057 which is less than the current rate of 9.85. Ms. Hudson stated staff is proposing to keep the millage rate the same at 9.85 which will generate 1.2 million dollars of additional revenue taking into account that \$400,000 is new growth. The County has to plan for additional expenditures of 1.2 million dollars due to additional mandates and the commitment of the Board to provide \$500,000 per year to the hospital to assist with indigent care.

Ms. Hudson further discussed that since the rollback rate is lower than the proposed millage rate of 9.85 the County must hold three public hearings prior to setting the 2017 millage rate. Legal notice must be given of a proposed tax increase and three public hearings must be advertised along with the 2017 Tax Digest and Five Year History. She reported the public hearings will be held August 24, 2017 at 10:00 a.m. and 6:00 p.m., August 31, 2017 at 10:00 p.m. and a called meeting will be held on August 31<sup>st</sup> at 11:00 a.m. to set the millage rate.

Commissioner Henry Craig commended Ms. Hudson and her staff for their hard work in preparing the budget. He stated he agrees that additional revenue must be generated; however, he proposes to look at other means to raise the revenue. He stated he proposes that taxes be spread out among all citizens in the County not just to the property owners.

#### Update on Public Works Programs

County Engineer Brian Wood discussed various Public Works projects including LMIG prep, resurfacing, and striping. He presented information on equipment that can be used to perform Full Depth Reclamation, and discussed benefits to the County by purchasing such a piece of equipment. Mr. Wood discussed safety enhancement projects. Discussion was also held about truck traffic on Log Cabin and Stembridge Roads. County Attorney McRee was asked to review example of ordinances from other counties regarding truck traffic. Mr. McRee stated he will research this and bring information back to the Board for their consideration of adopting such an ordinance. Mr. Wood provided an update on the CDBG sewer project.

#### Letter of Intent for Underwriting

Chair Hall presented a letter of intent for underwriting services from Raymond James, the company handling bonding for SPLOST projects. Mr. Hall proposed engaging Raymond James to look at debt owed by Sinclair Water Authority to see if debt could be reduced thereby saving the County money and possibly lowering water rates. Putnam County and the Sinclair Water Authority will also enter into the agreement.

Commissioner Henry Craig made a motion to accept the Letter of Intent from Raymond James as presented. Commissioner John Westmoreland seconded the motion and it passed unanimously.

#### Old Business

There was no old business to come before the Board.

#### New Business

Commissioner John Westmoreland requested an update on the waterline to provide water to Jones County in emergency situations. Chair Hall responded that the switch will be opened by Baldwin County only in emergencies to allow water to be pumped to Jones County.

Commissioner Westmoreland stated power companies have sprayed to kill undergrowth under lines and asked who is responsible for removing dead trees and debris. Chair Hall responded he felt it is not the County's responsibility but the power companies were responsible. Commissioner Westmoreland also stated he felt it is a safety issue with

the number of dead trees along the side of the road. He asked what the County could do about this matter. Chair Hall stated if it is off the right-of-way the County cannot remove it because it is the property owner's responsibility.

### County Manager's Report

County Manager McMullen reminded everyone of the Dedication of Recreation Pavilions on August 16<sup>th</sup> at 11:00 a.m.

### Public Comments for Non-Agenda Items

Mr. Paul Scarbrough addressed the Board regarding the lack of requirements for inspections and/or building permits and electrical permits related to the construction of docks on the lake. He stated he would like to see Baldwin County adopt regulations for the permitting and inspection of docks.

### Adjournment

Commissioner Henry Craig made a motion to adjourn the August 1, 2017 Regular Meeting at 7:05 p.m. Commissioner Emily C. Dais seconded the motion and it passed unanimously.

Respectfully submitted,

Sammy Hall  
Chair

Cynthia K. Cunningham  
County Clerk

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