

Baldwin County Commissioners
Public Hearing and Regular Meeting
September 1, 2020
6:00 p.m.

The Regular Meeting of the Baldwin County Commissioners was held Tuesday, September 1, 2020, at 6:00 p.m., Suite 319, Baldwin County Courthouse, Milledgeville, Georgia with Chair Henry Craig presiding.

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

Members Absent: Henry Craig

Also Present: David McRee
Carlos Tobar
Dawn Hudson
Jill Adams
Cindy Cunningham

Call to Order

Vice Chair Tommy French called the September 1, 2020 Public Hearing and Regular Meeting to order at 6:00 p.m.

Public Hearing

Vice Chair Tommy French stated legal requirements for advertising and holding a public hearing have been met. He stated the purpose of the meeting is to solicit public comment on the proposed amendment to the Code of Ordinances, Chapter 16, Section 16.49 (c) – Manufactured Mobile Homes.

Ms. Cindy Humphrey addressed the Board commenting that she felt the County should be working together to make our County better rather than the location of a mobile home. She stated she did not agree with a three (3) acre lot size requirement nor the 1 / 4 mile radius or visible distance of a site built home when placing a mobile home outside a mobile home park.

Ms. Melinda Ingram, General Manager of Sinclair/Oconee Homes, discussed that her company is providing affordable housing to citizens of Baldwin County. She stated manufactured homes are now much improved, and she felt the distance to site built homes and the minimum lot size are too restrictive.

Ms. Jennifer Lassen, representing Georgia Manufacturing Housing Association, addressed the Board urging the Commissioners to adopt policies to make affordable housing available to citizens who choose to live in manufactured homes.

Ms. Cindy Aycock stated she purchased a lot many years ago specifically for her daughter to put a manufactured home on it. She said there are many people like her daughter who can afford a manufactured home when they couldn't afford a stick built home. She asked the Board to reconsider the proposed regulations.

There were no further comments.

Commissioner Emily C. Davis made a motion to adjourn the public hearing at 6:15 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Regular Meeting

Vice Chair French opened the September 1, 2020 Regular Meeting.

Approval of Minutes

Commissioner Sammy Hall made a motion to approve the minutes of the August 18, 2020 Regular Meeting and August 24, 2020 Called Meeting as submitted. Commissioner Emily Davis seconded the motion and it passed unanimously.

Local Maintenance Improvement Grant (LMIG)

County Manager Carlos Tobar reported a bid opening was held August 28, 2020 for resurfacing roads through the Georgia DOT LMIG program. He stated two (2) bids were received - Pittman Construction in the amount of \$989,492.53 and Reeves Construction in the amount of \$1,296,605.20. County Manager Tobar said both bids have been evaluated, and the recommendation is to award the bid to the low bidder, Pittman Construction in the amount of \$989,492.53.

Commissioner John Westmoreland made a motion to award the LMIG bid to Pittman Construction in the amount of \$989,492.53. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Amendment to Code of Ordinances, Section 16.49 (c)

Vice Chair French stated a public hearing was held prior to the regular meeting regarding the proposed amendment to Section 16.49 (c).

County Manager Tobar stated the County does not have countywide zoning and these regulations apply to all areas of the County. He reported the Board, staff and representatives of the Middle GA Regional Commission have been reviewing a type of land use known as Character Area development which allows for different regulations for different areas of the County based on how the specific areas are currently. He recommended this matter be tabled until a later date to be certain that all aspects are considered in the proposed amendment.

Commissioner John Westmoreland made a motion to table the proposed amendment until a future date to clarify all recommended changes. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Consulting Firms for Federally Funded Projects

Assistant County Manager reported Baldwin County has requested Qualifications and Proposals from engineering firms for a Preliminary Engineering Report, Design Services and Construction Administration of federally assisted projects. She stated advertisements for the Request for Qualifications ran on Georgia Local Government Access (GLGA) website July 24th – August 24. The RFQ package was emailed to 10 engineering firms. As a result of GLGA ads, additional engineering firms requested the engineering RFQ package.

Three engineering firms submitted their Statement of Qualifications.

She stated the County also requested Qualifications and Proposals for Grant Writing / Administrative and related Services for federally assisted projects. The ad ran on the GLGA website for the same time period, and the package was emailed to 7 consulting firms.

Ms. Hudson reported that a Review Committee of staff members (Assistant County Manager; Finance Director, Water/Sewer Superintendent, and County Clerk) completed

an evaluation form on each firm. The Committee recommends the selection of Carter / Sloope Engineers of Macon for engineering services and Allen – Smith Consulting for potential EDA/CDBG/EIP/RDF/GEFA/USDA/FHA projects. The Procurement Process is for twelve months should federal funding opportunities arise. She reported both Allen-Smith Consulting and Carter / Sloope Engineering have worked with Baldwin County for over 25 years on various federally funded projects. They have been very successful in securing and administering these projects.

County Manager Hudson requested Board approval for the award for Engineering Services to Carter / Sloope and Grant Writing / Administration Services to Allen – Smith Consulting and to authorize the Chairman to execute the related contracts for services.

Commissioner Emily Davis made a motion to select Carter / Sloope Engineering and Allen-Smith Consulting for services for potential federally funded projects and to authorize the Chairman to execute related contracts for services. 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 Westmoreland requested information about the water pipes that are stored on Log Cabin Road. County Manager Tobar responded the County is installing larger pipes in this area to provide better pressure and better fire protection.

County Manager's Report

County Manager Carlos Tobar reported on the following items: Department of Public Health

Building is progressing, and the move-in date is scheduled for November 15, 2020; GDOT has completed two major safety projects – signal at Highway 49 and Blandy and also reduced a conflict u-term at GCSU West Campus entrance; Hopewell water line extension complete, and EPD tests will be done shortly; Airport Trail Public Information Open House is ongoing, and comment period ends September 5th; generator at Fire Station 7 was installed; all stations that are voting precincts now have backup generators; fence at closed landfill is complete; solicitation for hunting lease is nearing completion; and purchase order has been issued for teleconferencing equipment for courtrooms.

Mr. Tobar discussed Character Areas for County land use regulations. He stated this which would make Baldwin County a Plan First Community, and the County would be eligible for Community Development Block Grants each year.

County Manager Tobar stated the Commission offices are scheduled to be closed Friday, September 18th and Monday, September 21st for moving to the Government Building.

Public Comment for Non-Agenda Items

The following citizens addressed the Board in opposition to the proposed Airport Multi-Purpose Trail: Kathy Jeffries, Margaret Benson, and James Andrews.

Mr. Hudman Evans addressed the Board with concerns regarding a contentious situation with the attendant at the Carr Station Convenience Center. County Manager Tobar stated he was made aware of the incident and referred the matter to Hancock County.

Adjournment

Commissioner Sammy Hall made a motion to adjourn the Regular Meeting at 6:50 p.m.
Commissioner John Westmoreland seconded the motion and it passed unanimously.

Respectfully submitted,



Henry R. Craig
Chair



Cynthia K. Cunningham
County Clerk