



## **BALDWIN COUNTY REGULAR MEETING**

July 05, 2022

1601 N Columbia St, Suite 220

6:00 PM

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### **MINUTES**

#### **MEMBERS PRESENT**

Henry Craig  
John Westmoreland  
Kendrick Butts  
Emily Davis  
Sammy Hall

#### **ALSO PRESENT**

Carlos Tobar  
David McRee  
Dawn Hudson  
Cindy Cunningham

#### **CALL TO ORDER**

Chairman Craig called meeting to order at 6:00 p.m.

#### **INVOCATION**

County Manager Carlos Tobar delivered the Invocation.

#### **PLEDGE OF ALLEGIANCE**

Baldwin High School Naval JROTC Cadets presented the colors and led the Pledge of Allegiance.

#### **APPROVAL OF MINUTES**

Vice Chairman John Westmoreland made a motion to approve the minutes of the June 7, 2022 Regular Meeting, June 23, 2022 Called Meeting and June 30, 2022 Planning Session as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

#### **ADMINISTRATIVE/FISCAL MATTERS**

##### **Mutual Aid Agreement**

Chief Victor Young presented an Agreement for Fire Service Mutual Aid with the Deepstep Fire Department. He reported the Agreement outlines conditions and responsibilities of the parties to aid each other during times of significant emergencies. Chief Young recommended the approval of the Agreement for Fire Service Mutual Aid with Deepstep Fire Department.

Commissioner Sammy Hall made a motion to approve the Agreement for Fire Service Mutual Aid with the Deepstep Fire Department. Commissioner Emily Davis seconded the motion and it passed unanimously.

##### **2022 Community Home Investment Program (CHIP)**

County Manager Tobar stated that as part of the Community Home Investment Program (CHIP) grant award, Commissioners must address certain General Conditions as

outlined in the Award. Mr. Tobar presented the following information for the Board's consideration:

- 1) Resolution adopting CHIP grant homeowners' eligibility requirements for the CHIP Grant. He reported eligibility requirements have been established for use in administering the CHIP program for financial assistance pursuant to the housing rehabilitation grant project. The Resolution further states that assistance through the CHIP grant will be provided according to the property value limits for homeownership activities as outlined in the HOME Final Rule published July 2013, and no home receiving assistance will have an after-rehabilitation value that exceeds 95 percent of the area median purchase price for existing single-family units as issued by HUD.
- 2) Resolution for adoption of Policies and Procedures and Written Rehabilitation Standards in accordance with the requirements of the 2022 CHIP program description.
- 3) Section 3 Policy for Covered HUD Funded Activities – Mr. Tobar reported Section 3 pertains to training, employment contracting and other economic opportunities arising in connection with the expenditure of federal housing assistance and community development assistance used in conjunction with housing rehabilitation, housing construction and other public construction. All recipients and sub-recipients of Section 3 covered assistance must comply with the provisions of this policy in order to be eligible for DCA awards. He stated Section 3 is part of the regulatory agreement of the CHIP grant award.

Mr. Tobar stated the adoption of these Resolutions and the Section 3 Policy is the next step in addressing General Conditions of the grant award. He stated the Grant Administrator, Gilbert & Associates, will let him know what steps to take next in moving forward.

Commissioner Emily Davis made a motion to adopt the Resolutions for the CHIP award. Commissioner Kendrick Butts seconded the motion.

Commissioner Davis amended her motion to approve both resolutions - the Resolution adopting homeowners eligibility requirements, the Resolution adopting Policies and

Procedures and Written Rehabilitation Standards and to adopt the Section 3 Policy as presented. Commissioner Butts accepted the amendment to the motion and it passed unanimously.

Copies of the approved Section 3 Policy and Resolutions are on file in the CHIP grant documents in the Commissioners' Office.

#### Hangar Ground Lease Agreement

County Manager Tobar presented a ground lease agreement between NRH Properties and Baldwin County for the rent / lease of property for a new hangar. Mr. Tobar reported the base term of the lease is for twenty (20) years beginning June 2022 and ending May 31, 2042 with monthly lease payments of \$392.00 per month for first five years to be increased by the cumulative CPI for the next five years and repeating to increase at each five-year interval until the final contract date. Mr. Tobar stated NRH Properties is paying for the construction of the hangar.

Commissioner Kendrick Butts made a motion to approve the Hangar Ground Lease Agreement with NRH Properties as presented. Commissioner Emily Davis seconded the motion and it passed unanimously.

A copy of the Hangar Ground Lease Agreement is herewith attached at pages \_\_\_\_\_ and \_\_\_\_\_.

### Broadband Resolution

County Manager Tobar presented a Resolution authorizing acceptance of the American Rescue Plan Act (ARPA) Recovery Fund Broadband Infrastructure Grant. He stated the Resolution also includes - finding that Windstream Corporation is the sole source qualified to design, construct, install and implement the Broadband Public Works project to be funded by the grant proceeds to Windstream; ratifying the acceptance of the grant and its terms and conditions; authorizing the execution and delivery of documents related to the grant award. Mr. Tobar reported in the initial application a request in the amount of \$917,916.50 was submitted to the State of Georgia to fund a portion of designing, construction, installation and implementation of a fiber-optic broadband network. The State doublechecked the number of houses that are to be beneficiaries and there were some duplicates. The initial number of underserved houses was 751 and the revised number is 683. Therefore, the State requested a budget revision. Windstream revised the budget and subsequently grant funds were requested in the amount of \$842,136.44; Windstream matching funds increased to \$792,503.00; and Baldwin County matching funds of \$151,782.50 remain the same for a total estimated project cost of \$1,786,422.00.

Commissioner Sammy Hall made a motion to approve the Broadband Resolution as presented. Vice Chairman John Westmoreland 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 \_\_\_\_\_.

### Contract Service and Financial Agreement for Workforce Development

Assistant County Manager Dawn Hudson presented a Contract Service and Financial Agreement between Baldwin County and the Executive Committee of Chief Elected Officials for Middle Georgia Workforce Development Area II and the Workforce Development Board and for Middle Georgia Workforce Development Area II and the Middle Georgia Consortium whose members are the ten counties within the Middle Georgia Workforce Development Area II. Ms. Hudson reported Baldwin County serves as grant recipient and fiscal agent for grant funds and does receive administration fees for these services. She stated the contract outlines responsibilities of all parties in the agreement, and the County will perform the services of fiscal agent. Ms. Hudson reported that Baldwin County has no liability for any costs incurred under this program.

Vice Chairman John Westmoreland made a motion to approve the Contract Service and Financial Agreement for Workforce Development as presented. Commissioner Kendrick Butts seconded the motion and it passed unanimously.

A copy of the Agreement is on file in the Commissioners' Office.

### **OLD BUSINESS**

There was no Old Business to come before the Board.

### **NEW BUSINESS**

There was no New Business to come before the Board.

### **COUNTY MANAGER'S REPORT**

County Manager Carlos Tobar reported a new Code Enforcement Officer, Lisa Marks, has started work; Probate and Magistrate offices have moved into their new space on the first floor at the Courthouse; Fire and Rescue graduated eight (8) new firefighters; bids for the Airport Wind Cone and Segmented Circle are due Friday, July 8<sup>th</sup>; the Zoning Map has been completed and submitted to the Middle Georgia RC to place on a web map for the public to view and the Request for Proposals for the Aquatic Center will be completed by July 15<sup>th</sup>.

## **PUBLIC COMMENT PERIOD FOR NON-AGENDA ITEMS**

Mr. James Finney addressed the Board requesting that the Collins P Lee Center be renamed for Ms. Lucille Harris.

Mr. Gregory Barnes addressed the Board regarding an Open Records Request for an audio transcript of the May 25<sup>th</sup> Executive Session. Chairman Craig responded Executive Sessions are not recorded. Mr. Barnes urged the Board to make recordings of Executive Sessions.

## **ADJOURNMENT**

Commissioner Emily Davis made a motion to adjourn the meeting at 6:40 p.m. Commissioner Sammy Hall seconded the motion and it passed unanimously.

Respectfully submitted,

Henry R. Craig  
Chairman

Cynthia K. Cunningham  
County Clerk