



# *Minutes*

City Council Work Session

April 8<sup>th</sup>, 2025

6:30pm

Baldwin Municipal Courtroom, 155 Willingham Avenue, Baldwin, GA 30511

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Mayor Stephanie Almagno, Councilmember Erik Keith, Councilmember Nancy Lehman, Councilmember Kerri Davis, Councilmember Maarten Venter, and Councilmember Alice Venter were all in attendance.

## ***Call Meeting to Order***

*Mayor Almagno called the meeting to order at 6:30 pm.*

## ***Public Hearing***

## ***Old Business***

## ***New Business***

1. House Bill ~~52~~ 92 and House Bill 581

CAO Emily Woodmaster apologized and acknowledged the agenda had been published with the incorrect House Bill number, and House Bills 92 and 581 were being discussed this evening. Several changes have been made with House Bills 92 and 581, primarily the removal and addition of required items for the annual assessment notices. The most important addition is an anticipated roll-back rate for the assessment notices the Counties send out each year.

Line 135 of House Bill 581 states that the assessment notices must contain "The current year's estimated roll-back rate," however, the roll-back rate is calculated with the digest, which the City will not receive until summer from both Counties. Without manually searching City records for new construction, improvements, and other items that City staff feel would make an impact on the digest, it would be difficult to anticipate a roll-back rate. Even if staff were to do this, it would be at best an educated guess.

After receiving clarification on the legislation from Georgia Municipal Association, Baldwin is not required to come up with a roll-back rate, but rather the City can tell the Counties to utilize last year's anticipated roll-back rate on the assessment notice. After the City receives the digest and staff propose millage and roll-back rates for Council decision, any changes would be advertised to the public as already required by law. At this time, Banks County has requested the information by April 18<sup>th</sup>, and Baldwin has not received this request from Habersham County. Unless the legislation changes, this will be a yearly decision Council will need to make going forward.

Council was in consensus to provide both Banks and Habersham County with last year's anticipated roll-back rate for the assessment notices.

## ***Announcements***

- a. The Baldwin City Council Spring 2025 Retreat will be April 10 - 11 from 8:00 am - 5:00 pm. Formal notice and agenda have been sent to the press and posted on the City's website.


- b. The 26<sup>th</sup> annual Baldwin Clean Up Day is April 19<sup>th</sup>! Join us at Mitchell Gailey Park from 9:00 am - 12:00 pm to clean up Baldwin roads and plant a tree. Public Works will be collecting items that normally must go to the landfill, including appliances, scrap metal, and furniture. Tires, batteries, and paint cans will be accepted, but they must be separated from other items. Sign up is required for pickup service. Call 706-778-6341 by April 11<sup>th</sup> to get your name on the list! All items must be placed out on the curb by 8:00 am on Monday April 14<sup>th</sup>.
  
- c. The utility bills for the month of March were duplicated and mailed out in error. At this time, the correct utility bills for April have been mailed. Mayor Almagno apologized for any inconvenience. Councilmember Nancy Lehman reminded everyone that there is an option to sign up for emailed utility bills instead of receiving a paper bill.

*Adjournment*

Action: A motion was made by Maarten Venter to adjourn the meeting with a second by Erik Keith. Motion Carried 5-0 at 6:51 pm.

  
Stephanie Almagno, Mayor

4/14/2025  
Date Approved by Council

  
Erin Gathercoal, City Clerk

