



Agenda

City Council Meeting

October 10th, 2023
6:30pm

Baldwin PD Training Room, 155 Willingham Avenue, Baldwin, GA 30511

Acting Mayor Alice Venter, Council Member Theron Ayers, Council Member Stephanie Almagno, and Council Member Maarten Venter were all in attendance.

Call Meeting to Order

Acting Mayor Alice Venter called the meeting to order at 6:29 pm.

Invocation and Pledge

Consent Agenda

- a. Approval of Minutes: Council Meeting 9/25/23 and Work Session 10/03/23

Action: A motion was made by Stephanie Almagno to approve the consent agenda as presented with a second by Maarten Venter. Motion Carried 3-0.

Citizen Comment

Public Hearings

Reports

Old Business

1. Discussion of 2023 Millage Rate

Acting Mayor Alice Venter made a statement (see attached).

CAO Emily Woodmaster presented updated PT 32.1 forms for both Habersham and Banks Counties to Council. The previous forms presented were created using an incorrect digest summary from Habersham County. The true exemption rate is \$2,261,045 in exempted property, not the previously estimated \$10 million. The goal of the rollback is that any reassessment on Baldwin's digest is not increased on property tax value. Only net changes (or new growth) are being considered, in the amount of \$7.2 million.

The new proposed millage rate for Habersham is 8.481 and the new proposed millage rate for Banks is 2.662. Both forms show the percentage tax increase – Habersham shows 0.00% because of the full rollback, and Banks shows negative because of LOST offsets.

With a full rollback and the corrected exemptions, the City will take on additional revenue, totaling \$860,675, which includes the changes to both counties' exemptions. .

Council will certify the 2023 millage rate at a special called meeting on October 27th. No formal action was taken at this time.

Action: A motion was made by Maarten Venter to amend the agenda to move the Appointment of Erik Keith to item #6 with a second by Stephanie Almagno. Motion Carried 3-0

2. Consideration/Approval of 2nd Reading of Chitwood Development Ordinance #2023-08130Z

Council had no additional comments or questions regarding this ordinance.

Action: A motion was made by Theron Ayers to approve the 2nd Reading of the Chitwood Development Ordinance #2023-08130Z as presented with a second by Stephanie Almagno. Motion Carried 3-0.

3. Consideration/Approval of Purchase of New Police Vehicle

Acting Mayor Alice Venter recapped the request for the purchase of a new police vehicle. Council had no additional comments or questions regarding the purchase.

Action: A motion was made by Stephanie Almagno to approve the purchase of a new police vehicle to be expensed from Public Safety Funds and not to exceed \$19,600 with a second by Maarten Venter. Motion Carried 3-0.

New Business

4. Consideration/Approval of Clearwell Agreement

Woodmaster presented an agreement for American Tank, who already manages inspection Baldwin's elevated tanks, to manage inspecting the City's clearwell at the water treatment plant. During a sanitary survey from EPD, they requested that the City establish an inspection cycle for the clearwell. The City typically inspects internally, but the EPD's request is for a remote-operated vehicle to do an inspection inside the clearwell. This agreement has the option to renew for 20 years, which mirrors the City's other agreements with American Tank. There is no penalty if the City decides to no longer use American Tank's services, but the City must submit written notice of cancellation.

The annual fee for the first three contract years is \$1,000, and the fee will be adjusted to reflect costs of services in the fourth year. The adjustment to the annual cost is limited to 4% annually. This is a budgeted expense for the water plant, however, establishing this system will fall into the rotation of the City's tanks, so all of Baldwin's tanks will be serviced by American Tank.

The agreement has been reviewed and approved by legal counsel.

Action: A motion was made by Maarten Venter to approve the Clearwell agreement as presented with a second by Stephanie Almagno. Motion Carried 3-0.

5. Consideration/Approval of November Work Session Date

The regularly scheduled November work session falls on November 7th, which is voting day for Baldwin's municipal election. Woodmaster proposed changing the

work session to November 6th to ensure the meeting did not prevent anyone from casting their vote.

Action: A motion was made by Stephanie Almagno to change the November work session date to November 6th with a second by Theron Ayers. Motion Carried 3-0.

6. Consideration/Approval of Appointment of Erik Keith

Acting Mayor Venter swore in Erik Keith to Post 1 of Baldwin City Council.

Action: A motion was made by Stephanie Almagno to approve the appointment of Erik Keith with a second by Maarten Venter. Motion Carried 3-0.

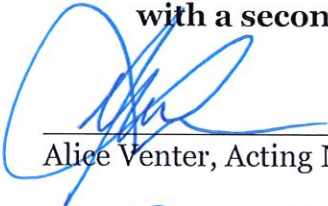
Executive Session

Announcements

- a. Join us for the final 2023 Movie In the Market on October 20th at 7:30 pm! Bring your chairs and blankets to the Baldwin Farmers' Market for a free screening of "Coco." Light concessions will be available with all proceeds going to our "Shop With a Hero" program!
- b. The City of Baldwin is still accepting vendors for our Sixth Annual Fall Festival on October 21st! We welcome food trucks, crafters, and non-profits to sign up for a booth and be a part of our yearly celebration of Baldwin and our surrounding community. The vendor application is available online at www.cityofbaldwin.org or by emailing baldwinevents@cityofbaldwin.org.
- c. Assistant Police Chief Justin Ferguson announced that the Police Department will be offering CRASE (Civilian Response to Active Shooter Events) training to local businesses and churches.
- d. There will be a special called meeting on October 27th at 6:30 pm to certify the 2023 millage rate. This meeting will take place in the Baldwin Municipal Courtroom.

Adjournment

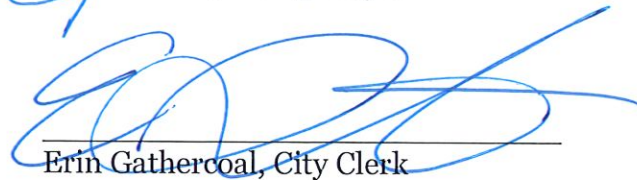
Action: A motion was made by Theron Ayers to adjourn the meeting with a second by Maarten Venter. Motion Carried 3-0 at 7:12 pm.



Alice Venter, Acting Mayor

10/23/2023

Date Approved by Council



Erin Gathercoal, City Clerk



Incorrect Millage Rate Collections - Correct Millage Rate Collection = Net Effect To Habersham Citizens

\$816,991.88- \$793,609.17 = \$23,382.71

The intention of Council was to collect \$742,985 from the Habersham digest with a partial rollback and ensure the budgetary needs for fiscal year 2024 were met.

However, with a full rollback the Council is anticipating \$793,609 in collections from the Habersham digest.

This is an increase in collections. The full rollback ensures that our property owners will not see an increase in property tax due to a reassessment of unchanged property.

This means any property owner prior to 2023 will not be assessed property tax on any re-assessment for their property.

Even though the collection amount is more, it is due to the growth of the digest only.