



Minutes
City Council Meeting
February 26th, 2024
6:30pm

Baldwin Courtroom, 155 Willingham Avenue, Baldwin, GA 30511

Mayor Stephanie Almagno, Council Member Erik Keith, Council Member Joseph Satterfield, Council Member Kerri Davis, and Council Member Alice Venter were in attendance.

Call Meeting to Order

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

Invocation and Pledge

Jaren Campbell, a resident of Baldwin who recently became an Eagle Scout, led the Pledge of Allegiance.

Action: A motion was made by Alice Venter to amend the agenda, adding item #3 “Consideration/Approval of Emergency Wastewater Treatment Expense” to New Business with a second by Erik Keith. Motion Carried 4-0.

Consent Agenda

- a. Approval of Minutes: Council Meeting 2/12/2024.

Action: A motion was made by Alice Venter to approve the consent agenda as presented with a second by Joseph Satterfield. Motion Carried 4-0.

Public Comments

No one came forward.

Public Hearings

Reports

Fire Department – Chief Joe Roy

Chief Roy presented the January 2024 Fire Department report, as well as an update of call volume for December, January, and February and updates on projects, needs, and training (see attached).

Old Business

New Business

1. Consideration/Approval of 1st Reading of Baldwin Court Apartments Variance Ordinance #2024-02139Z

CAO Emily Woodmaster presented a variance request from the Rozati Group for Baldwin Court Apartments for an increase in density from 11 units per acre to 13.5 units per acre and to allow 118 total parking spaces. Woodmaster recapped

the Rozati Group's previous variance request in the autumn of 2022 for an additional 24 units per acre and reduced parking spaces. This request was unanimously denied by Council. Under the new variance request, Baldwin Court Apartments will be removing the existing office on the back of the property and adding a 10-unit, two bedroom/two bath, single building development and 33 parking spaces, which meets the needs of the proposed development.

The development was originally built under the 1987 zoning code (which allowed 12 units per acre) and was in compliance until the updated 2006 zoning ordinance was adopted, and therefore became a non-conforming lot. Department heads had no concerns about granting the variance request, although Police Chief Chris Jones stated that an increase in housing would likely lead to an increase in call volume, and therefore, a need to expand the police department.

Mayor Almagno confirmed Council was comfortable with continuing with the First Reading of the ordinance and read the highlighted portion of the ordinance.

Action: A motion was made by Alice Venter to approve the First Reading of Baldwin Court Apartments Variance Ordinance #~~2024-02139Z~~ as presented with a second by Joseph Satterfield. Motion Carried 4-0.

2. Consideration/Approval of Water Plant Purchase of Heaters and Fans

City Engineer Fletcher Holliday addressed Council with a request to purchase two energy-efficient electric heaters and two large fans for the Water Treatment Plant to reduce operational expenses. The current heater was installed in 1987 and has been repaired multiple times but has become completely inoperable. The heaters will be installed on opposite ends of the plant, and combined with the fans, there is a potential 30-40% reduction in energy. The total cost, including the equipment and installation by MPE, is \$18,420.00 and will be expensed from System Connection Fees.

Action: A motion was made by Alice Venter to approve the purchase of heaters and fans for the Water Treatment Plant in the amount of \$18,420.00 and to be expensed from System Connection Fees as presented with a second by Kerri Davis. Motion Carried 3-1 (Yay: Erik Keith, Kerri Davis, Alice Venter; Nay: Joseph Satterfield).

3. Consideration/Approval of Emergency Wastewater Treatment Expense

Holliday presented to Council a request for an emergency expense for the Wastewater Treatment Plant. An aerator, which provides necessary oxygen and aeration for biological components to treat the wastewater, has failed. The primary and backup motors have both failed, and the internal float has formed cracks, creating a vibration on the motor. Holliday proposed replacing the primary motor and float for \$32,750.00 and purchasing an additional motor for standby for \$15,135.00, with a current 13-week lead time. The Wastewater Treatment Plant currently has a smaller mixer motor in place to maintain operations but is not providing sufficient oxygen and aeration.

Payment in the total amount of \$47,885.00 would be made through the Wastewater Operations and Maintenance Reserve, which is specifically set aside for expenses like this.

Action: A motion was made by Erik Keith to approve the emergency Wastewater Treatment expense in the amount of \$47,885.00 and to be expensed as presented with a second by Alice Venter. Motion Carried 3-1 (Yay: Erik Keith, Kerri Davis, Alice Venter; Nay: Joseph Satterfield).


Executive Session

Announcements


- a. Homestead exemption affidavits for city property taxes are due April 1st. Please stop by City Hall with your driver's license or other government-issued ID to complete the affidavit.

Adjournment

Action: A motion was made by Erik Keith to adjourn the meeting with a second by Kerri Davis. Motion Carried 4-0 at 7:24 pm.


Stephanie Almagno, Mayor

3/11/2024
Date Approved by Council


Erin Gathercoal, City Clerk

