



**Minutes**  
City Council Work Session  
August 8<sup>th</sup>, 2023  
6:30pm

*Baldwin PD Training Facility, 155 Willingham Avenue, Baldwin, GA 30511*

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Acting Mayor Alice Venter, Council Member Larry Lewallen, 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 6:32 pm.*

***Economic Development Discussion (max. 20 minutes)***

Acting Mayor Alice Venter shared that as a city government, the City of Baldwin can commit up to the equivalent of 3 mills to the Habersham County Development Authority or an entity like Partnership Habersham. That money would come from property taxes and ergo, the general fund. These development entities, however, do not have readily available funds to purchase property for commercial and industrial economic development to offset residential taxes, which is why these entities reach out to the cities requesting monetary donations in exchange for a partnership in development.

Council Member Maarten Venter stated that such a conversation would be better in the future, as he has not seen anything that would encourage a vote to give money to the county development entities.

Council Member Stephanie Almagno expressed a desire to have a conversation with the County about how they could best be a community partner and to review the 365 Corridor Overlay. Baldwin has possibilities for development at Highway 365, Highway 441, and the old downtown area. After reviewing the 365 Corridor Overlay, Baldwin as a city can then decide which of those three areas to focus development next. Almagno stated that she would prefer that the development effort be collaborative with the County, but most of Council agreed that Baldwin can handle its own business if it were to become necessary.

***Public Hearing***

***Old Business***

1. Cemetery Rules and Regulations

CAO Emily Woodmaster reviewed the situation from the July 24<sup>th</sup> council meeting that brought the cemetery rules and regulations before Council to formally authorize them. Council stated that they would need time to review the current regulations and was in consensus with bringing them forward for authorization at Monday night's meeting.



## ***New Business***

### 2. Replacement of Lift Station Sewer Pumps

Woodmaster stated that the LACI lift stations have been having mechanical issues, but that the item should be removed from the agenda so more accurate quotes for repairs/replacements can be presented at Monday's council meeting.

**Action: A motion was made by Stephanie Almagno to strike Item #2: Replacement of Lift Station Sewer Pumps from the agenda with a second by Maarten Venter. Motion Carried 4-0.**

### 3. Budget Adoption Resolution #2023-06126R

Woodmaster stated that Council adopted the FY24 budget on June 30<sup>th</sup>, but failed to produce the resolution that accompanies it. This resolution is the guiding document that supports how the City uses the budget, that it is balanced, and the rights to amend the Council when brought before Council. City Attorney Bubba Samuels recommends that the resolution be brought before Council at Monday's council meeting for official adoption *nunc pro tunc*, or "now before then," to retroactively adopt it for June 30<sup>th</sup>.

Council was in consensus to bring this forward at Monday's meeting.

### 4. Reauthorize Special Election Resolution #2023-07129R

Woodmaster recapped the Special Election Resolution adopted at the July 24<sup>th</sup> council meeting. Section 6 of Resolution 2023-07129R states that if no candidate for the mayor's seat receives the majority vote, a Run-off Election would be held on December 5<sup>th</sup>. The City's Charter, however, calls for a plurality vote, so the resolution was amended by Woodmaster in order to promote the legal ad 30 days prior to the election. A formal amendment and re-recording of the resolution is necessary in order to follow the City's Charter.

Council was in consensus to bring this forward at Monday's meeting.

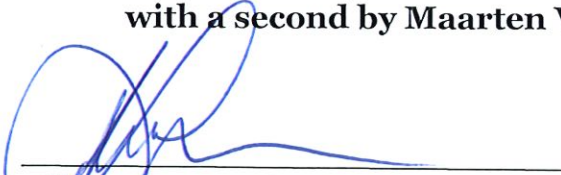
## ***Announcement***

- a. Join us for our first ever Movie In the Market on August 25<sup>th</sup> at 7:30 pm! Bring your chairs and blankets to the Baldwin Farmers' Market for a free screening of The Super Mario Bros. Movie. Light concessions will be available with all proceeds going to our "Shop With a Hero" program!
- b. The City of Baldwin is now accepting vendors for our Sixth Annual Fall Festival on October 21<sup>st</sup>! 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](http://www.cityofbaldwin.org) or by emailing [baldwinevents@cityofbaldwin.org](mailto:baldwinevents@cityofbaldwin.org).
- c. Almagno extended her congratulations for the success of the Back to School Bash

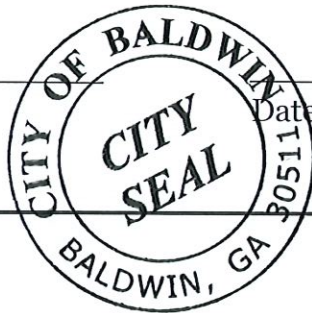
and National Night Out, thanking Life Church, all volunteers, and community sponsors.

**Adjournment**

**Action: A motion was made by Theron Ayers to adjourn the meeting with a second by Maarten Venter. Motion Carried 4-0 at 7:21 pm.**

  
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Alice Venter, Acting Mayor

  
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Emily Woodmaster, CAO



8/14/23  
Date Approved by Council