

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

January 28, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 28, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Russell Gray, Lamar Hudgins, Clinton Johnson, and Anthony Jones. Commissioner Gaines was absent. Also present were County Administrator Michael McCoy, County Attorney Spencer Lee, County Clerk Jawahn Ware, and representatives of the media.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the January 7 Work Session, January 7 Regular Meeting and January 10 Special Called Meeting minutes.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the minutes were unanimously approved.

The Chairman recognized Tommy Gregors, Executive Director; Mary Ligon, Chehaw Park Authority Chair; and Don Meeks, Chehaw Park Executive Director were present to update the Commission on the operational partnership of the Flint RiverQuarium, Thronateeska Heritage Center and the Chehaw Park Authority. Mr. Gregors shared information regarding the formal relationship created between the three partnerships. He explained that partnerships formed amongst the Flint RiverQuarium, Thronateeska Heritage Center and the Chehaw Park Authority were being used to create an economy of scale to share resources to make them more efficient for the community. The goal is to provide greater opportunities to market Albany as a hub of Southwest Georgia and to provide better assistance to the ones who they each serve. The partnerships are not exclusive and can include other sites in the area. Mr. Meeks provided an update on the schedule for attractions at Chehaw Park.

The Chairman recognized Citizen William Wright who was present to address the Commission about the proposed TSPLOST. Mr. Wright was opposed to TSPLOST and requested that the Commission could attract more jobs similar to the “Firestone Era” [when the company was in the area]. He presented specific action for the Commission to take regarding the request. The Chairman clarified the inaccurate information presented to the Board.

The Chairman called for consideration of the change order providing for the implementation of Phase II of the Radium Springs Subdivision Road Improvements Plan from Oxford Construction (Albany, GA) in the amount of \$425,469.15. Funding is available in SPLOST V – Radium Springs Roads for \$783,871. The Commission approved the reallocation of funding for the redevelopment of Camellia Dr, Dogwood Dr, Rosewood Dr, Ivey Dr and Oleander Dr. in the October 15, 2018 Regular Meeting. County Administrator Michael McCoy addressed. Public Works Director Larry Cook and Project Engineer Jeremy Brown were present.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion was passed unanimously.

The Chairman called for consideration of the purchase of one 2019 Ford Explorer for the EMS Department from Wade Ford (Smyrna, GA), in the amount of \$31,262. Pricing for the vehicle is “piggy-backed” from the Gwinnett County annual vehicle purchasing contract. Funding is budgeted in SPLOST VII- County Department Vehicles for \$35,000. County Administrator Michael McCoy addressed. The EMS department requested replacement of the vehicle because it has extended its useful life cycle. EMS Director Sam Allen and City of Albany Buyer Dale Henry were present.

Commissioner Gray moved for approval. Upon a second by Commissioner Johnson, the motion passed unanimously.

The Chairman called for consideration of a discussion of the 2.86% employee merit validation and the action for the implementation of the merit increase for FY19 effective at the beginning of the pay period on February 4, 2019. The increase will be effective immediately for classified employees whose annual performance appraisal indicates that they have performed at a level that has “met expectations” between July 1, 2018 and February 4, 2019. All other classified employees will receive the merit upon successful completion of their annual performance appraisal. The merit increase excludes Department Managers under the direct supervision of the County Administrator. County Administrator Michael McCoy addressed. Finance Director Martha Hendley was present. The Chairman recapped the Commission’s past decision and delay of the merit component. This action was implemented to verify that the merit had been budgeted. The County has received approximately 63% of budgeted revenues. The sales tax collected is at 44% and the target was 50%, both pending collection from January. Mr. McCoy shared that the revenues were exceeding expenses by approximately \$7.8 million and reminded the Commission that this is the direct result of the mileage rate increase. The cost of merit is \$744 million but because of the delay, it will only be \$372 million; emphasizing that we are fiscally stable. Comments were made by various Commissioners.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously.

The Chairman called for consideration of a resolution accepting a right of way deed and easements from Wingate Land & Development, LLC to the Board of Commissioners of Dougherty County, Georgia. County Attorney Spencer Lee addressed. Mr. Lee shared that the subdivision plan had been approved by entities involved in the project and the right of way deed is required.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution No. 19-003 is entitled:

A RESOLUTION  
ENTITLED

A RESOLUTION PROVIDING FOR THE ACCEPTANCE BY DOUGHERTY COUNTY OF  
A RIGHT OF WAY DEED AND EASEMENTS FROM WINGATE LAND &  
DEVELOPMENT, LLC FOR PROPERTY LYING AND BEING IN LAND LOT 87  
OF THE SECOND LAND DISTRICT OF DOUGHERTY COUNTY AND BEING  
PART OF STONEBRIDGE SUBDIVISION, SECTION FOUR; REPEALING RESOLUTIONS  
OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of a resolution providing for the execution of two easement agreements from Dougherty County, Georgia to the City of Albany for the purpose of providing easements to the City of Albany along N. Monroe Street through County owned property known as Satterfield Park and the National Guard Armory for the purpose of allowing construction by the City of the Downtown Connector Trail System. County Attorney Spencer Lee addressed. Mr. Lee shared that the plans were for trails to connect with Sasser's trail but the City of Albany needs an easement to complete the project.

Commissioner Johnson moved for approval and Commissioner Jones seconded. Under discussion, Commissioner Gray shared concerns about the impact of future developments and County Attorney Spencer Lee addressed that there were none. Resolution No. 19-004 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF TWO  
EASEMENT AGREEMENTS FROM DOUGHERTY COUNTY TO THE CITY OF ALBANY  
ADJACENT TO NORTH MONROE STREET THROUGH DOUGHERTY COUNTY  
PROPERTY KNOWN AS SATTERFIELD PARK AND NATIONAL GUARD ARMORY  
PROPERTY FOR THE PURPOSE OF ALLOWING THE CITY OF ALBANY TO  
CONSTRUCT A PART OF THE FLINT RIVER TRAILS SYSTEM  
KNOWN AS THE DOWNTOWN CONNECTOR TRAIL PROJECT;  
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS  
IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the transfer of \$308,397.37 from the Fund Balance of the Solid Waste Enterprise Fund to the Special Services District Fund for the purpose of paying invoices from Tetra Tech. County Administrator Michael McCoy addressed.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Johnson, the motion passed unanimously.

The Chairman called for consideration of the payment of one invoice from Tetra Tech in the amount of \$308,397.37. The services rendered were for debris monitoring.

Commissioner Hudgins moved for approval and Commissioner Gray seconded. Under discussion, Commissioner Johnson asked about the status of projects and ongoing invoices. Mr. McCoy shared that debris is still being collected and will have associated costs.

The Chairman called for consideration of the resolution declaring the listed vehicles & equipment as surplus and authorizing the sale of same on govdeals.com or disposal by appropriate means. County Clerk Jawahn Ware addressed.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution No. 19-005 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION DECLARING AS SURPLUS THE  
ATTACHED LIST OF EQUIPMENT AND VEHICLES;  
PROVIDING FOR DISPOSAL OF OR SALE OF SAME ON  
GOVDEALS.COM; REPEALING PRIOR RESOLUTIONS  
IN CONFLICT; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the proposed board appointments. The following board appointments were made:

Upon nomination by Commissioner Hudgins, incumbent Stephen Dew (joint) was unanimously recommended to the City of Albany for ratification of appointment to the Joint Board of Adjustments & Appeals for a three-year term ending October 1, 2021. The County will re-advertise for one vacancy (for the seat of Dr. Charles Ochie).

Upon nomination by Commissioner Johnson, incumbents Thomas Driggers (joint) and Clint Newsome (joint) were unanimously recommended to the City of Albany for ratification of appointment to the Air Conditioning, Heating & Ventilation Board for a one-year term ending December 31, 2019. Upon nomination by Commissioner Johnson, Clifford Tolbert (rotational) and Glenn Walker (County) were unanimously reappointed to the same Board for a one-year term ending December 31, 2019.

Upon nomination by Commissioner Johnson, incumbent Robert Middleton Jr. was unanimously reappointed to the Albany-Dougherty Land Bank for a two-year term ending July 31, 2020.

Upon nomination by Commissioner Johnson, incumbent Dr. Eugene Sherman was unanimously reappointed to the Aspire Behavioral Health and Developmental Disability Services Board for a three-year term ending June 30, 2021.

Upon nomination by Commissioner Johnson, the applicant Frank Williamson was unanimously appointed to the Dougherty County Development Authority for an

unexpired four-year term ending December 31, 2019 (replacing Robert “Bobby” McKinney).

Upon nomination by Commissioner Johnson, incumbent Dr. Anthony Parker was reappointed to the Economic Development Commission for a two-year term ending December 31, 2020 with five years and one day by Commissioner Gray. The nomination for David Clayton made by Commissioner Gray failed by receiving only one vote by the nominator.

Upon nomination by Commissioner Johnson, incumbent Edward West (joint) was recommended to the City of Albany for ratification of appointment and incumbent Sanford Hillsman (rotational) was reappointed to the Electrical Board for a one-year term ending December 31, 2019. There are three vacancies and the County will re-advertise.

Upon nomination by Commissioner Hudgins, incumbents Tod Lanier and Marvelyn Boyette were unanimously reappointed to the Flood Plain Management Review Board for a three-year term ending December 31, 2021. The County will re-advertise for one vacancy.

Upon nomination by Commissioner Jones, incumbents Sanford Hillsman (County), and William Walker (rotate) were unanimously reappointed to the Gas Board for a one-year term ending December 31, 2019 and incumbent Rhett Parker (joint) was recommended to the City of Albany for ratification of appointment.

Upon nomination by Commissioner Johnson, incumbents Doug Wilson and J. Douglas Porter were unanimously reappointed to the Golden Triangle Resource Conservation and Development (RC&D) Council for a two-year term ending December 31, 2020.

Upon nomination by Commissioner Hudgins, incumbents Anne Wilson, Lacy Lee, John P. Ventulett Jr., and Francis M. Wakeford, III were unanimously reappointed to the Historic Preservation Commission for a two-year term ending December 31, 2020.

Upon nomination by Commissioner Johnson, incumbents Joel Callins and Ferrell Moultrie were unanimously reappointed to the Albany –Dougherty Hospital Authority for a five year-term ending December 31, 2023. Upon nomination by Commissioner Hudgins, Glenn A. Singfield filled an unexpired five-year term ending in December 31, 2020 replacing Pastor Charlene Glover unanimously. Upon nomination by Commissioner Gray, Commission Clinton Johnson replaced Commissioner John Hayes for an unexpired five-year term ending December 31, 2020.

Upon nomination by Commissioner Johnson, incumbents Virginia Johnson and Robert Metts were unanimously reappointed to a three-year term ending December 31, 2021. Upon the same nomination, the recommendation for Jay B. Smith, Albany Area Manager for Georgia Power, was accepted to replace Ms. Nealy Stapleton to the Keep Albany Dougherty Beautiful (KADB) Board for a fill an unexpired three-year term ending December 31, 2019.

Upon nomination by Commissioner Johnson, incumbent Dr. James Hill was reappointed to the Library Board of Trustees for three-year term ending December 31, 2021 with five ayes and one nay by Commissioner Gray. The nomination by Commissioner Gray for Joseph Stubbs failed by receiving one vote by the nominator. Commissioner Jones' reappointment was confirmed for the Library Board for a three-year term ending December 31, 2021.

Upon nomination by Commissioner Hudgins, new applicant Debra Richardson was unanimously appointed Mental Health Developmental Disabilities and Addictive Disease Advisory for a three-year term ending December 31, 2021 (replacing Sabrina Owens-Hayes). Upon nomination by Commissioner Gray, new applicant Gail Davenport was unanimously appointed to the board with the same terms (replacing Leon Anthony).

Upon nomination by Commissioner Jones, incumbent James Griffin was reappointed to the Payroll Development Authority for a three-year term ending December 31, 2021 with four ayes and two nays by Commissioners Edwards and Johnson. The nomination for Orlando Rambo made by Commissioner Edwards failed by receiving only two votes by Commissioners Edwards and Johnson.

Upon nomination by Commissioner Johnson, incumbents Sanford Hillsman and William Geer were unanimously reappointed to the Planning Commission for a three-year term ending December 31, 2021.

Upon nomination by Commissioner Hudgins, incumbents Lee Eppley (Master Plumber), Rhett Parker (Master Plumber) and Glenn Harris (Citizen Member) were unanimously reappointed to the Plumbing Board for a one-year term ending December 31, 2019.

Upon appointment by Chairman Cohilas, incumbents Wes Sadler (citizen representative) and Gail Morrell (retiree representative) were unanimously reappointed to the Retirement Fund Committee for a four-year term ending December 31, 2022. Upon the same appointment, new applicant David Clayton (citizen representative), replacing Sherrell Byrd, will serve on the Retirement Fund Committee for a four-year term ending December 31, 2022.

Upon nomination by Commissioner Johnson, incumbent Glenn Harris was unanimously reappointed to the Southwest Georgia Community Action Council for a one-year term ending December 31, 2019.

Upon nomination by Commissioner Johnson, incumbent Larry Thomas was unanimously reappointed to the Southwest Georgia Housing Task Force for a one-year term ending December 31, 2019.

Upon nomination by Commissioner Hudgins, Raymond Breaux (County) was unanimously reappointed to the Southwest Georgia Community Action Council for a one-year term ending December 31, 2019. Upon the same nomination, the appointment of Matthew Reed (joint) was recommended to the City of Albany for ratification. Upon appointment of Chairman Cohilas, Commissioner Anthony Jones was reappointed to serve as his designee for the Southwest Georgia Regional Commission with a one-year term ending December 31, 2019.

Upon appointment of Chairman Cohilas, Commissioner Russell Gray was appointed to the Dougherty County Health Board to serve an unexpired six-year term ending December 31, 2021 as his designee, replacing Commissioner Lyle.

Chairman Cohilas announced that the Commissioners Edwards and Gray will serve on the Finance Committee. The updated list of the sub-committee appointments will be distributed to the Board.

There being no further business to come before the Commission, the meeting adjourned at 11:19 a.m.

---

CHAIRMAN

ATTEST:

---

COUNTY CLERK