

DOUGHERTY COUNTY COMMISSION

WORK SESSION MINUTES

March 25, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on March 25, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Lamar Hudgins, Clinton Johnson and Anthony Jones. Also present were County Administrator Michael McCoy, County Attorney Spencer Lee, County Clerk Jawahn Ware, and representatives of the media.

The Chairman recognized Joel Wernick who was present to introduce new Phoebe CEO Scott Steiner to the Commission. Mr. Wernick shared the relationship between Dougherty County and Phoebe Putney Memorial Hospital which included partnering with the jail, alleviating the indigent care tax that used to be assessed, drainage, local economy interaction and storms. Mr. Steiner gave a background introduction of himself and shared that his goal was to create a new chapter to a great model that already exists.

The Chairman recognized Robert Carter, Chief Code Enforcement Officer who was present to update the Commission on the Code Enforcement Office. He shared that there were 222 cases with 190 closed in an unincorporated area. He added that \$1100 was planned to be recovered for overgrown lots. He reminded the Board that the work done in the County is compliant-driven and involves individuals using 311 for reporting. He discussed that courtesy notices are sent out to individuals who had not cleaned up from the storm prior to enforcement. Upon question by Commissioner Edwards, Chief Carter shared that with allocated resources and the Commission's desire, the department can move towards being proactive driven [as opposed to complaint driven]. County Attorney Spencer Lee gave a historical perspective on why the department operates from complaints and reminded the Commission that proactive enforcement includes providing funding for mowing dilapidated properties and the money will most likely not be collected. Chairman Cohilas shared that this was a good starting conversation for changes with code enforcement.

The Chairman asked the Commission to review the March 4 Regular Meeting and March 11 Work Session minutes for approval at the next Regular Meeting.

The Chairman called for discussion of a recommendation to approve the proposal from Wood Environmental & Infrastructure Solutions (Kennesaw, GA) to prepare site design construction documents for the Radium Springs Trailhead and update the master plan for Radium Springs Gardens. The fee is \$39,500 and is budgeted in SPLOST V – Radium Springs Improvements. County Administrator Michael McCoy and Principal Ron Huffman addressed. Greg Hudspeth with Wood Environmental was also present.

The Chairman called for discussion of a recommendation to accept the bid for carpet installation on the fourth floor of the Department of Human Services building from the most responsive and responsible vendor meeting specifications, DCO Commercial Floor, (Athens, GA) in the amount of \$124,770. Three vendors submitted bids with the highest being \$197,815.75. Funding will be provided from the Risk Management account. County Administrator Michael McCoy and

Facilities Management Director Heidi Minnick addressed. Central Services Buyer Kimberly Allen was present.

The Chairman called for discussion of a recommendation to accept the bid for painting on the 1st and 2nd floors of the Department of Human Services building from the sole responsive and responsible vendor meeting specifications, Affordable Painting & Remodeling, (Leesburg, GA) in the amount of \$92,500.00. Funding is budgeted in the DHS Fund. This vendor was awarded the contract to paint the fourth floor of the DHS Building in the January 7, 2019 Regular Meeting. County Administrator Michael McCoy and Facilities Management Director Heidi Minnick addressed. Central Services Buyer Kimberly Allen was present.

The Chairman called for discussion of a recommendation to accept the bid for the East & West Parking Decks Renovations from the most responsive and responsible vendor meeting specifications, Metro Waterproofing, Inc, (Scottdale, GA) in the amount of \$587,058. Four vendors submitted bids with the highest being \$998,078. Funding is budgeted in SPLOST VII – Central Square Complex Improvements. County Administrator Michael McCoy and Facilities Management Director Heidi Minnick addressed. Kent McClure and Ray McKemie with Yielding, Wakeford & McGee Architects and Central Services Buyer Kimberly Allen were present. Mr. McCoy shared that there would be a parking lot planned established because individuals will not have access to the decks during renovations. He added that communication strategy would be provided to all who would be impacted, including citizens and both decks will not be closed at the same time. Heidi Minnick provided information on the process of utilizing the architectural firms. County Attorney Spencer Lee addressed questions pertaining to the change order process.

The Chairman called for discussion of a recommendation to approve one invoice from Ceres Environmental Services in the amount of \$249,874.33 for debris removal and disposal. Funding will be paid from the Special Services District Fund. County Administrator Michael McCoy addressed. Mr. McCoy reminded the Board that debris removal for Dougherty County will end this week. Larry Cook shared that a meeting with Ceres was held to review all zones for debris and the company is on target for pick up. The County had picked up over 1.2 million cubic yards of debris, not including the amount picked up by the Army Corps of Engineering.

The Chairman called for a discussion of a recommendation to accept the Grant Easement request between Georgia Power and Dougherty County for a power pole relocation. Public Works Director Larry Cook, Project Engineer Jeremy Brown and County Attorney Spencer Lee addressed. This is an additional pole needed at the new locations of Azalea Blvd and Camellia Rd.

The Chairman called for discussion of a recommendation to apply for a Local Maintenance & Improvement Grant (LMIG) – Safety Action Plan (SAP) from the Georgia Department of Transportation in the amount of \$80,640 for a road striping improvements. This amount includes the local match amount of \$36,240. County Administrator Michael McCoy Public Works Director Larry Cook, and Project Engineer Jeremy Brown addressed. This is a funding opportunity presented by the state and the additional money beyond the match would be added to include more roads.

Commissioner Johnson asked for an update from Spencer Lee on cosmetic drawing on the Board Street bridge being removed, to which he addressed. He also asked would citizens have an

opportunity for input on TSPLOST. Mr. McCoy answered yes and mentioned that a priority list would be developed and presented to the public. Mr. Lee confirmed the public input can be provided, is legally required and what the County has done in the past. Commissioner Edwards asked about the status on the zoning communication plan and shared his disappointment that there was not a plan in place due to pending zoning information.

After there was no further business to come before the Commission, the meeting was adjourned at 11:23 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK