

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MINUTES

May 13, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on May 13, 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, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and representatives of the media.

The Chairman recognized citizen Chad Warbington who was present for a TSPLOST presentation. Mr. Warbington proposed a creation of a SPLOST Citizens Oversight Committee to represent the interest of the citizens of Albany-Dougherty County to ensure that the entities were accountable for funds generated by SPLOST referendums. He shared highlights from other counties that had similar groups. He believed this idea was a proven method to support citizen engagement input and transparency and he added that he would present the same presentation to the City of Albany. Mr. McCoy shared the operational things that Dougherty County was doing to address some of Mr. Warbington's concerns.

The Chairman recognized Public Information Officer Wendy Howell to update the Commission on the new internal publication DOCOToday. Mrs. Howell shared that the publication and features would be built from feedback of employees.

The Chairman recognized Rabbitmans Footwear representative Johnny Williams present to inform the Commission of the fifth End of the School Year Extravaganza. He asked leaders of the board for individual financial support and participation. It was confirmed that the Commission would provide a banner.

The Chairman recognized Sheriff Kevin Sproul present to remind the Commission of the annual National Law Enforcement Ceremony on Wednesday at 9:00 a.m. at Albany Technical College.

The Chairman asked the Commission to review the minutes of the April 15 Regular Meeting.

The Chairman called for discussion of the zoning consideration of Dennis F. Champion, owner & applicant; request to rezone 66.396 acres from R-2 (Single-Family Residential District) to AG (Agricultural District). The property address is 5250 Doles Road. The Planning Commission recommended approval to rezone from R-2 (Single-Family Residential District) to AG (Agricultural District) with the following conditions:

- Application of pesticides, herbicides or other chemicals, compounds or substances to the pecan trees on the subject property shall be prohibited within 150' of the southern and western boundaries of the residential lots fronting Doles Rd. and Kirksey Rd.

- Required 150' buffer must be shown on Boundary Survey, prepared by Labron A. Rackley, Jr., dated 3/8/2019, and submitted to Planning & Development within 30 days or before commencement of any chemical application, whichever occurs first.

Planning Manager Mary Teter addressed. The Public Hearing and Action are scheduled for May 20, 2019. Ms. Teter shared that the applicant would like to continue use as a pecan orchard and the plan does support the zoning change with 150 foot buffer, which was included in the site plan.

The Chairman called for discussion of the zoning consideration of Larry Walden, applicant; Fleming Road Properties, owner; request to rezone 45.233 acres of a larger 148.54-acre tract from AG (Agricultural District) to C-3 (Commercial District). The property fronts the east side of Pecan Lane, about 265' north of Moultrie Rd; a 100' drainage easement borders the southern boundary of the subject property. The Planning Commission recommended approval to rezone from AG (Agricultural District) to C-3 (Commercial District) with the following conditions:

- The use of the property is limited to the storage of operational surplus vehicles.
- Hours of operation will be from 8:00 am to 5:00 p.m., Monday through Friday.
- To protect nearby residential property, a site plan showing a 100 ft. wooded buffer around the boundaries that adjoin residential property must be approved by the Director of Planning & Development Services. Vegetative buffers must be sufficient to minimize any dust and visual impact created by the operation and must be in place prior to the beginning of any operations on the 45.233 acres. The 250' planted buffer bordering the canal to the south (see attached Preliminary Master Plan) must remain in place.

Mary Teter, Planning Manager addressed. The Public Hearing and Action are scheduled for May 20, 2019. Commissioner Jones shared some concerns of his constituents that would be heard more in detail in the public hearing.

The Chairman called for a discussion of a recommendation to purchase one 2019 6" Godwin Pump with Isuzu Diesel Engine for Public Works from the GSA contract vendor Xylem (Cartersville, GA) in the amount of \$42,841.28. Funding is budgeted in SPLOST VII- Road Equipment. County Administrator Michael McCoy addressed. City of Albany Procurement Manager Mike Trotter and Public Works Director Larry Cook were present. Mr. Cook shared that the pump was needed to manage flooding.

Mr. McCoy reminded the Commission of the West Parking Deck renovation that would begin on Monday, May 27, 2019. He shared that the ribbon cutting for the renovation of the Government Center would take place on Tuesday, May 14, 2019 at 10:00 a.m.

County Attorney Spencer Lee provided a historical update on the Dougherty County Development Authority from 1973 to date. This authority was created by OCGA 36-62-1, but required enabling resolutions. He added that City of Albany does not participate in the

Dougherty County Development Authority. Historical requests of bonds, insurance, current officers and issues were reviewed. Chairman Cohilas said that this presentation was a foundation for future discussion. After a very lengthy discussion on the topic, the determination was made to not continue discussion until the Pendleton Report is provided by the Economic Development Commission in approximately six months.

There was discussion regarding planting additional crepe myrtles in one section of Highway 82 and Commissioner Edwards requested a plan on blighted property.

After there was no further business to come before the Commission, the meeting adjourned to a Special Called Meeting at 11:47 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK