

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MINUTES

July 08, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on July 08, 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, Administrative Specialist Bristeria Clark Hope, and representatives of the media.

The Chairman recognized citizen Will Geer to discuss County expenditures. Mr. Geer wanted to gain clarity on the expenditures that the County was making for capital improvements with SPLOST funds. He also expressed his concern about information about SPLOST not being located on the Dougherty County's website. He requested for updated information regarding SPLOST funding to be displayed on the County's website so that the taxpayers would have an idea on where the funds were going. He stated that there were procedures in place for excess funds to be rolled into the General Fund.

The Chairman recognized Tax Director Shonna Josey and Chief Appraiser George Anderson to discuss the Certified 2019 Tax Digest for the Countywide M&O and Special Services District. Mrs. Josey shared that the 2019 Countywide M&O parcel count is 37,789 based on the 2018 millage rate of 15.569. The expected levy amount is \$31,002,928 plus \$214,191 for FLPA and \$1,952,503 for PILOT for a total taxes levied plus PILOT of \$33,169,622. The 2019 assessed value for gross personal property is \$419,830,894, less exemptions is the total net of \$287,961,023. The 2019 assessed value for real personal property is \$1,748,500,333 less exemptions is the total net of \$1,650,034,419. The net M&O for 2019 assessed value is \$1,991,324,316 and it was projected a slight increase of 1.81%. The 2019 Homestead and Property Exemptions total is \$230,335,785. The projected 2019 taxes to be levied is \$33,169,622, which is an increase of 0.03% from 2018. For the 2019 Tax Digest for the Special Services District, the parcel count is 9,269 based on the 2018 millage rate of 9.173. The expected levy amount is \$4,976,569 plus \$176,201 for FLPA and \$450,419 for PILOT (Procter & Gamble and BIO GREEN) for a total taxes levied plus PILOT of \$5,603,189. The 2019 assessed value for gross personal property is \$61,752,209, less exemptions for a net personal property M&O of \$41,208,608. The 2019 assessed value for real property is \$551,896,944, less exemptions for a net real property of \$484,423,437. The net M&O for 2019 assessed value is \$542,523,540 and a projected increase of 3.58%. For the 2019 Homestead and Property Exemptions, the total amount is \$88,017,108. The projected levied amount for 2019 is \$5,603,189. Mr. Anderson provided information on how FLPA varied and would change year to year. Commissioner Gray asked questions based on the adjustment of tax purpose for LOST sales. Mr. Lee referred Commissioner Gray to the Board of Assessors (BOA) and stated that Board would provide the most effective answer.

The Chairman recognized Financial Advisor Edmund Wall present to discuss the 2019 property tax millage rate. He provided information with the suggestion of keeping the same millage rate of 15.569 mills versus lowering the millage rate to 15.477 mills. He stated that this would allow growth in the tax digest by not having to raise it in the future. He added by lowering the millage rate, it could “choke off” additional revenues from the tax digest growth and could force a property tax increase in the future. Commissioner Gaines asked how much would the County lose if we do not roll back the tax millage rate and Mr. Wall clarified a loss of \$184,468 for Countywide Services and \$6,510 for Special Services.

The Chairman asked the Commission to review the minutes of the June 17 Regular Meeting, June 24 Work Session and June 24 Special Called Meeting.

The Chairman called for a discussion of a recommendation to accept the bid for Perimeter Fencing for the Radium Springs Greenspace from the lowest bidder meeting specifications, Dixie Fence & Kennel, Inc. (Douglas, GA) in the amount of \$53,125. Three bids were received with the highest bid being \$66,385. Funding is available in SPLOST V – Fencing Perimeter. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook, Project Engineer Jeremy Brown and City of Albany Central Services Buyer Kimberly Allen were present.

The Chairman called for a discussion of a recommendation to accept the change order for the West Parking Deck for Facilities Management from the current vendor, Metro Waterproofing, Inc. (Scottdale, GA) in the amount of \$197,811. This change order will apply an upper level traffic coating system in the west deck. Funding is available in SPLOST VII – Central Square Complex Improvements. Assistant County Administrator Scott Addison and Facilities Management Director Heidi Minnick addressed. Mr. Addison said that the upgrade for the traffic coating system had a life expectation of 5 years. He added that it would make the West Parking Deck area more waterproof and weatherproof and should last for about 10 years before any necessary maintenance.

The Chairman called for a discussion of a recommendation to approve Tetra Tech Task Order No. MSA 19-029-T03-HMGPApp for preparation of 2018 Hurricane Michael FEMA Hazard Mitigation Grant Program Applications in an amount not to exceed \$48,021. County Administrator Michael McCoy addressed.

The Chairman called for a discussion of a recommendation to declare the listed vehicles and equipment as surplus and authorizing the sale of same via an online auction (Govdeals.com or Big Truck Bid, LLC) or disposal by appropriate means. Assistant County Administrator Scott Addison addressed.

The Chairman called for a discussion of a recommendation to approve an application for a one-day Alcoholic Beverages License for Rose Palazzolo for a South Georgia Council Boys Scouts of America fundraiser at the Potters Community Center, 2621 Wildfair Road, on October 22, 2019. The Albany-Dougherty Marshal’s Office recommended approval. Chief Anthony Donaldson, Business and License Support Department addressed.

The Chairman called for discussion of the following proposed board appointments. Administrative Specialist Bristeria Clark Hope addressed.

Albany-Dougherty Land Bank – There are two County appointments to fill a two–year term ending July 31, 2021. Incumbents Thelma Adams-Johnson and Larry Thomas desire reappointment. There are no new applicants.

Department of Family & Children Services – There are two appointments to fill a five–year term ending June 30, 2024. Incumbents Norma Kay Gaines Heath and Henry Mathis desire reappointment. There are two new applicants: Asa K. Smith and Ronald Smith.

Economic Development Commission – There is one appointment to fill a two–year term ending June 30, 2021. Incumbent Chris Hatcher desires reappointment. There is one new applicant: Ronald Smith. There is one appointment to fill a two–year term ending June 30, 2021. This position must be filled by a Commissioner. Incumbent Commissioner Clinton Johnson desires reappointment.

The Chairman called for a discussion of the eviction set outs in the unincorporated area of Dougherty County and the City of Albany (COA). County Attorney Spencer Lee addressed. KADB Judy Bowles, Code Enforcement Chief Robert Carter and Sheriff’s Office Major Pamela Johnson were also present. Mr. Lee explained the process that takes place with eviction set-outs and mentioned the COA code of ordinance. He added that Dougherty County does not have a code of ordinance for the unincorporated areas. According to the COA code of ordinance, during a lawful eviction, it is the responsibility of the landlord or agent acting on behalf of the landlord on the day of the eviction to either move the property themselves or place the property outside in a container and have the container moved within two days. Commissioner Edwards requested to have an ordinance for the unincorporated areas in Dougherty County with a container on site. Commissioner Jones requested to designate someone to monitor a tenant for a certain amount of hours. This would give the tenant an opportunity to collect their belongings. After a lengthy conversation, the Commission agreed that a consensus to have an ordinance was a good idea. Mr. Lee recommended that the County adopt the City of Albany code of ordinance for eviction set outs.

After there was no further business to come before the Commission, the meeting adjourned at 11:38 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK