



**Jawahn E. Ware**  
*County Clerk/Procurement Manager*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

**Attention Viewers of [www.dougherty.ga.us](http://www.dougherty.ga.us):**

The following supplemental material pertains to the:

## **August 26, 2019 Work Session**

Documents received after 2:00 p.m., August 23, 2019 are not included.

For questions or concerns pertaining to Commission related items, please call 229-431-2121.

Sincerely,

Jawahn E. Ware  
County Clerk



**WORK SESSION – AUGUST 26, 2019**

*Draft 4 jw*

**Albany-Dougherty Government Center  
222 Pine Ave, Room 120, Albany, GA 31701**

**10 AM**

## **AGENDA**

### **A. CALL MEETING TO ORDER BY CHAIRMAN CHRISTOPHER COHILAS.**

### **B. DELEGATIONS (The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others):**

1. **County Extension Coordinator James Morgan**, present to update the Commission with the **Quarterly Report**. **See Handout.**
2. **Fire Chief Cedric Scott**, present to provide an update on Dougherty County Insurance Service Office (**ISO**) **ratings and hydrant opportunities**. **See Presentation.**

### **C. ITEMS FOR DISCUSSION FOR THE REGULAR MEETING SCHEDULED SEPTEMBER 9, 2019:**

1. Minutes of the August 5 Regular Meeting, August 10 Midyear Commission Retreat and August 12 Work Session. **See Minutes.**
2. **Presentation of proposed recommendations** to enhance **litter abatement efforts** in Dougherty County. County Administrator Michael McCoy, KABD Director Judy Bowles, and KADB Chairman Jeanette Henderson will address. County Attorney Spencer Lee, Chief Code Enforcement Officer Robert Carter and Chief Kenneth Johnson are present.
3. **Presentation of the options** for borrowing money to **accelerate funding TSPLOST projects**. Assistant County Administrator Scott Addison and Financial Advisor Ed Wall will address. **See Handout.**

*<See Next Page>*

**D. ITEMS FROM THE COUNTY ADMINISTRATOR.**

1. **REMINDER-** In observance of the Labor Day Holiday on Monday, **September 2, 2019, there will not be a scheduled meeting that week.** The next scheduled meeting will be a Regular Meeting **on Monday, September 9, 2019.**

**E. ITEMS FROM THE COUNTY ATTORNEY.**

**F. ITEMS FROM THE COUNTY COMMISSION.**

**G. ADJOURN.**

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 229-431-2121 promptly to allow the County to make reasonable accommodations for those persons.*

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

August 05, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 05, 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, other staff and representatives of the media.

After the invocation and Pledge of Allegiance by Commissioner Johnson, the Chairman called for approval of the July 1 Regular Meeting and July 8 Work Session Minutes.

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

The Chairman opened the Public Hearing for the proposed tax increase of 0.59% for the County-Wide digest and the proposed tax increase of 0.13% for the Special Services digest. The millage rates remain the same as last year. The County-Wide millage rate is 15.569 and the Special Services millage rate is 9.1730. There being no one of support for or opposition to the proposed tax public hearing, the Chairman closed the Public Hearing.

The Chairman recognized citizen George Carter present in regards to the concern of grass cutting in East Albany. Mr. McCoy said that the area was a state right of way and this was the first complaint that had been received since allocated funds was set aside in the budget; however, the County would take action.

The Chairman recognized citizen Bruce Capps present to readdress his concerns in reference to raffling off a semi-automatic rifle in a Boys Scout of America fundraiser. He wanted the Commission to recognize this concern as a topic of public safety. Since he spoke to the Board in July, there had been 32 mass public shootings and asked the Commission to request the event sponsors to ask the Boy Scouts to remove the rifle from the auction as a fundraiser. Commissioner Johnson asked Mr. Capps to give him a copy of the letter to send to the Hospital Authority on his behalf.

The Chairman called for consideration of a resolution providing for the acceptance and execution of the proposal to replace and install a HVAC system for the County owned building located at 1705 W Oakridge Dr. (the Humane Society facility) in the amount of \$155,113 to the U.S. General Service Administration (GSA) Contract holder, Johnson Controls (Albany, GA), subject to the execution by the County Administrator. Funding is available in SPLOST VII- Animal Control Shelter Improvements.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion passed unanimously. Resolution No. 19-040 is entitled:

A RESOLUTION  
ENTITLED

A RESOLUTION PROVIDING FOR THE ACCEPTANCE, APPROVAL AND EXECUTION OF A PROPOSAL IN THE AMOUNT OF \$155,113.00 FROM JOHNSON CONTROLS, INC FOR THE REPLACEMENT AND INSTALLATION OF A HVAC SYSTEM AT 1705 WEST OAKRIDGE DRIVE (HUMANE SOCIETY BUILDING); REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the transfer of \$166,209.42 from the Fund Balance of the Solid Waste Enterprise Fund to the Special Services District Fund for the purpose of paying the retainage payment to Ceres.

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

The Chairman called for consideration of the retainage payment to Ceres Environmental Services in the amount of \$166,209.42 for services rendered for debris removal and disposal.

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

The Chairman called for consideration of a resolution providing for the acceptance and execution of the annual Agreement with Turner Job Corps Center and Dougherty County outlining the assistance of the Dougherty County Police Department in performing law enforcement duties.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution No. 19-041 is entitled:

RESOLUTION  
ENTITLED

A RESOLUTION PROVIDING FOR THE ACCEPTANCE, APPROVAL AND EXECUTION OF A COOPERATIVE AGREEMENT BETWEEN TURNER JOB CORPS CENTER AND DOUGHERTY COUNTY, GEORGIA FOR THE PURPOSE OF MAINTAINING A POSITIVE AND COLLABORATIVE WORKING RELATIONSHIP RELATIVE TO THE SAFETY AND SECURITY OF STUDENTS, STAFF AND VISITORS ON THE JOB CORPS GROUNDS; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the acceptance of the proposed TSPLOST Project Priorities & Timeline.

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

The Chairman called for consideration of the acceptance of the proposed County Parks Improvements to the Robert Cross Walking Trail, Elliott Park and Pine Glen Park in the amount of \$265,546. Funding is available in SPLOST VI and SPLOST VII – County Park & Equipment Improvements.

Commissioner Jones moved for approval. Commissioner Hudgins seconded the motion. Under discussion, Commissioner Edwards said that our subcommittees were underutilized and would like information presented to subcommittees prior to coming to the Board because he wanted to have more input. He added that staff does not run the government, but wanted more information provided before the presentation in a Work Session. Chairman Cohilas shared that there was some value of the subcommittees and that our Board was efficient enough to address them together as a team. Commissioner Gaines suggested that at the beginning of the year, the Chairman of the committees determine what issues they would like to discuss. It was decided that this topic would be discussed at the upcoming retreat. The motion pertaining to the park improvements passed unanimously.

The Chairman called for consideration of a resolution requesting the Albany-Dougherty Voter Registration and Election Board to issue the call and conduct an election on the question for approval of sales of alcoholic beverages for consumption on the premises on Sundays between the hours of 11:00 a.m. and 12:00 midnight.

Commissioner Gray moved for approval. Commissioner Jones seconded the motion. The motion passed with six ayes and one nay by Commissioner Edwards. Resolution No. 19-042 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION REQUESTING THE ALBANY-DOUGHERTY VOTER  
REGISTRATION AND ELECTION BOARD TO ISSUE THE CALL AND  
CONDUCT AN ELECTION ON THE QUESTION FOR APPROVAL OF SALES  
OF ALCOHOLIC BEVERAGES FOR CONSUMPTION ON THE PREMISES  
ON SUNDAYS BETWEEN THE HOURS OF 11:00 A.M. AND 12:00  
MIDNIGHT; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of a resolution requesting the Albany-Dougherty Voter Registration and Election Board to issue the call and conduct an election on the question for approval of Sunday package sales by retailers of malt beverages, wine and distilled spirits on Sundays between the hours of 12:30 p.m. and 11:30 p.m.

Commissioner Gray moved for approval. Commissioner Jones seconded the motion. Under discussion, Commissioner Johnson asked for clarification of time. Commissioner Gray clarified that the unincorporated areas in Dougherty County does not have an ordinance that allows sales in the restaurants on Sundays. County Attorney Lee shared that the time frame coincided with the

state statute. The motion passed with six ayes and one nay by Commissioner Edwards. Resolution No. 19-043 is entitled:

A RESOLUTION  
ENTITLED

A RESOLUTION REQUESTING THE ALBANY-DOUGHERTY VOTER  
REGISTRATION AND ELECTION BOARD TO ISSUE THE CALL AND CONDUCT  
AN ELECTION ON THE QUESTION FOR APPROVAL OF SUNDAY PACKAGE  
SALES BY RETAILERS OF MALT BEVERAGES, WINE AND DISTILLED SPIRITS  
ON SUNDAYS BETWEEN THE HOURS OF 12:30 P.M. AND 11:30 P.M.; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND  
FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the approval of the 2019 Millage Rates for the County-Wide General Fund, Special Services District Fund, Dougherty County School System and State of Georgia.

Commissioner Johnson moved for approval. Commissioner Hudgins seconded the motion. The motion passed with six ayes and one nay by Commissioner Gaines. Resolution No. 19-044 is entitled:

A RESOLUTION  
ENTITLED

A RESOLUTION ASSESSING THE RATE OF TAXATION FOR COUNTY  
PURPOSES ON ALL TAXABLE PROPERTY IN DOUGHERTY COUNTY,  
GEORGIA AND ON ALL TAXABLE PROPERTY IN THE SPECIAL  
SERVICES DISTRICT OF DOUGHERTY COUNTY, GEORGIA FOR 2019;  
REPEALING PRIOR RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Commissioner Jones recognized the citizens of the Pine Bluff subdivision who were in attendance and then provided an update from the recent National Association of Counties (NACo) annual conference and business meeting. He brought back key issues that our Commission should consider which included opportunity zones and new revenue collection. He shared information pertaining to opportunity zones in which new investments may be eligible for preferential tax treatment for economically distressed communities. He shared that Larry Johnson, the Program Advisor to the Assistant Secretary of the U.S. Department of Housing and Urban Development was willing to come to Albany, Georgia and speak upon receipt of an invitation. Also, he shared information regarding the potential to collect revenues from those owing back (property) taxes from those filing state income taxes. This initiative would require David Wills, ACCG Executive Director to start the discussion.

Commissioner Edwards stated that he would like more information from the County Attorney on the proposed new revenue collection and clarified his vote on alcohol sales. He believed that Dougherty County and the City of Albany could be successful without Sunday alcohol sales. Commissioner Johnson gave comments to support Commissioner Jones' presentation in reference to the opportunity zones. Commissioner Gray provided comments pertaining to Sunday's alcohol

sales by stating that our Commission did not vote to pass the sales but did vote to put it on the ballot to allow the citizens to decide what they thought would be best for their community.

There being no further business, the Commission adjourned at 10:47 a.m.

ATTEST:

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CHAIRMAN

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COUNTY CLERK



DOUGHERTY COUNTY COMMISSION

DRAFT

ANNUAL RETREAT MINUTES

August 10, 2019

The Dougherty County Commission met at The Candy Room, 125 Pine Ave, Albany, Ga, August 10, 2019 for the midyear commission retreat. Chairman Cohilas provided opening remarks at 9:00 a.m. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, and Anthony Jones. Commissioner Lamar Hudgins was absent. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware and Public Information Officer Wendy Howell.

Artie Jones, III, Managing Partner, IDT Consultants, LLC Managing Partner facilitated.

County Administrator Michael McCoy reviewed the 2019 Retreat Goals to which all are completed and noted that a few have updates that will provided in a thirty day time frame. Mr. McCoy then provided an update on the need for the Board to make a policy decision regarding General Fund contribution use for capital improvements for city recreation facilities. The Chairman would like for this topic to be discussed more in a Work Session.

Mr. Jones conducted an ice breaker activity and then reviewed, based on feedback received, the community's strongest economic assets, community needs and market demand. He introduced the term "co-opposition" and emphasized that the goal of Dougherty County should be to build a strong economic base and not leave anyone behind. Individuals participated in conversation and activities to develop goals, identify priorities and resources pertaining to economic development. Mr. Jones outlined the need for implementation via performance mechanisms and branding/communication efforts. A report pertaining recommendations will be forthcoming.

After there was no further discussion, the adjourned the retreat at 3:02 p.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

# DOUGHERTY COUNTY COMMISSION

DRAFT

## WORK SESSION MINUTES

August 12, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on August 12, 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, other staff and representatives of the media.

The Chairman asked the Commission to review the minutes of the July 15 Regular Meeting, July 29 Work Session and July 29 Public Hearing.

The Chairman called for discussion of the zoning consideration of Danny L. Redding, Jr., owner & applicant; requests to rezone 2.573 acres from C-5 (Office-Institutional-Residential District) to M-2 (Heavy Industrial District). The property fronts S. Mock Rd at its western boundary and the Georgia and Florida Railway at its eastern boundary; the property address is 1434 S. Mock Road. The Planning Commission recommended approval to rezone to M-1 (Restricted Industrial District) and the following condition: the use of the property is restricted to motor vehicle repossession, not to include selling of motor vehicle parts and/or motor vehicle repairs. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for August 19, 2019. Commissioner Jones spoke about complaints received on business activities and current usage. Mary Teter clarified that the complaints were for a different property and shared emails regarding the applicant's plans to take action for the trespassing of the adjacent landowner. Chief Carter spoke about the cease and desist letter and planned citation for the property with complaints. Additional concerns were addressed.

The Chairman called for a discussion of a recommendation to purchase seven F150 Pickup Trucks for Facilities Management from Wade Ford (Smyrna, GA). Three trucks are priced at \$25,898 each and four trucks are priced at \$25,645 each for a total expenditure of \$180,274. Pricing for the vehicles are "piggy-backed" from the City of Atlanta's vehicle purchasing contract. Funding is available in SPLOST VII – County Department Vehicles. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick and City of Albany Central Services Procurement Manager Mike Trotter were present. Mr. Addison said that these vehicles were aged over 15 years old and were not on a scheduled replacement plan. Mr. McCoy added the vehicles were available for immediate delivery.

The Chairman called for a discussion of a presentation of the proposed recommendations for the City of Albany's consideration to improve recreation. Recreation Committee Chairman Clinton Johnson addressed. Commissioner Johnson identified \$90,000 worth of improvements at C.W. Heath Park but funding would have to come from the General Fund. The request was for policy and project implementations. Mr. McCoy outlined the five recommendations as follows:

- The recommendation to consider expanding the Fitness Center Building size at Heath Park by an area comparable to the event space in the Flint River Golf Course Clubhouse for a Yoga Room.
- The recommendation to consider making Carver Gym available for community group meeting space.
- The recommendation to consider improving lighting at basketball and tennis courts.
- The recommendation to consider developing a water park (comparable to Wild Adventures) at Paul Eames.
- The recommendation to consider developing a baseball complex at the brownfield site located at 1010 N. Front Street.

Mr. McCoy suggested the consideration of the improvements at C.W. Heath Park be delayed to mid-year because funding was not budgeted for this fiscal year. It was clarified that the list of recommendations were to be funded by the City of Albany (COA) unless joint funding was sought. The funding for C.W. Heath Park was to jointly fund improvements. The other option would be to use SPLOST funding (for improvements) if the City of Albany gave us ownership of the park. Discussion ensued and Commissioner Hudgins cautioned the Commission about setting precedence. There was consensus for Mr. McCoy to speak to the City Manager in regards to ownership. Commissioner Gaines was against ownership at this time but was in favor of asking the COA for the suggested recommended updates to be done at C.W. Heath Park.

The Chairman called for a discussion of a presentation of the County's proposed Public Service Announcement (PSA) on the Dougherty Green, Dougherty Clean litter campaign. Public Information Officer Wendy Howell addressed.

The Chairman called for a discussion on litter enforcement and fines. County Administrator Michael McCoy addressed. County Attorney Spencer Lee, Chief Code Enforcement Officer Robert Carter, KADB Director Judy Bowles and Chief Kenneth Johnson were present. Attorney Lee provided a recommendation on litter and enforcement but stressed working with the landfill was critical. Mr. Carter spoke about the need for citizens to testify in regards to the complaints. Attorney Lee shared that we have all requirements in place and that offenders needed to be "caught." He added that there were no cases for litter in Dougherty County. Mr. Addison addressed the legal requirements in place for tarping of commercial vehicles. A lengthy discussion was held on the potential recommendations. Consensus were provided for a recommendation to be brought back to the Commission in three weeks by Mr. McCoy and stakeholders on a reward program (for citizens turning in complaints), possible mandatory employee reporting (of violators) and a potential joint resolution with the City of Albany to have zero tolerance on litter. As discussion ensued, the topic was referred to the Government Affairs Committee for adding vetting.

The Chairman called for a discussion of a nomination for the County Voting Delegate at the ACCG Legislative Leadership Conference Business Session on October 3, 2019 in Athens, GA. Chairman Cohilas addressed.

Mr. McCoy provided an update on the West Parking Deck and the planned date for completion is September 4<sup>th</sup>. He also provided an update on additional lots secured during renovation.

Commission Johnson requested aerial pictures of the current property owned in Columbus, GA by Danny Redding who requested to rezone the area at 1434 S. Mock Road.

After there was no further business to come before the Commission, the meeting adjourned at 11:37 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK