

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MINUTES

September 16, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on September 16, 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 recognized Fredando “Farmer Fredo” Jackson, present to update the Commission with the Flint River Fresh project. There are approximately 25 community gardens, urban farms, school gardens and rural farms in Dougherty County. Comments were made by Commissioner Gaines and Chairman Cohilas. Upon the request of Commissioner Gaines, Chairman Cohilas requested that any available property in the County be identified for possible use as a community garden. Chairman Cohilas inquired about partnering with the Sheriff’s Office to use inmate labor. Commissioner Gray suggested that the Land Bank Authority use property during planting season prior to selling.

The Chairman recognized Yvonne Reese and Reverend Andrew McDowell to request safety measures be in place on Hardup and Wildfair Roads. The request was to replace the signs that were lost after the recent storms, install additional signs, install rumble strips to break the speed of citizens, and to ensure that the grass was cut. Chairman Cohilas directed Mr. McCoy to provide a follow up in a future meeting regarding this issue. The Chairman thanked the citizens for coming to the meeting to provide awareness regarding this situation. Commissioner Edwards shared that staff started working on this issue after a fatal accident in August prompted another citizen to make a request. Commissioner Gaines shared that due to more housing development in the area, our actions to address the issue may be different than what was done in the past.

The Chairman asked the Commission to review the minutes of the August 19 Regular Meeting and August 26 Work Session.

The Chairman called for a discussion of a recommendation to accept the bid to install a concrete trail at the Old Radium Springs Golf Course from the lowest responsible and responsive bidder meeting specifications, AAA Concrete (Albany, GA) in the amount of \$74,450.00. Two vendors submitted bids with the highest bid being \$440,160. Funding is available in SPLOST V – Radium Springs Improvement. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook and City of Albany Central Services Buyer Kimberly Allen were present.

The Chairman called for a discussion of a recommendation to accept the proposal for the Radium Springs Storm Memorial & Renovation of the Entrance Gate, Ticket Booths, Gazebo, and Exterior Feature Lighting from the lowest responsible and responsive proposer meeting

specifications, LRA Constructors, Inc. (Albany, GA) in the amount of \$572,791. Two vendors submitted proposals with the highest base bid being \$620,105. Funding is available in SPLOST V – Radium Springs Improvement. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook and City of Albany Central Services Buyer Kimberly Allen were present. There was clarification regarding the budget and the use of the ticket booth provided.

The Chairman called for a discussion of a recommendation to accept the proposal for the Survey & Design of Alley Improvements from the lowest responsible and responsive proposer meeting specifications, Reliable Engineering LLC (Albany, GA) in the amount of \$127,600. The engineering service will be for the fifteen alleys listed in the Dougherty County Alley Improvements proposal and 2019 T-SPLOST project. Four vendors submitted proposals with the highest bid being \$189,700. Funding is available in TSPLOST – Alley Paving. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook was present. Mr. Addison said that this is the first step to utilize the TSPLOST projects and shared that the work on the alleys would be bid out.

The Chairman called for a discussion of a recommendation to approve the transfer of ownership for the alcohol application of Ohn Namoh Rudra Corp., Palak Pithawala licensee, dba Cowboy Bill's, at 4502 Sylvester Rd for Consumption – Liquor, Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval. County Clerk Jawahn Ware addressed. Chief Anthony Donaldson, Business and License Support Department, was present.

The Chairman called for a discussion of a recommendation to approve the resolution creating the 2020 Albany-Dougherty Local Complete Count Committee for the U.S. Census Bureau. County Administrator Michael McCoy addressed. Planning Director and 2020 Complete Count Committee Representative Paul Forgey was present. Mr. McCoy stated that 78 counties had accepted the resolution so far in Georgia.

The Chairman called for a discussion of a recommendation to approve adjusting the Robert Cross Park Multipurpose Facility One Day Rental Fee. County Administrator Michael McCoy addressed. Assistant County Administrator Scott Addison and Public Works Director Larry Cook were present. Mr. McCoy stated that we are not in business to make a profit but our costs need to be covered. The proposed fee increase is from \$400 to \$600 in addition to a \$200 refundable deposit; and the amount will allow us to be in line with other market rates. Mr. Cook shared the numbers provided for rental events do not include charitable events usage. Commissioners Edwards and Jones were not in favor of the increase. Attorney Lee provided a legal opinion regarding public use.

The Chairman called for a discussion of a recommendation to approve the Disaster Recovery Fund Budget for FY 19 in the amount of \$4,508,120. The Department of Audits requires an official approved budget showing the total expenditures in a fiscal year. County Administrator Michael McCoy and Finance Director Martha Hendley addressed. Mr. McCoy shared that items pertaining to the budgets were "administrative housekeeping". Mrs. Hendley shared that disasters are not planned or budgeted; but auditors require that the Commission approve the expenditures.

The Chairman called for a discussion of a recommendation to approve the CDBG-DR Grant Budget for FY 19 in the amount of \$36,600. The Department of Audits requires an official approved budget showing the total expenditures in a fiscal year. County Administrator Michael McCoy and Finance Director Martha Hendley addressed.

The Chairman called for a discussion of a recommendation to approve the CHIP Grant Budget for FY 19 in the amount of \$249,650. The Department of Audits requires an official approved budget showing the total expenditures in a fiscal year. County Administrator Michael McCoy and Finance Director Martha Hendley addressed.

The Chairman called for a discussion of a recommendation to approve one invoice from Ceres Environmental Services in the amount of \$82,619.58 for tipping fees. Funding will be paid from the Special Services District Fund. County Administrator Michael McCoy addressed. Commissioner Gaines asked about the balance of the Solid Waste Enterprise Fund. Mrs. Hendley shared that the account was healthy with a balance of approximately \$13 million. Mr. McCoy shared that the County was still awaiting reimbursement funds from FEMA and once the final invoice was paid, an additional update would be provided to the Commission.

The Chairman called for a discussion of a recommendation to review the use of Dougherty County Nuisance Abatement Resolution Number 02-034 as a means to abate nuisances (dilapidated property) at 2611 Radium Springs Road and 2417 Betty's Drive. County Attorney Spencer Lee and County Administrator Michael McCoy addressed. Attorney Lee outlined the process to file a Compliant In Rem with the court to have the property demolished. He stressed the cost the County will spend to demolish these properties would most likely not be recuperated. Additional discussion regarding 946 Barbragale Avenue was held. This property is not currently applicable to the process because the taxes were current and did not meet the greater than 50% repair threshold. Against his recommendation, Attorney Lee said he would add 946 Barbragale Ave to the resolution and take appropriate action. Mr. Cook would provide an update pertaining to costs at the next meeting.

The Chairman called for a discussion of a recommendation to declare the listed equipment as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Scott Addison addressed.

The Chairman called for a discussion of a recommendation to accept the Insurance Review Committee's recommended Health and Dental Plan Renewal and Plan Design changes for the 2020 Plan Year. Dominique Hall, HR Director and Debbie Burke, Insurance Office of America (IOA) Senior Account Executive addressed. Sr. Account Representative Will Allen was present. A year-to-date summary was provided. On a low end, the onsite clinic had a 90% utilization rate. After ten completed cases, Surgery Plus has paid itself with a net savings of \$54,000 as of July 2019. For the June 30, 2019 fiscal year end, the plan ended at 110% or \$567,000 more than the full insurance employee rate as compared to 94% last year. Through July, the total plan cost is 107% to the full insurance employee rate as compared to 97% last year. Ms. Burke shared that IOA partnered with Wakely, a national actuarial consulting firm, to help price new plans and propose plan design changes. For the 2020 plan year, it is suggested that employee

premiums would remain the same as 2019 and the Dougherty County projected cost could decrease 1.41% or \$68,000. In regards to the dental plan, it is suggested that the dental carrier be changed to Delta Dental; and this change would also increase the network of dentists available. Additional deductibles and changes for the plans were discussed.

Commissioner Gray discussed a potential discrepancy on the ballot for Sunday alcohol sales because he saw a different advertisement for Lee County. County Attorney Lee confirmed that there were no issues with Dougherty County's verbiage and added that we used the state code for our ballot.

There being no further business to come before the Commission, the meeting adjourned to a Special Called Meeting at 11:20 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK