



DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Jawahn E. Ware
County Clerk/Procurement Manager

Attention Viewers of www.dougherty.ga.us:

The following supplemental material pertains to the:

October 28, 2019 Work Session

Documents received after 12:00 p.m., October 25, 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 – OCTOBER 28, 2019

Draft 2 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. **Terrell King**, President, **A Better Way Grocers**, present to update the Commission on their **mobile grocery store**.

C. ITEMS FOR DISCUSSION FOR THE REGULAR MEETING SCHEDULED NOVEMBER 4, 2019:

1. Minutes of the October 7 Regular Meeting and October 14 Work Session.
See Minutes.
2. **Recommendation to purchase upgrade software** for security cameras at the **Dougherty County Jail** from **Montgomery Technology Systems, LLC** (Greenville, AL), **in the amount of \$44,500**. Funding is budgeted in **SPLOST VII – Jail Facility Improvements**. Chief Jailer John Ostrander will address.
See Purchases #1.
3. **Recommendation to accept** the proposal to **replace the Main Air Handler and Condensing Unit** for the **Tallulah Massey Library**, from **RHC Heating & Cooling** (Albany, GA) **in the amount of \$22,035.54**. Three quotes were obtained with the highest being \$26,512.61. Funding is available in **SPLOST VII- Library Building Improvements**. Assistant County Administrator Scott Addison will address. Facilities Management Director Heidi Minnick is present.
See Purchases #2.

<See Next Page>

4. **Recommendation to purchase an Equipment Shed for Public Works from Smith-Built (Dawson, GA) in the amount of \$43,310.70.** Two quotes were received with the highest being \$51,562. Funding is budgeted in **SPLOST VI.** Assistant County Administrator Scott Addison will address. Public Works Director Larry Cook is present. **See Purchases #3.**

5. **Recommendation to accept the update for the Radium Springs Master Plan.** County Administrator Michael McCoy and Consultant, Ron Huffman are present to address and **provide a projects overview** for the Radium Springs Recovery Plan, Radium Springs Trailhead and Radium Springs Master Plan. **See Presentation & Other #1.**

D. ITEMS FROM THE COUNTY ADMINISTRATOR.

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

October 07, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on October 07, 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 Edwards, the Chairman called for approval of the September 9 Regular Meeting, September 16 Work Session and September 16 Special Called Meeting Minutes.

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

The Chairman recognized citizen William Wright to discuss concerns regarding the calculation of the fee structure for Robert Cross Park Multipurpose Facility rental fees and he presented other methods to calculate.

The Chairman recognized citizen Warren Grant who requested that the Board support staff recommendation of Option 2 of the fee structure.

Commissioner Edwards introduced Mr. and Mrs. Lewis who are residents of Lily Pond Road and wanted to express concerns about littering in the neighborhood. Mr. Lewis stated that the conditions within the neighborhood did not represent the way the community should be. He would like the Commission to look at more enforcement efforts. Also, he discussed speeding concerns and a possible increase of Dougherty County Police Department involvement within the area. Chief Johnson consented to the request from Chairman Cohilas.

The Chairman called for consideration of the amendment of the Robert Cross Park Multipurpose Facility One Day Rental Fee and Reservation Deposit. The approved recommendation will be effective January 1, 2020. The recommendations were:

Option 1: Current Fee Structure (as of September 23, 2019)

Option 2: Staff Recommended Fee Structure

Option 3: Fee Structure Phased In Over 2 Years

Option 4: Previous Fee Structure

Commissioner Jones moved for approval of Option 4. Commissioner Edwards seconded the motion. After discussion, the motion was rescinded with a new motion by Commissioner Johnson.

Commissioner Johnson moved for approval of Option 4 noting that it would supersede all other previous recommendations and would be effective immediately. Upon a second by Commissioner Jones, the motion of Option 4 with the event fee of \$400 and the reservation deposit of \$200 (which would be refundable if agreement conditions were met) to be effective immediately passed with five ayes and two nays by Commissioner Hudgins and Commissioner Gray.

The Chairman called for consideration of a resolution providing for the acceptance and execution of the Merck-Flint River Site Part G Contingency Plan outlining the assistance of the Dougherty County Police Department and Dougherty County Emergency Medical Services in performing emergency response duties.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution 19-057 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND
EXECUTION OF A CONTINGENCY PLAN BETWEEN DOUGHERTY
COUNTY, GEORGIA AND MERCK SHARP & DOHME CORP.
(MERCK) FOR THE PURPOSE OF PROVIDING EMERGENCY
RESPONSE DUTIES AT THE MERCK FLINT RIVER SITE LOCATED
AT 3517 RADIUM SPRING ROAD IN DOUGHERTY COUNTY;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the proposed board appointment. The following board appointment was made:

Upon appointment by Chairman Cohilas, new applicant Greg Rowe (County retiree representative), replacing Gail Morrell, will serve on the Retirement Fund Committee for an unexpired four-year term ending December 31, 2022.

The Chairman called for consideration of the recommendation from the Emergency Medical Services Department to apply for an EMS Trauma Related Equipment reimbursement Grant in the amount of \$10,166.10 for use to purchase EMS Trauma Related Equipment. This is a 100% grant with no local match. EMS Director Sam Allen addressed.

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

The Chairman called for consideration of a required resolution providing for approval of the SunTrust resolution and business account signature card updating the authorized personnel for the SunTrust accounts. County Administrator Michael McCoy addressed. This administrative action would add Assistant County Administrator Scott Addison to the signature card.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion passed unanimously. Resolution 19-058 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF A
SUNTRUST DEPOSIT ACCOUNT RESOLUTION AND AUTHORIZATION
FOR BUSINESS ENTITIES (DARA) DOCUMENT FOR THE PURPOSE OF
AUTHORIZING DESIGNATED DOUGHERTY COUNTY PERSONNEL TO
HAVE FULL AUTHORITY ON ALL SUNTRUST BUSINESS ENTITY
ACCOUNTS; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of a resolution providing for the payment of the fee proposal from Cardno (Marietta, GA) to the City of Albany for the construction of temporary shoring, removal of underground storage tanks and in-ground lifts at the Mule Barn, located at 101 S. Front Street in the amount of \$130,750. Funding is available in SPLOST V. County Administrator Michael McCoy and City of Albany Downtown Manager and ADICA Director Lequrica Gaskins addressed. Central Services Director Yvette Fields was present. Mr. McCoy said that this was an economic development issue and it aligned with the Commissioners retreat goals. Ms. Gaskins informed the Commission that five developers would like to develop this site and other sites in the surrounding areas. However, the proposed site needed to be shovel ready and possible contaminants needed to be removed. She mentioned that the shoring of the building would be ensured to maintain the historical integrity of the building. Information on plans to apply for the Brownfield grants were discussed. Mr. McCoy stated that time is of the essence to remove the impediment so it would not be deterrent as it had been in the past. Chairman Cohilas provided historical approval of SPLOST funds for the project. Attorney Lee provided clarification in reference to preservation of the building and ownership. Chairman Cohilas clarified that the Dougherty County would direct pay the vendor and do internal due diligence before paying invoices.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion passed unanimously. Resolution 19-059 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL
AND ACCEPTANCE BY DOUGHERTY COUNTY OF A
PROFESSIONAL SERVICES PROPOSAL DATED
SEPTEMBER 24, 2019 WITH CARDNO, INC. FOR THE
PURPOSE OF CONSTRUCTING TEMPORARY SHORING AND
REMOVING UNDERGROUND STORAGE TANKS AND
IN-GROUND HYDRAULIC LIFTS AT THE MULE BARN
OWNED BY THE ALBANY-DOUGHERTY INNER CITY
AUTHORITY LOCATED AT 101 SOUTH FRONT STREET IN

ALBANY, GEORGIA; REPEALING RESOLUTIONS OR PARTS
OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR
OTHER PURPOSES.

Commissioner Jones reminded the Board that he would like action to be taken on his previous concerns of community safety and Chairman Cohilas shared that he has a meeting scheduled with the GBI Director. Commissioner Edwards showed pictures of the signs that the Lewis' addressed earlier in the meeting. Mr. McCoy said a bigger (litter) sign could be put in place. Commissioner Gaines shared that she would be out of the country and would miss the two upcoming meetings. The Commission wished her safe travels. Commissioner Johnson expressed his concern in reference to the dangerous intersection in the community. He said that the state was using reflective poles at the dangerous intersections and he would like for the County to mimic the same concept. Chairman Cohilas said it would be a great idea to get an engineering update on behalf of this concern.

There being no further business, the Commission adjourned at 10:56 a.m.

ATTEST:

CHAIRMAN

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MINUTES

October 14, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on October 14, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, 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. Commissioner Gloria Gaines was absent.

The Chairman recognized citizen William Wright to provide supplemental information from his last presentation on how Dougherty County should use capital assets and depreciate properties and he requested that the Board use the information as a consideration for setting fees for rentals. Mr. Wright also shared that he would later address the Commission regarding funding sources that were used with Ceres and Tetra Tech. Commissioner Johnson requested that Mr. Wright look at subcontracts of Tetra Tech and Ceres before coming to the Board and confirmed that our financial auditors adhere to GASB standards. Attorney Lee urged Mr. Wright to meet with the County's Finance Director Martha Hendley regarding any concerns or clarification on these matters.

The Chairman asked the Commission to review the minutes of the September 23 Regular Meeting and September 30 Work Session.

The Chairman called for discussion of the zoning consideration of Willis John Wright, Jr, applicant, MRA Concrete/Precast, LLC owner; request to rezone 1.73 acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the property address is 3108 Leary Road. The Planning Commission recommended denial. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for October 21, 2019.

The Chairman called for discussion of the zoning consideration of Willis John Wright, Jr, applicant, MRA Concrete/Precast, LLC owner; request Special Approval to operate a precast concrete facility in the C-3 (Commercial District). The property fronts the south side of Leary Rd., approximately 235 ft. to the west of the intersection of Leary Rd. and Vanderbilt Dr; the property address is 3108 Leary Road. The Planning Commission recommended denial. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for October 21, 2019. Ms. Teter confirmed that the County Commission would still hear the requests even though the Planning Commission recommended denial.

The Chairman called for a discussion of a recommendation to purchase two 2020 Ford F150 Crew Cab SSV Pickups for the Sheriff's Office Juvenile Court deputies from the state contract holder Wade Ford (Smyrna, GA), in the amount of \$28,484 each for a total expenditure of

\$56,968. Funding is budgeted in SPLOST VII-County Vehicles. Assistant County Administrator Scott Addison and Assistant Chief Deputy Pamela Johnson addressed. City of Albany Procurement Manager Mike Trotter was present.

The Chairman called for a discussion of a recommendation to purchase two 2020 Ford F150 Crew Cab SSV Pickups in the amount of \$28,484 each, two Pursuit Explorers in the amount of \$35,404 each and one 2020 Explorer in the amount of \$38,000 for the Sheriff's Office from the state contract holder Wade Ford (Smyrna, GA) for a total expenditure of \$165,776. Funding is budgeted in SPLOST VII – Sheriff's Department Vehicles. Assistant County Administrator Scott Addison addressed. Assistant Chief Deputy Pamela Johnson and City of Albany Procurement Manager Mike Trotter were present.

The Chairman called for a discussion of a recommendation to purchase five Pursuit Utility Vehicle Explorers in the amount of \$32,686 each and one 2020 Explorer in the amount of \$38,000 for the Dougherty County Police Department from the state contract holder Wade Ford (Smyrna, GA) for a total expenditure of \$201,430. Funding is budgeted in SPLOST VII – County Police Vehicles. Assistant County Administrator Scott Addison and City of Albany Procurement Manager Mike Trotter addressed. Chief Kenneth Johnson was present. The use of state contract was discussed. Commissioner Johnson said that he would like to see other bids in the future.

The Chairman called for a discussion of a recommendation from Superior Court to apply for the FY 2020 accountability court funding program reimbursement grant from the Criminal Justice Coordinating Council agency in the amount of \$48,450.85 for the mental health treatment of ASPIRE participants. This is an emergency supplement grant to bridge a gap in funding for treatment services at ASPIRE due to funding cuts through the Ga Department of Behavioral Health and Developmental Disabilities (DBHDD). Substance Abuse Coordinator Patricia Griffin addressed. Chairman Cohilas shared that we were prepared for this change and clarified that the services were the same but the funding structure had changed.

The Chairman called for a discussion of a recommendation to accept the proposed joint City/County C.W. Heath Park Capital Improvement project in the amount of \$123,400. The County will provide \$89,400 from CIP and the City will contribute \$34,000. The parking lot costs are based on the current material pricing for crushed asphalt and does not include any drainage or potential utility concerns. County Administrator Michael McCoy addressed. Public Works Director Larry Cook was present. Commissioner Hudgins shared that we were using capital improvement funding and that we were setting a precedence of using this fund for a city project. He does not object but he was concerned about a possible new standard. Commissioner Edwards requested for solar powered fans to be considered. After discussion, he withdrew his request.

Mr. McCoy shared that he will be out on October 21, 2019 for the ICMA conference. Commissioner Edwards asked about the status of the demolitions. Attorney Lee provided an update on the properties. He stated that Barbragale Avenue does not meet the criteria and a new option was being sought out. Radium Springs Road had been filed and a hearing date was set. Mr. Lee had been asked to "hold off" on Betty's Drive until the new transfer of ownership took

place. He clarified that the Land Bank could not be used unless the property owner donated the property because the taxes were current. During the discussion, Commissioner Jones asked if a date could be established for the property on Betty's Drive to be brought up to code. Attorney Lee shared the court process would do so. After discussion, Attorney Lee also stated that he would proceed to file on the Betty's Drive property and allow the grace period for improvements to come from the court.

After there was no further business to come before the Commission, the meeting adjourned at 10:51 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



DOUGHERTY COUNTY BOARD OF COMMISSIONERS

Agenda Item

Date: October 18, 2019

Meeting Date: October 28, 2019

Subject/Title: Software Upgrade

Presented for: Decision

Presenter: John Ostrander, Chief Jailer

Statement of Issue

A software upgrade is needed for the security cameras at the Jail.

History/Facts and Issues

The Dougherty County Sheriff's Office needs to upgrade the software for the security cameras at the jail. The current software will not be supported by Microsoft as of January 2020. In order to operate and view any of the security cameras on any new computer, the upgrade to Windows 10 compatible software is required. The Sheriff's Office is requesting to utilize the current security system vendor, Montgomery Technology Systems, LLC, (Greenville, AL) to provide the upgrade.

Recommended Action

Recommend that the Dougherty County Commission approves the purchase of the software upgrade from Montgomery Technology Systems, LLC, (Greenville, AL) for an expenditure of \$44,500.

Funding Source

SPLOST VII-
Jail Facility Improvements
Budget: \$50,000



Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: October 24, 2019

Meeting Date: October 28, 2019

Subject/Title: Tallulah Massey Library A/C Unit

Presented for: Decision

Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

Tallulah Massey Library is in need of a new air conditioning unit.

History/Facts and Issues

Facilities Management needs to install a new air conditioning unit at Tallulah Massey Library and is requesting approval to utilize the lesser quote with state contract pricing from RHC, Albany, GA in the amount of \$22,035.54. Three quotes were obtained from RHC Heating and Cooling, Albany GA; SafeAir Heating and Cooling, Albany GA; and Excel Heating and Cooling, Albany GA with the highest quote received being \$26,512.61.

Recommended Action

Recommend that Dougherty County Commission accepts the state contract pricing from RHC Heating and Cooling, Albany, GA for an expenditure of \$22,035.54 for the purchase of a new air conditioning unit and installation with one year labor and five year parts warranty for Tallulah Massey Library.

Funding Source

25075.7001.01 SPLOST VII
Libraries



Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: October 25, 2019

Meeting Date: October 28, 2019

Subject/Title: Equipment Shed

Presented for: Decision

Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

Dougherty County Public Works is in need of a shed to house drainage equipment.

History/Facts and Issues

Dougherty County Public Works is in need of a shed to house drainage equipment and the KADB vehicle. The KADB shed was destroyed in Hurricane Michael. Two quotes were obtained from Smith-Built of Dawson, GA. and Tyson Steel Building Products of Doerun, GA; with the highest quote received being \$51,562.31. Public Works is requesting approval to purchase the shed from the lesser quote provided by Smith-Built, Dawson, GA in the amount of \$43,310.70.

Recommended Action

Recommend that Dougherty County Commission accepts the quote from Smith-Built of Dawson, GA. for an expenditure of \$43,310.70 for the purchase of the equipment shed for Public Works.

Funding Source

21031.7005.08 SPLOST VI
Equipment Shed



Projects Overview

1. Radium Springs Recovery Plan
2. Radium Springs Trailhead
3. Radium Springs Master Plan Update

[illegible]



Radium Springs Recovery Plan

Summary Recommendations

- Paint Putney on the Water Tower
- Acquire Putney Park/SE Dougherty Sports Complex and Refurbish
- Build a Community Center and Emergency Shelter
- Implement the Flint River Trails Master Plan
- Install Gateway Signage
- Construct a Public Library
- Upgrade and Maintain Park at Stagecoach and US 19.
- Adopt DCA Resilient Construction Standards
- Develop a Commercial Node/Center
- Provide Safe Sidewalk and Trail Connections

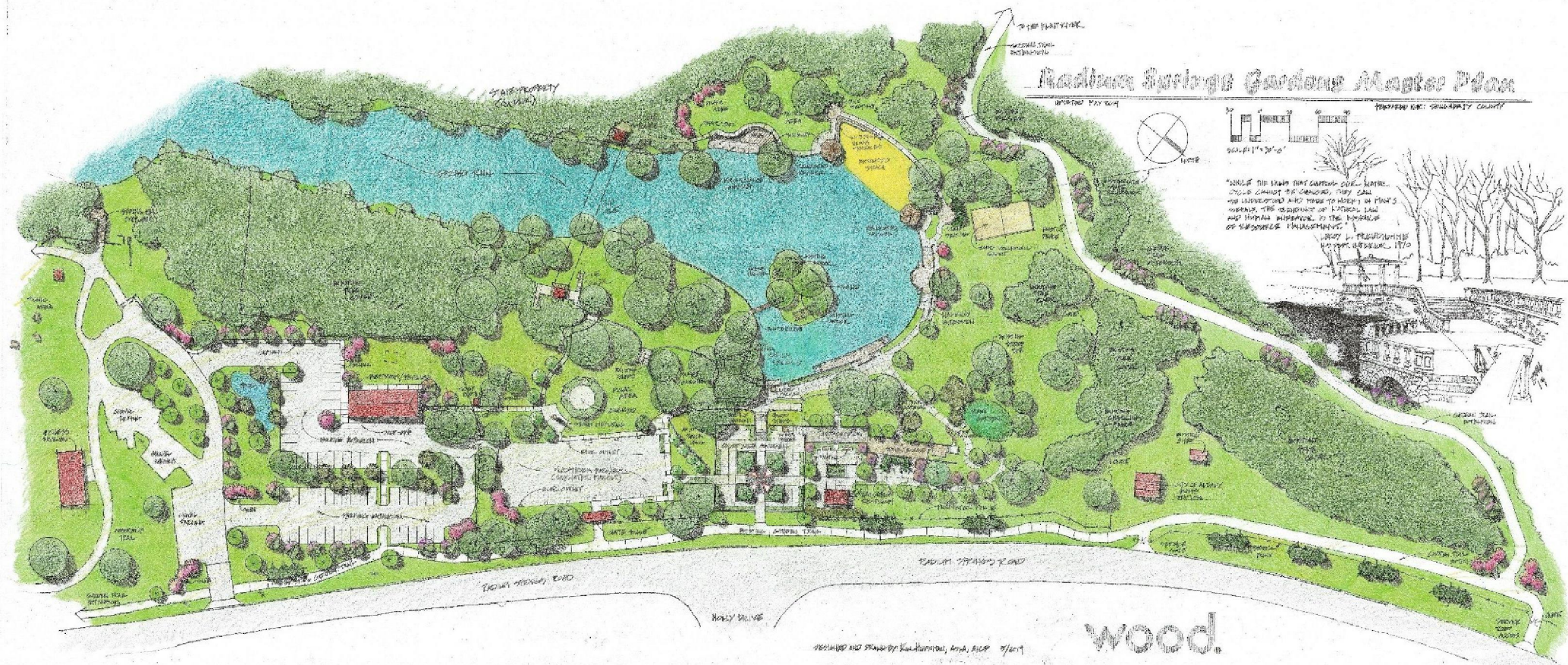


Radium Springs Trailhead

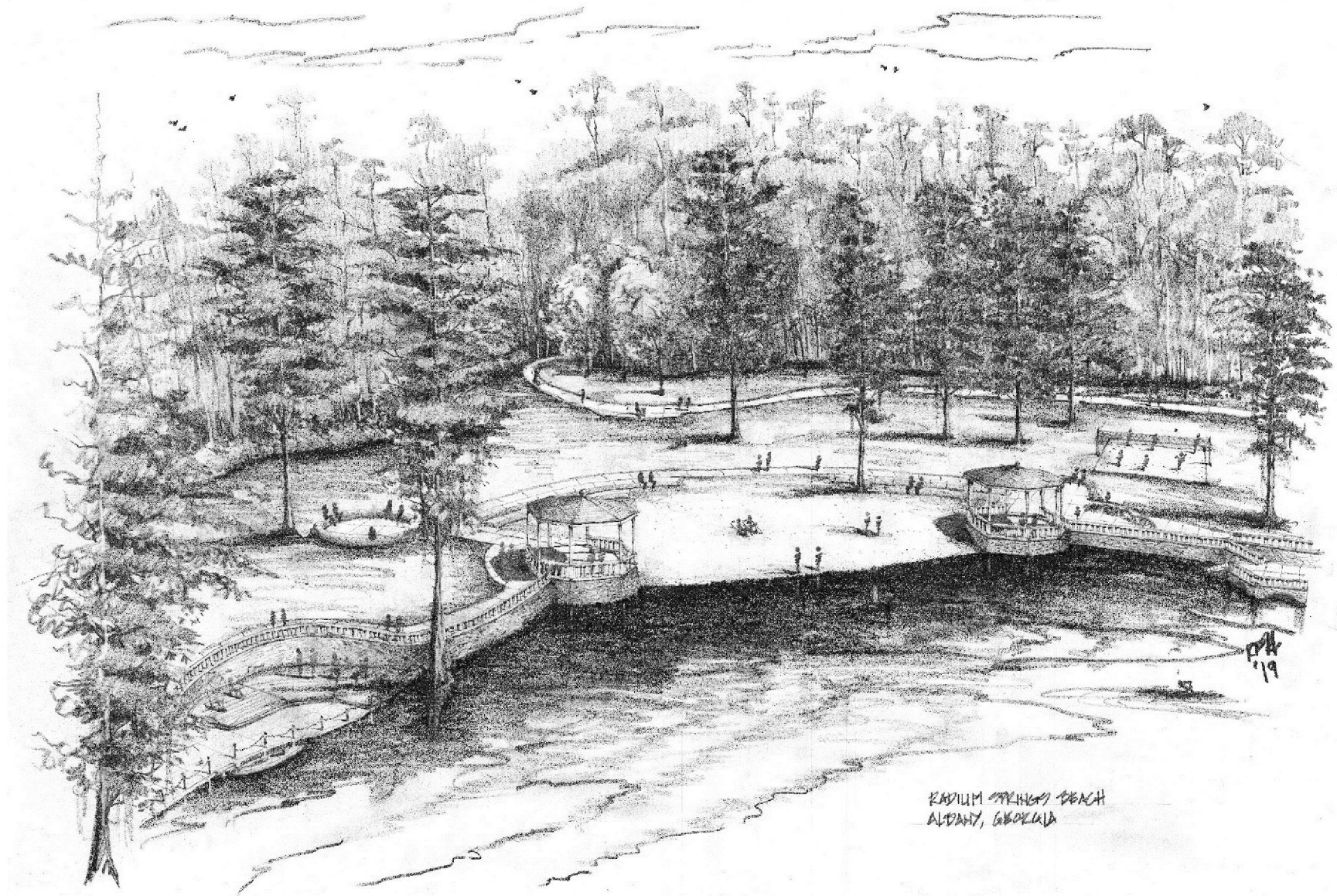
RTP Grant Recipient \$200,000



Radium Springs Master Plan Update



Radium Springs Master Plan Update



Radium Springs Master Plan Update

Opinion of Probable Construction Costs Radium Springs Gardens Dougherty County, Georgia Wood Project Number: 6143 19 1127 June 14, 2016					
LINE ITEM	DESCRIPTION	UNITS	ESTIMATED QUANTITY	UNIT PRICE	ESTIMATED COST
1	Mobilization/Demobilization	LS	1	\$ 10,000.00	\$ 10,000.00
2	Erosion Control Etc.	LS	1	\$ 10,000.00	\$ 10,000.00
3	Pavilion Renovation	EA.	2	\$ 10,000.00	\$ 20,000.00
4	Gravel Base Parking	SF	30000	\$ 3.40	\$ 102,000.00
5	Asphalt Parking	SF	30000	\$ 7.50	\$ 225,000.00
6	Concrete Sidewalk 6'	SF	7200	\$ 6.60	\$ 47,520.00
7	Electrical Service	LS	1	\$ 10,000.00	\$ 10,000.00
8	Grading Complete	LS	1	\$ 50,000.00	\$ 50,000.00
9	Stormwater Outlet and Piping	LF	50	\$ 60.00	\$ 3,000.00
10	Entry Sign/Assorted signage	LS	1	\$ 2,000.00	\$ 2,000.00
11	Lighting - Parking Lot	EA.	6	\$ 3,000.00	\$ 18,000.00
12	Restroom Pavilion	SF	1750	\$ 150.00	\$ 262,500.00
13	Ticket Booth	SF	100	\$ 25.00	\$ 2,500.00
14	Zipline Towers and Equip.	LS	1	\$ 125,000.00	\$ 125,000.00
15	Volleyball Sand, Edging and Equip	CY	66	\$ 40.00	\$ 2,640.00
16	Limestone Block Walls	FF	960	\$ 100.00	\$ 96,000.00
17	Repair Balustrade	LF	320	\$ 35.00	\$ 11,200.00
18	New Handrail	LF	320	\$ 55.00	\$ 17,600.00
19	Wooden Deck	SF	700	\$ 35.00	\$ 24,500.00
20	Concrete Deck Repair	SF	1550	\$ 8.50	\$ 13,175.00
21	Limestone Wall Repair	LS	1	\$ 10,000.00	\$ 10,000.00
22	Stone Seat Walls	LF	90	\$ 150.00	\$ 13,500.00
23	Landscape Planting	EA.	102	\$ 125.00	\$ 12,750.00
24	Beach Sand	CY	400	\$ 27.00	\$ 10,800.00
25	Weed Removal	LS	1	\$ 25,000.00	\$ 25,000.00
26	Subtotal				\$ 1,124,685.00
27	Engineering and Surveying (10%)				\$ 112,468.50
28	Contingency (20%)				\$ 224,937.00
29	PARK SUBTOTAL				\$ 1,462,090.50

Key Recommendations:

- Pavilions Renovation
- Food Truck Parking
- Zipline and Towers
- Weed removal
- Beach Sand
- Parking Expansion
- Restroom Pavilion
- Limestone Wall and Balustrade Repair





Thank you

For more information:

Ron Huffman, ASLA, AICP

Senior Principal

(770) 402-5354

Ronald.huffman@woodplc.com

woodplc.com

