

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MINUTES

November 11, 2019

The Dougherty County Commission met in Room 120 of the Albany-Dougherty Government Center on November 11, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, 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 Lamar Hudgins was absent.

The Chairman recognized County Extension Coordinator James Morgan and 4-H Youth Development /County Extension Agent Jazmin Thomas to provide an update to the Commission on the quarterly report. Ms. Thomas spoke specifically in reference to the in-school and after-school programming. Commissioner Jones shared his concerns regarding needing more after school programs in the underserved schools. Chairman Cohilas would like for Ms. Thomas to see if there are opportunities for community partnerships to leverage what other organizations are doing. The Chairman also asked Ms. Thomas to provide an update to the Commission on how to support her programs.

The Chairman asked the Commission to review the minutes of the October 21 Regular Meeting, October 25 Special and October 28 Work Session.

The Chairman called for discussion of a zoning consideration of Jessica Fields, applicant, Hartridge Farms, LLC owner; request to rezone 106.639 acres from R-1 (Single-Family Residential District) to AG (Agricultural District). The property has about 680' of frontage on the north side of Old Dawson Rd. and about 194' of frontage on the cul-de-sac of Spring Hill Dr. The property address is 5913 Old Dawson Rd. The Planning Commission recommended denial. Mary Teter, Planning Manager, addressed. The public hearing and action are scheduled for November 18, 2019. Neighbors were concerned about the livestock in the area. Ms. Teter shared that conditions could be in place to restrict the type of livestock. She also shared the desire of the owner for the property and the uses that were allowed with or without conditions.

The Chairman called for discussion of a zoning consideration of Lakeside Baptist Church, owner and applicant request to rezone 6.0 acres from R-1 (Single-Family Residential District) to C-2 (General Mixed-Use Business District). The property address is 2806 N. Jefferson St. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. The public hearing and action are scheduled for November 18, 2019. The rezoning request is to allow an illuminated sign that is not currently allowed under residential and to additionally align and provide consistent zoning of the church property.

The Chairman called for discussion of a recommendation to accept the proposal to upgrade the landfill gas collection and control system for Solid Waste from the lowest most responsive and responsible vendor, Advance One Development, LLC (Charlotte, NC) in the amount of

\$371,116. Four proposals were received. Funding is budgeted in the Solid Waste Enterprise Fund. Assistant County Administrator Scott Addison addressed. City of Albany Buyer Kim Allen was present. Mr. Addison said that 11 of the existing wells needed to be updated and stated that this was a very specialized type of work.

The Chairman called for discussion of a recommendation to purchase two 2020 F-350 Type 1 Ambulances for the EMS Department from the state contract vendor Wade Ford (Smyrna, GA), in the amount of \$152,426 each for a total expenditure of \$304,852. Funding is budgeted in the SPLOST VII – EMS Ambulances & Equipment. Assistant County Administrator Scott Addison addressed. EMS Director Sam Allen, Assistant EMS Director Richard Roberts, City of Albany Procurement Manager Mike Trotter and City of Albany Buyer Tina Strassenberg were present. County Clerk Jawahn Ware provided the rationale for use of the state contract vendor for this purchase and emphasized how it has been more advantageous for Dougherty County.

The Chairman called for discussion of a recommendation to purchase one 2020 F-150 4x4 Super Cab SSV Truck for the EMS Department from the state contract vendor Wade Ford (Smyrna, GA), in the amount of \$31,621. Funding is budgeted in the SPLOST VII – EMS Vehicles. Assistant County Administrator Scott Addison addressed. EMS Director Sam Allen, Assistant EMS Director Richard Roberts, City of Albany Procurement Manager Mike Trotter and City of Albany Buyer Tina Strassenberg were present. Commissioner Gray asked that local vendors be utilized in the future as a method of being more competitive.

The Chairman called for discussion of a recommendation to accept the proposal to replace the HVAC Unit in the office of Superior Court Judge Darrisaw, from RHC Heating & Cooling (Albany, GA) in the amount of \$21,170. Three quotes were obtained with the highest being \$22,774.91. Funding is available in SPLOST VII- Judicial Building Improvements. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick was present. Mrs. Ware provided the additional quoted price to Commissioner Gaines and confirmed that all quotes can be provided in the future.

The Chairman called for discussion of a recommendation to authorize up to \$20,000 for the consulting services of Wood PLC, (Ron Huffman) for the Radium Springs Master Plan Implementation. Funding is budgeted in the General Fund. County Administrator Michael McCoy addressed.

The Chairman called for discussion of a recommendation to reallocate funding to not exceed \$400,000 for the Northwest Library Parking Lot in SPLOST VI and SPLOST VII. Assistant County Administrator Scott Addison and Library Director Pauline Abidde addressed. Mr. Addison said that a state grant was received for the Westtown Library in the amount of \$225,000 allowing the County to be able to reallocate the existing money for additional improvements. He announced the reception at the Northwest Library on November 14, 2019 and shared that the parking lot would assist with the project. Mr. McCoy and Project Engineer Jeremy Brown provided a tentative outline of phases for the project. Commissioner Gaines wanted it noted that there would be no reallocation in SPLOST VII funds.

The Chairman called for discussion of a recommendation to approve the list of roads to be resurfaced with the FY 2020 Local Maintenance & Improvement Grant (LMIG) funds (\$435,824), SPLOST VII- 2020 Resurfacing funds (\$425,000) and T-SPLOST (\$2,000,000). Public Works Director Larry Cook addressed. Project Engineer Jeremy Brown was present. This request was doubled based on previous requests and approval was requested for 22.52 miles of resurfacing. Mr. Cook shared that the Department of Transportation (DOT) would need the approved list by the end of the year and the project would be placed out for bid in the spring. Mr. McCoy shared the benefit of TSPLOST and stated that if it was not for this funding source the County would only be able to improve small section of roads.

Commissioner Gray thanked the veterans who served and lost their lives to protect our freedom. Commissioner Edwards asked about an update with the Pendleton report and Mr. McCoy and Commissioner Johnson shared that an update would be provided to our Board in 2020. Commissioner Edwards also asked about allowing business owners to be appointed to Boards who were not residents of Dougherty County. Chairman Cohilas asked that Mr. McCoy and Mrs. Ware add this discussion to a Work Session.

After there was no further business to come before the Commission, the meeting adjourned at 11:23 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK