

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MINUTES

December 09, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on December 9, 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 citizen 4-H Youth Development/County Extension Agent Jazmin Thomas and Dougherty County 4-H representatives who were present to thank the Commission for its support.

The Chairman recognized Chehaw Park Authority Executive Director Tommy Gregors to discuss the proposed Chehaw Park Enabling Legislation Reauthorization. The authority was created April 11, 1979, was last revised by HB1769 in the 2002 General Assembly Session and expires December 31, 2020. The proposed changes would reduce the voting members from 9 to 7 allowing appointments to be made by the City of Albany Commission, Dougherty County Commission, Lee County Commission and the Chehaw Park Authority instead of the sole appointment by the City of Albany. Mr. Gregors recommended that the board term increases to 3 years instead of 2 years and to change requirements to a minimum of six bi-monthly meetings instead of once per month. Additional legislation housekeeping items, to include requesting removing the limit on the duration of the Authority, was presented. He clarified that the legislation does not dictate or require any money from any institution; and it was stated that he desires for each Commission to have a voice [on the Chehaw Board]. He closed the presentation by sharing that 2/3 of the park resides in Lee County and highlighted the critical tasks required by legislation. Additional questions were answered for the Commission. Park Authority Chair Mary Ligon was present.

The Chairman asked the Commission to review the minutes of the November 18 Regular Meeting and November 25 Work Session.

The Chairman called for a discussion of a zoning consideration of Robert K. Taylor, applicant, Robert K. and Linda Taylor owner; request to rezone 1.49 acres from C-2c (General Mixed-Use Business District Conditional) and R-1 (Single-Family Residential District) to C-2 (General Mixed-Use Business District). The property is located at the northeast quadrant of Gillionville Rd. and Weymouth Dr. The property address is 1900-1902 Weymouth Rd. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for December 16, 2019.

The Chairman called for a discussion of a recommendation to accept the proposal for professional services to conduct a salary study from Whit, Perrin, Wright Consulting, LLC.

(Jasper, GA) in the amount of \$30,000. Funding is budgeted in the General Fund. County Administrator Michael McCoy and HR Director Dominique Hall addressed. Mr. McCoy shared in response to Commissioner Gray’s question that “we know up front that we do not have funding [for a salary increase but we] will use this as a benchmark and a road map to where we would like to go”. Commissioner Jones proposed instead of spending money on a plan that we use internal resources and provide a way to use this money for employees. Mr. McCoy clarified that this proposal was a “scaled back” version and \$75,000 was budgeted for the survey. Ms. Hall provided an overview of the proposal. Commissioner Gray stated that he would like the benefit costs included; Mr. McCoy was able to respond. Chairman Cohilas shared he believed that we need a comprehensive plan to force some uncomfortable conversions.

The Chairman called for a discussion of a recommendation to accept the proposed Dougherty County Housing Plan. The housing plan is a requirement for state funding and is a goal of the Commission. County Administrator Michael McCoy, Director of Planning & Community Development at Southwest Georgia Regional Commission Barbara Reddick and Senior Planner Olukayode Olubowale addressed. Mr. McCoy reminded the Commission that we applied for the CHIP grant in 2016. Ms. Reddick said that we received \$300,000 and was able to restore six homes. She added that the grant is now more competitive, and a housing plan is a component in the application for points and we would need to obtain as many points as possible; therefore, the County would need to adopt the plan. The application is due in January and she added that there was no local match and due to our partnership, we do not require any funding by applicants. Mr. McCoy shared additional plans that we can consider to include the use of other funds. He also said an update would be provided by Ms. Wade on the success of the last CHIP grant.

The Chairman called for a discussion of proposed board appointments. County Clerk Jawahn Ware addressed.

Citizens Transportation Committee – There is one appointment with a three-year term ending December 31, 2022. Incumbent Walter Sharp does not desire reappointment. There is one new applicant: Sonya Johnson.

Southwest Georgia Housing Task Force – There is one appointment with a one-year term ending December 31, 2020. Incumbent Larry Thomas does not desire reappointment. There is one new applicant: Sonya Johnson.

After there was no further business to come before the Commission, the meeting adjourned at 11:20 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK