

DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

July 27, 2020

The Dougherty County Commission met via a video conferencing platform to be in compliance with the Governor's Executive Order and the guidelines of the Center for Disease Control (CDC) in regard to the Coronavirus (COVID19) pandemic and social distancing on July 27, 2020. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Commissioners participating were Victor Edwards, Gloria Gaines, Russell Gray, Lamar Hudgins, Clinton Johnson, and Anthony Jones. Also participating were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware and other staff. The public and representatives of the media participated via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman recognized Elections Supervisor Ginger Nickerson to provide an update on the proposed Presidential Election process. Mrs. Nickerson stated that a 46% match grant for equipment was received through the Secretary of State's Office to help facilitate the process correctly. One of the major concerns is not having enough staff on elections day to have all precedents open and there is a need of a minimum of 280 people. A major recruiting process will be occurring for individuals to work at the polls and the office. All advance voting will take place in the Candy Room beginning October 12, 2020 and this location will be fully staffed. It was announced that Saturday voting will occur on October 24, 2020. The Secretary of State's Office will mail ballots for "exceptional voters" and those that do not meet the qualification will be sent locally. Suggestions for recruiting efforts were also provided.

The Chairman recognized Tax Director Shonna Josey and Chief Appraiser George Anderson to discuss the Certified 2020 Tax Digest for the Countywide M&O and Special Services District. Mrs. Josey stated that the Board of Tax Assessors certified the digest and submitted it on July 14, 2020. Mrs. Josey shared that the Countywide M&O is based on the 2019 millage rate of 15.569. The net M&O digest assessed value is \$2,005,240,690 with revenues and taxes levied is \$31,219,592. The total amount for the Forest Land Protection (FLPA) and PILOT is \$2,318,842. The assessed value for personal property is \$294,937,785 which reflects a 2.42% change from 2019. The net real property M&O is \$1,660,804,165 with a 0.65% change. The total net M&O is \$2,005,240,690 with a total change of 0.70%. The parcel count is 37,836. The timeline for the process and advertising was shared. The Chairman clarified the value of our digest and mill had increased. It was mentioned that we must advertise as a tax increase; but it in essence will not increase and the proposed wording in the public advertisement was read. Consultant Ed Wall answered questions.

Mrs. Josey discussed the Special Services District Tax Digest summary and stated that it is based on the 2019 millage rate of 9.173. The net digest assessed value is \$547,565,026 with revenues, and taxes levied is \$5,022,814. The total amount for the FLPA & PILOT is \$741,504. The 2020 net personal property assessed value is \$36,148,788 and reflects a decrease of 12.28%. The net real property is \$495,380,744 and reflected a decrease of 2.26%. The parcel count is 9,331.

Mr. Wall shared the best document for the Commission to focus on is the 5-year history and recommended that the millage rate remained the same. He answered questions from the Commission. Upon direction from Chairman Cohilas, County Attorney Lee will provide the details pertaining to specific companies.

The Chairman asked for consensus that we proceed with the recommendation to not rollback the millage rate and to proceed with the proposed advertisement. Unanimous consent was provided.

The Chairman recognized County Administrator Michael McCoy, Chief Robert Carter and Attorney Spencer Lee to provide an update on Southern Industrial Coating, LLC. Mr. Carter stated in his visits after hours there has been no after-hour operations or dust. He also shared that Mr. Neely declined to provide evidence at this time and said that he would provide it [to Chief Carter] if operations started back up. Mr. McCoy shared that a letter of compliance was distributed to the Board. Commissioner Edwards requested additional stipulations be added to the letter.

The Chairman called for a discussion of the recommendation to accept the bid to perform exterior wall and hardscape restoration for the Judicial and Government Buildings from the lowest responsible and responsive bidder meeting specifications, Waterproofing Contractors, Inc. (Norcross, GA) in the amount of \$530,148. The award includes the base bid, alternates 1 & 2, and square footage pricing for unit one. Five vendors submitted bids with the highest base bid being \$1,344,994. Funding is budgeted in SPLOST VII- Judicial Building Improvements and Government Center Improvements. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick, City of Albany Central Services Buyer Kimberly Allen and Consultant Jody Usry were available.

The Chairman called for a discussion of the recommendation to accept the quotes to install I-Wave C duct mounted auto-cleaning needlepoint bipolar ionization systems in various county buildings. The recommendation is to award the contract for the Government Building to the lowest responsive and responsible vendor, SafeAire Heating and Cooling (Albany, GA) in the amount of \$6,650 and award the contract for the remaining buildings (all Libraries, all EMS stations, Public Works crew quarters, Solid Waste administrative building and County Police headquarters) to the lowest responsive and responsible vendor, Albany Air Conditioning (Albany, GA) in the amount of \$34,300 for a total expenditure of \$40,950. Funding will be provided from the General Fund. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick was available. Mr. Addison stated that this was the same system that was approved to be installed in the Judicial Building. After a lengthy discussion, Mr. McCoy shared that reimbursement for costs would be sought. The Chairman directed that a technical expert be available at the next meeting.

The Chairman called for a discussion of the recommendation to accept the agreement to participate in the televised series highlighting the heroism of first responders, specifically documenting the Dougherty County EMS Department. County Administrator Michael McCoy, Assistant County Administrator Scott Addison and EMS Director Sam Allen addressed. Jeff Turner, Executive in Charge of Production for 44 Blue Productions, LLC and other company representatives were available. Mr. McCoy shared that this was another opportunity that aligns with the Commission goals to provide more positive visibility in the community. Mr. Addison shared that Dougherty County spoke to three other companies that has worked with 44 Blue and received good references.

The Chairman clarified that this production was at no cost to the County. Mr. McCoy shared that Mr. Allen and the administrative team would receive and review the material before being released.

The Chairman called for a discussion of the recommendation to accept the resolution providing for the acceptance and recording of execution of permanent Drainage Easements, Temporary Construction Easements and a Right-of-Way Miter Acquisition Quit Claim Deed for the purpose of alley paving throughout Dougherty County, Georgia. Public Works Engineer Jeremy Brown and County Attorney Spencer Lee addressed. Commissioner Gaines asked that the list of roads be resent.

The Chairman called for a discussion of the recommendation to accept the resolution declaring a 2005 Ford Crown Victoria (from the Dougherty County Police) as surplus and authorize sale through Underwriters Safety & Claims. Assistant County Administrator Scott Addison addressed. Mr. Addison shared that this process is standard protocol.

Mr. McCoy reminded the Commission of three tax public hearings. Two will be held on August 10, 2020 and the last will be held on August 17, 2020. Attorney Lee shared that he would move forward with obtaining the records requested. Commissioner Edwards updated the Commission on the trash event in Southgate. Commissioner Gaines requested to see the documentary by Laurence Fishburne. The Chairman requested Public Information Officer (PIO) Wendy Howell to resend it. Commissioner Gaines reminded Attorney Lee and the County Administrator on buildings that needed to be destroyed. Mr. McCoy shared that an update had been provided and Attorney Lee added that Magistrate Court just reopened. Additional details about the action to be taken were shared. Commissioner Jones asked if the documentaries from the Laurence Fishburne project could be aired on the public access channel and Chairman Cohilas directed the PIO to research. Commissioner Johnson thanked the staff for the work done on the tax digest. Chairman Cohilas provided an update on a meeting that he will have with The Weather Channel to discuss the 2017 storms.

There being no further business to come before the Commission, the meeting adjourned at 11:46 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK