

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MINUTES

June 10, 2019

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on June 10, 2019. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, and Anthony Jones. Commissioner Lamar Hudgins was absent. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and representatives of the media.

Probate Court Judge Nancy Stephenson swore in the new Dougherty County Police Chief Kenneth Johnson.

The Chairman opened the Public Hearing on the proposed FY 2019-20 Budgets. No one was present to speak in favor or opposition of the budget. Citizen William Wright spoke and shared that he plans to present every 6-8 weeks about different funds and the application of Small Local Business Enterprise (SLOBE) and Governmental Accounting Standards Board (GASB 34). Comments from the Commission were provided and Mr. McCoy reminded all that the County is audited and receives “clean” audit reports.

Citizen Tony Jenkins was present to request assistance on a foreclosed home that he considers blighted property on Barbragale Avenue. Mr. McCoy shared that Code Enforcement Richard Carter would address Mr. Jenkins concern later on in the meeting.

The Chairman recognized Public Works Director Larry Cook to update the Commission on the County’s stormwater management responsibilities. This presentation was based on the inquiry of Commissioner Gaines. Mr. Cook shared that the services were based on an executed service delivery agreement with the City of Albany. He added that Dougherty County was responsible for 158 drainage canals and 150 holding ponds and discussed the priority list related to the information. He stated that a minimum of 15 canals had to be maintained each year; however concerns with an area would be resolved. Specific information pertaining to the Community Rating Service (CRS) was provided. He highlighted the service delivery agreement as of 2017 which referred back to the 2006 arrangement and all were based on the 1986 agreement. Mr. McCoy clarified that Dougherty County was not responsible for all stormwater management and the best method for concerns was to call Public Works for direction.

The Chairman asked the Commission to review the minutes of the May 20 Regular Meeting.

The Chairman called for a discussion of a recommendation to purchase one 2019 F-150 4x2 Pickup Truck with a trailer tow package for Public Works from the GSA contract vendor Allan Vigil Ford (Morrow, GA) in the amount of \$24,867. Funding is budgeted in SPLOST VII- Storm Drainage Equipment. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook and City of Albany Central Services Buyer Christina Strassenberg were present.

The Chairman called for discussion of a recommendation to accept the bid to perform the roof replacement for the Riverfront Resource Center (aka the “Candy Room” 125 Pine Ave) from the lowest bidder meeting specifications, Richter Contracting Company, Inc. (Albany, GA) in the amount of \$221,790. The award includes the base bid, alternates and contingency pricing. Five vendors submitted bids with the highest base bid being \$265,400. Funding is available in SPLOST VII – Riverfront Resource Center. Assistant County Administrator Scott Addison addressed. Director Heidi Minnick, City of Albany Central Services Buyer Kimberly Allen and Consultant Jody Usry were present. Mr. Addison shared that replacing the roof was needed because of the exceeded expected life cycle.

The Chairman called for a discussion of a recommendation to accept the bid to install/repair traffic signs in Dougherty County from the lowest bidder meeting specifications, AWP, Inc. (North Canton, Ohio) in the amount of \$50,259.20. Two vendors submitted bids with the highest bid being \$110,875. Funding is available in Risk Management. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook, Engineer Jeremy Brown, City of Albany and Central Services Buyer Kimberly Allen were present.

The Chairman called for a discussion of a recommendation to accept the required resolution authorizing Georgia Fund I to accept funding for the T-SPLOST account. County Administrator Michael McCoy addressed. He shared that this resolution was required to establish the TSPLOST account. Finance Director Martha Hendley also addressed concerns.

The Chairman called for discussion of a recommendation to approve one invoice from Ceres Environmental Services in the amount of \$49,254.19 for debris removal and disposal. Funding will be paid from the Special Services District Fund. County Administrator Michael McCoy addressed.

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

Joint Board of Adjustments & Appeals – There is one joint appointment with an unexpired three-year term ending October 1, 2021. There are two new applicants: Arwena Jones and Ronald Fredrick Smith. All joint appointments must be ratified by the City of Albany.

Dougherty County Development Authority – There is one appointment to fill an unexpired four-year term ending December 31, 2021. There are three new applicants: Charles “Bruce” Capps, Dr. Joe “Tripp” Morgan III and Ronald Frederick Smith.

The Chairman called for County Administrator Michael McCoy and Tax Director Shonna Josey to review the Tax Digest. Mrs. Josey shared that the 2019 Countywide M&O parcel count is 37,790 based on the 2018 millage rate of 15.569. The expected levy amount is \$31,014,884 plus \$214,191 for FLPA and \$2,657,651 for PILOT for a total taxes levied plus PILOT of \$33,886,726. The 2019 assessed value for gross personal property is \$420,336,059, less exemptions is the total net of \$288,400,138. The 2019 assessed value for real personal property is \$1,748,684,823 less exemptions is the total net of \$1,650,373,189. The net M&O for 2019 assessed value is \$1,992,092,311 and it was projected a slight increase of 1.85%. There was discussion on the ad valorem taxes and true-up for vehicles that have an impact on Dougherty County. The 2019 Homestead and Property Exemptions total is \$230,247,585. The projected 2019 taxes to be levied

as of June 6, 2019 is \$33,886,726, which is an increase of 1.09% from 2018. For the 2019 Tax Digest for the Special Services District, the parcel count is 9,269 based on the 2018 millage rate of 9.173. The expected levy amount is \$4,978,842 plus \$176,168 for FLPA and \$504,177 for PILOT (Procter & Gamble and BIO GREEN) for a total taxes levied plus PILOT of \$5,659,187. The 2019 assessed value for gross personal property is \$61,902,336, less exemptions for a net personal property M&O of \$41,350,588. The 2019 assessed value for real property is \$551,909,024, less exemptions for a net real property of \$484,539,239. The net M&O for 2019 assessed value is \$542,771,432 and a projected increase of 3.63%. For the 2019 Homestead and Property Exemptions, the total amount is \$87,921,533. The projected levied amount for 2019 is \$5,659,187. It was requested that Mrs. Josey determine if the money would be received for solar panel and energy. Commissioner Gaines asked for a chart showing the history for 5 years and it was shared that it would be presented with the actual digest on July 8, 2019.

The Chairman called for the continued discussion and presentations for the proposed FY 2020 Budgets as recommended by the Finance Committee. County Administrator Michael McCoy and Finance Director Martha Hendley addressed. Mr. McCoy shared that the proposed budget request for the General Fund had increased by \$95,450 to \$52,527,675, which included agenda software for administration, pest control, the EMA Director and funded mandates from the state to increase salaries of the judges. Chief Code Enforcement Officer Richard Carter provided an update on Code Enforcement and proposed a budget increase which would nearly double the existing budget for protective enforcement. Mr. McCoy proposed funding a line item in the amount of \$50,000 for blight and demolition concerns with an average of \$5,000 per home, which will average approximately 10 houses per year.

Scott Addison then recapped the previous presentation provided by Public Works for the “Team Up to Clean Up” project and shared that the County could enforce mowing and litter control for a proposed amount of \$136,080. A proposed external contract with the state vendor with the City of Albany is estimated for the County to be \$213,180. It was noted that the vendor was not contacted to determine if services could be provided. Mr. McCoy’s recommendation was to use internal staff for the program because an external contract would be a significant financial impact on the Special Services District Budget and is not affordable. He mentioned that this was not a “mandated” program but this initiative could serve as an enhancement to the way the County is addressing litter in the unincorporated area.

Jail Director Chief John Ostrander requested 2 positions: a HR Specialist I and a Pretrial Services Deputy. He stated that the HR Specialist I was needed to recruit and manage vacancies on a full time basis. The Pretrial Services Deputy was needed to supervise pretrial individuals because of program growth and adequate personnel.

Mr. McCoy reminded the Commission of the Work Source Memorandum of Understanding (MOU) signing that would be held on Tuesday, June 11, 2019 at Albany Technical College. He shared the loss of former Facilities Management Director Dewayne Greene.

The Chairman provided an update on economic development efforts. He shared that there was a lot of resources in the community and would like to update the Commission on a way to more efficiently address. He also discussed that he understood the frustration of trying to attract business in different areas of the County and expressed that the vision of the Economic Development Commission (EDC) should include revitalizing specific areas. He wanted Mr. McCoy to schedule a mid-year retreat on a Saturday for the month of July or August. Commissioner Jones requested

the month of August. Several tasks were assigned to Public Information Officer Wendy Howell to include scheduling a rotating lunch with the County Commissioners and Chairman on a monthly basis. A lengthy discussion regarding the EDC ensued. EDC representative Clinton Johnson asked that all concerns be put in writing to PIO Wendy Howell. She will compile and provide them to Commissioner Johnson prior to the next EDC Board meeting.

After there was no further business to come before the Commission, the meeting adjourned at 1:37 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK