



## WORK SESSION

April 29, 2024  
10:00 AM

Albany-Dougherty Government Center  
222 Pine Ave, Room 100, Albany, GA 31701

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### AGENDA

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at [facebook.com/Dougherty.ga.us](https://facebook.com/Dougherty.ga.us) or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Minutes.
  - a. Minutes of April 1st Regular Meeting, April 8th Work Session, and April 8th Special Called Meeting.
4. 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*).
  - a. Chief Executive Officer of the Boys and Girls Clubs of Albany, Jacqueline Robinson, is present to introduce herself to the Board.
  - b. Clennon L. King, Cultural Projects Consultant, AugustineMonica Films, present to inform the Commission of the historic and cultural significance of events and individuals from Albany, GA, and request the Commission establish a Dougherty County Black Heritage Trail, to include the commissioning of the design and erecting of historic markers to underscore the region's cultural value and enhance it as a tourist destination.
5. Zoning.
  - a. JFT Public Properties LP, Mark Taylor, applicant and owner (24-015) requests to rezone a 20.37-acre undeveloped parcel from C-3c (Commercial Business District, Conditional) to C-R (Community Residential Multiple Dwelling District). The rezoning would allow the development of a townhouse subdivision. The property is on South Mock Road parcel. The Planning Commission's public hearing will be May 2, 2024 and a recommendation will be provided. Angel Gray, Deputy Planning Director will address. The Board of Commissioner's Public Hearing and Action on this item are scheduled for the May 6, 2024 Regular Meeting.

- b. Tommy Crosby, applicant and owner (24-021) requests to rezone a 3.69-acre from AG (Agricultural District) and C-2 (General Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the operation of a manufactured home sales and repair business. The property address is 1932 Liberty Expressway. The Planning Commission's public hearing will be May 2, 2024 and a recommendation will be provided. Angel Gray, Deputy Planning Director will address. The Board of Commissioner's Public Hearing and Action on this item are scheduled for the May 6, 2024 Regular Meeting.

6. Purchases.

- a. Recommendation from the Dougherty County Sheriff's Office to purchase one (1) 2024 Ford F150 Police Responder 4X4 in the amount \$55,095 from State Contract vendor, Wade Ford (Smyrna, Ga). Funding is available in SPLOST VIII. Assistant County Administrator Barry Brooks will address. Major Ken Faust is present.
- b. Recommendation from Facilities Management to purchase one (1) 2023 Ford F350 Super Duty Service Truck in the amount \$75,414 from State Contract vendor, Wade Ford (Smyrna, Ga). Funding is available in SPLOST VIII. The truck is upfitted with a service body and is available for delivery. Assistant County Administrator Barry Brooks will address. Facilities Management Director Heidi Hailey is present.
- c. Recommendation from Facilities Management to accept the quotes to replace the Air Handling Unit (AHU) #9 and controls at the Dougherty County Health Department for a total expenditure of \$130,917.20. Service Pro's (Leesburg, Ga) is the lowest quoted vendor to replace the AHU in the amount of \$62,317.20. Sole source vendor, ESS (Albany, Ga) will replace the controls in the amount of \$68,600. Funding is budgeted in SPLOST VII. Assistant County Administrator Barry Brooks will address. Facilities Management Director Heidi Hailey is present.
- d. Recommendation from Facilities Management to accept the quote to paint the hallways on the first floor of the Central Square Building from the lowest quoted vendor MSK, LLC (Leesburg, Ga) in the amount of \$27,950. Funding is budgeted in SPLOST VII. Assistant County Administrator Barry Brooks will address. Facilities Management Director Heidi Hailey is present.

7. Additional Business.

- a. Recommendation to accept the Work Based Learning Program Agreement between Dougherty County and Turner Job Corps (TJC) Center. Assistant County Administrator Barry Brooks and HR Director Erica Potts will address. TJC Director of Finance and Administration, Demetrius Love is present.
- b. Recommendation from the Retirement Fund Committee to accept Amendment Number Two to the Dougherty County Defined Benefit Retirement Plan and Trust. Assistant County Administrator Barry Brooks, HR Director Erica Potts, and County Attorney Alex Shalishali will address. Benefits Law Group Attorney Terri Taylor is present.

- c. Recommendation from the Retirement Fund Committee to change Dougherty County's current Retirement Life Insurance (Death Benefit) from Lincoln Financial to Securian. Assistant County Administrator Barry Brooks and HR Director Erica Potts will address. HUB International representatives, FSA Glen Gahan and Senior Strategic Account Executive Christi Speck are present.
  - d. Recommendation to ratify the application to the FEMA Hazard Mitigation Assistance (HMA) Grant Program and accept the award in the amount of \$40,485. There is a local fund share amount of \$2,429.10 required. The grant will be used to update the Dougherty County Multi-Jurisdictional Hazard Mitigation Plan to meet the federal requirements of the Disaster Mitigation Act of 2000. The local funding requirements will be offset by volunteer time. EMA Director Chief Cedric Scott will address. Consultant, Disaster Recovery & Grant Programs, Georgia Collier-Bolling is present.
  - e. Recommendation to transfer property to the Albany Dougherty Land Bank. County Attorney Alex Shalishali and Planning & Development Services Director, Paul Forgey will address.
  - f. Recommendation to work with the Artesian Alliance to demo the current Festival Springs Fountain for the drafting and construction of plans that will replace the current splashpad. Dougherty County will work in partnership with the Artesian Alliance for Phase I. Assistant County Administrator Barry Brooks and Facilities Management Director Heidi Hailey will address. Artesian Alliance Executive Director Tommy Gregors is present to share the Flint RiverQuarium Master Plan and the redevelopment of River Front Park.
8. Board Appointments. County Clerk Jawahn Ware will address.
- a. **Albany-Dougherty Land Bank Authority**- One (1) County appointment with a two-year term ending July 31, 2026. Assistant County Administrator Barry Brooks recommends the reappointment of incumbent Jim McBride. The bylaws require a recommendation be provided from the listing of applicants.
- ASPIRE Behavioral Health & Developmental Disability Services Board**- One (1) appointment with a three-year term ending June 30, 2027. Incumbent Dr. Eugene Sherman desires reappointment. Two new applicants: Nathaniel Cooper III and Commissioner Clinton Johnson.
- Citizens Transportation Committee** – One (1) appointment with a three-year unexpired term ending December 31, 2025. No new applicants. There is one vacancy.
- Department of Family & Children Services** – Two (2) appointments with a five-year term ending June 30, 2029. Incumbents Henry Mathis, Jr. and Barbara Johnson Clark desire reappointment. Three new applicants: Nathaniel Cooper III, Christy Faison, and Martez Favis.
- Electrical Board** – Four (4) appointments: one (1) County appointment for a Master Electrician, one (1) joint appointment for an Electrical Supplier, one (1) joint appointment for a Professional Engineer and one (1) appointment for a joint citizen member, all with a one-year term ending December 31, 2024. No new applicants. All joint appointments must be ratified by the City of Albany. There are four vacancies.

**Fire Code Board of Appeals** – Three (3) appointments with a three-year unexpired term ending December 31, 2025. No new applicants. There are three vacancies.

**Flood Plain Management Review Board** – One (1) County appointment with a three-year unexpired term ending December 31, 2024. There are no new applicants. There is one vacancy.

**Gas Board** – One (1) County appointment with a one-year term ending December 31, 2024. No new applicants. All joint appointments must be ratified by the City of Albany. There is one vacancy.

**Planning Commission** – One (1) County appointment with a three-year unexpired term ending December 31, 2025. Incumbent Billy Merrit is no longer able to serve. Two new applicants: Casey Beane and Demetrius Love. There is one vacancy.

9. Updates from the Assistant County Administrator.
  - a. **REMINDER** - The Finance Committee Meeting will be held at 1pm in Room 120.
10. Updates from the County Attorney.
  - a. Update on the Dougherty County Development Authority.
11. Updates from the County Commission.
12. Adjourn.

### **Dougherty County's Vision Statement**

Dougherty County will be a committed leader in sustaining a high quality of life by partnering with citizens, businesses, and other government agencies to make this a community of choice for living, working, and leisure activities.

### **Dougherty County's Mission Statement**

To improve the quality of life for all our citizens by being accessible and good stewards of our resources while delivering cost-effective, responsive, services with integrity, fairness, and friendliness.

*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.*