

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

October 18, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on October 18, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 10 a.m. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also present 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 in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman noted a change to the previously published agenda where items pertaining to the Food Bank were removed and he asked County Administrator McCoy for an update on the recent incentive-based COVID event. There were 875 individuals vaccinated and there were over 60 volunteers. The Chairman recognized Commissioners Gaines and Jones for attending both events. Community partners in attendance were recognized as well. Commissioner Jones asked that there be another event held on November 6th to be proactive for the holidays. Mr. McCoy confirmed that hosting another event is financially feasible and Chairman Cohilas provided consent to proceed.

The Chairman opened the public hearing for Lanier Engineering, Inc. (21-056) request to rezone 1.45 acres from C-5 (Office-Institutional-Residential District) to C-3 (Commercial District). The property is located 2507 Fleming Road. The property owner is the Base Side Storage, LLC; the applicant is Lanier Engineering, Inc. (District 6). The Planning Commission recommended approval. Angel Gray, Planning Manager addressed. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman opened the public hearing for Lanier Engineering, Inc. (21-057) request for special approval to allow the special use of self-storage (Mini Warehouses) in a C-3 (Commercial District). The property is located at 2507 Fleming Road. The property owner is Base Side Storage, LLC; the applicant is Lanier Engineering, Inc. (District 6). The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman called for consideration of the resolution providing for the assessment and collection of an annual ad valorem tax to provide funds for the payment of the principal and interest on Dougherty County School District General Obligation Sales Tax Series 2021 Bond in the amount of \$28,565,000.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 21-054 is entitled:

A RESOLUTION OF THE DOUGHERTY COUNTY BOARD OF
COMMISSIONERS PROVIDING FOR THE ASSESSMENT AND
COLLECTION OF AN ANNUAL AD VALOREM TAX TO
PROVIDE FUNDS FOR THE PAYMENT OF THE PRINCIPAL OF
AND INTEREST ON \$28,565,000 IN AGGREGATE PRINCIPAL
AMOUNT OF DOUGHERTY COUNTY SCHOOL DISTRICT
GENERAL OBLIGATION SALES TAX BONDS, SERIES 2021.

The Chairman called for consideration to approve the alcohol application from Moree's Grocery & Liquor, Inc, Bettye J. Amburn licensee, dba County Line Liquor, at 4030 Moultrie Road for Package- Liquor, Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval.

Commissioner Jones moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously.

The Chairman called for consideration to accept the Hazard Mitigation Grant Program (HMGP) Project 4297-0008-R Albany-Dougherty County Acquisition Project - Phase I Award in the amount of \$3,327,308.48. Director of Disaster Recovery & Grant Programs Georgia Collier-Bolling and GEMA Risk Reduction Specialist, Hazard Mitigation Monique McBride were present to address any additional concerns of the Board in emergency situations.

Commissioner Jones moved for approval. Commissioner Johnson seconded the motion. Under discussion, Commissioner Johnson asked if there is an opportunity for the Albany/ Dougherty Land Bank to participate. Planning and Development Director Paul Forgey said that they plan to make it an opportunity. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration to accept the federal procurement guidance under the Uniform Administrative Requirements at 2 CFR 200.318 through 2 CFR 200.327, General Procurement Standards for federally funded projects, and the federal GSA scheduled rates for travel, retroactive back to January 1, 2017 for the Disaster Recovery & Grant Programs.

Commissioner Gray moved for approval. Commissioner Newsome seconded the motion. Under discussion, Commissioner Johnson asked the reasoning on the request to be

retroactive and Mr. McCoy shared because we are asking for reimbursement funds for the storms. He added that this keeps us in alignment with the County's submitted requests based on these standards. Lastly, he informed the Board that this is administrative housekeeping. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution declaring the listed vehicles and equipment as surplus and authorizing the disposal of or sale of same via an online auction.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-055 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION DECLARING AS SURPLUS THE
ATTACHED LIST OF EQUIPMENT AND VEHICLES;
PROVIDING FOR DISPOSAL OF OR SALE OF SAME VIA AN
ONLINE AUCTION; REPEALING PRIOR RESOLUTIONS IN
CONFLICT; AND FOR OTHER PURPOSES.

The Chairman called for consideration to approve the State of Georgia Fiscal Recovery/ARP Broadband Infrastructure Improvements Grant. The total project amount is \$15,588,140 with the County's match being \$1,001,346. Funding will be provided by the American Rescue Plan. The application deadline is at the end of the month. Project Engineer Jeremy Brown addressed. Mr. Brown said that this was based upon a Commissioner's request to look at broadband in the unincorporated area of the County. The project will reach about 90% of the underserved and unserved areas of the County.

Commissioner Jones moved for approval. Commissioner Johnson seconded the motion. Under discussion, Commissioner Johnson asked for an overview of the project. Chairman Cohilas asked that GIS provide a map of the number of households that will be impacted in the service areas throughout the progression of the project. Commissioner Jones wanted to confirm that AT&T is not the sole exclusive vendor. Mr. McCoy provided additional clarification on the project and shared the future requests that will be presented to the Board for approval. He also stated that this is the best process and practice because every county has to partner with a provider and our provider is AT&T. Our proposal is very attractive because there is a vendor and local match. Chairman Cohilas confirmed that this application is not guaranteed because it is competitive. However, the Chairman asked that the grant application also emphasize the impact on the Marine Base. Mr. McCoy shared that this is most counties' first real option to get broadband in the unincorporated areas. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for the approval and execution of a Memorandum of Understanding between Dougherty County, Georgia and AT&T Georgia (AT&T) for the purpose of having AT&T design, construct and deploy a

one hundred percent (100%) fiber optic wireline network in the unincorporated area of Dougherty County, Georgia. Project Engineer Jeremy Brown addressed. AT&T Regional Director-External Affairs Gary Sanchez and AT&T Director - External Affairs Brandon Hartley were present.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-056 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND
EXECUTION OF A MEMORANDUM OF UNDERSTANDING
BETWEEN DOUGHERTY COUNTY, GEORGIA AND AT&T
GEORGIA (AT&T) FOR THE PURPOSE OF HAVING AT&T
DESIGN, CONSTRUCT AND DEPLOY A ONE HUNDRED
PERCENT (100%) FIBER OPTIC WIRELINE NETWORK IN THE
UNINCORPORATED AREA OF DOUGHERTY COUNTY,
GEORGIA; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.

The Chairman called for consideration of the resolution providing for the approval and execution of a temporary grading and slope easement agreement between Dougherty County, Georgia and Aldi Inc. (Georgia) on property owned by Dougherty County described as Liberty Expressway holding pond. County Attorney Spencer Lee and Project Engineer Jeremy Brown addressed. Mr. Brown said that this development of retail is by Buffalo Wild Wings.

Commissioner Gray moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-057 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL
AND EXECUTION OF A TEMPORARY GRADING AND
SLOPE EASEMENT AGREEMENT BETWEEN
DOUGHERTY COUNTY, GEORGIA AND ALDI INC.
(GEORGIA) ON PROPERTY OWNED BY DOUGHERTY
COUNTY DESCRIBED AS LIBERTY EXPRESSWAY
HOLDING POND; REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the recommendation to approve the Putney Park Grant Application. The County previously submitted an application for a DNR grant for improvements to the Park, but it was not accepted. The scope of the project has been revised for resubmission. The total project amount is \$432,000 with the County's match being \$232,000. Funding will be provided by TSPLOST. The deadline for application is November 1, 2021. Project Engineer Jeremy Brown addressed.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for the approval and adoption of the five-year Comprehensive Plan Update and Community Work Program. The plan must be adopted no later than October 31, 2021 by the County to maintain its status as a Qualified Local Government. Planning and Development Director Paul Forgey addressed. Senior Planner,Carolynn L. Segers was present. Mr. Forgey shared that this plan included the addition of a broadband component that Mr. McCoy previously mentioned.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 21-058 is entitled:

A RESOLUTION FOR THE 2021 FIVE-YEAR UPDATE OF THE
2026 ALBANY –DOUGHERTY COMPREHENSIVE PLAN.

The Chairman called for the zoning consideration of Lanier Engineering, Inc. (21-056) request to rezone 1.45 acres from C-5 (Office-Institutional-Residential District) to C-3 (Commercial District). The property is located 2507 Fleming Road. The property owner is the Base Side Storage, LLC; the applicant is Lanier Engineering, Inc. (District 6). The Planning Commission recommended approval.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson the motion for approval passed unanimously.

The Chairman called for the zoning consideration of the special approval request of Lanier Engineering, Inc. (21-057) to allow the special use of self-storage (Mini Warehouses) in a C-3 (Commercial District). The property is located at 2507 Fleming Road. The property owner is Base Side Storage, LLC; the applicant is Lanier Engineering, Inc. (District 6). The Planning Commission recommended approval.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously.

Attorney Lee provided a redistricting update and said that each district except for District 1 has lost people which equates to 9.3% or over 8,000 people lost. He added that the county is malapportionment and will have to redistrict to get as close as possible to 14,300 people per

district. There were suggestions given and the preferred option is to proceed as we had the last 10 years and that was to appoint a redistricting committee to work with the Dougherty County School System. This is also the request that the Dougherty County School System Board Chair Dean Phinazee is in favor of. Lastly, Commissioners Gaines and Jones commended Mr. McCoy and his staff for a great vaccination event.

There being no further business to come before the Commission, the meeting adjourned at 11:10 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK