

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MEETING MINUTES

April 12, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on April 12, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. 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, via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman asked the Commission to review the minutes of the March 15th Regular Meeting and March 29th Work Session.

The Chairman called for a discussion of the recommendation to accept the proposed location of Tift Park for the Albany Tennis Center, as recommended by the Recreation Committee. Recreation Committee Chairman Clinton Johnson addressed. County Administrator Michael McCoy, Albany Tennis Association Representative Wes Sadler, USTA Senior Consultant, Facility Services Robin Jones, USTA Business Development Consultant Jonathan Fralick, Boys & Girls Club of Albany representative Jason Belk and City of Albany interim Recreation Director Michael Potter were present. Mr. McCoy shared that property will be needed from the City of Albany and Boys & Girls Club and a recommendation will be made later for the County to retain the maintenance of the center.

The Chairman called for a discussion of the recommendation of the Recreation Committee to hire EMC Engineering (Leesburg, GA) for Tennis Center engineering services. The proposed amount is \$202,640 and funding is available in SPLOST V. Recreation Committee Chairman Clinton Johnson addressed. County Administrator Michael McCoy, Public Works Director Larry Cook and Project Engineer Jeremy Brown were present. Commissioner Johnson clarified that \$202,640 included the south zone pickleball court of \$82,500 but the amount will be paid by the City of Albany. The amount will be revised for the Commissioner's approval. Mr. Fralick addressed items for Commissioner Johnson.

The Chairman called for a discussion to approve the Alcohol Application Transfer of Ownership for VV Trading LLC, Venkateshwar Guntuka licensee, dba VV Food Mart, at 4324 Radium Springs Rd for Beer and Wine Package. The Albany-Dougherty Marshal's Office recommended approval. County Clerk Jawahn Ware addressed.

The Chairman called for a discussion to approve the Alcohol Application Transfer of Ownership for Bagain LLC, Ayaz Ahmad licensee, dba Stop N Shop, at 2201 Liberty Expressway SE for Beer, Package. The Albany-Dougherty Marshal's Office recommended approval. Chief Anthony Donaldson, Business and License Support Department and County Clerk Jawahn Ware, addressed. Mrs. Ware clarified that applicants for transfer of ownership still have a thorough background check completed.

The Chairman called for a discussion of the recommendation from Human Resources to accept the 2021 Georgia County Internship Program (GCIP) Grant from the ACCG Georgia Civic Affairs Foundation in the amount of \$2,607.60. The grant will provide a summer internship for the CDBG Disaster Recovery Program. The County received the award in 2020; however due to the pandemic, ACCG transferred the award to this year. County Administrator Michael McCoy and HR Director Dominique Hall addressed. There was a discussion pertaining to dividing or matching the grant funding to offer additional opportunities to more students. As a point of procedure, Commissioner Gray reminded the Board that the matter on the table was for the ACCG grant. The Chairman asked that staff provide a recommendation on a County internship program.

The Chairman called for a discussion of the recommendation to approve the renewal of the Intergovernmental Support Agreement with the Marine Corp Logistics Base (MCLB) to provide canal maintenance. The initial agreement was approved in the May 8, 2017 Regular Meeting. County Administrator Michael McCoy addressed by sharing that the value of the contract is \$75,000 for 3 years; the document is the same agreement but a different format. Public Works Director Larry Cook and Project Engineer Jeremy Brown were present.

The Chairman called for a discussion of the Planning and Development Update for the Dougherty County Morgue. Assistant County Administrator Scott Addison, Coroner Michael Fowler and Architect David Maschke addressed. The conceptual plan was shown. One proposed site is the location of the old Dougherty County Public Works sign shop. There will be space allocated for student training and construction. Mr. Addison identified potential land for a crime lab location if Albany State University pursues [the request]. The proposed plan cost for option A is \$822,942. Option B with the construction site on Habersham will be \$947,052. There will be a funding shortfall on each. Mr. McCoy shared that the plans were presented for the Commission to determine the site of the morgue. The Coroner's preference is option B. After discussion, the Chairman requested all parties meet and present a revised scope at the next work session with staff recommendation on how to find any short falls. Mr. Maschke clarified that the proposal is for the project cost that included additional costs (i.e., furniture and signage) which is different than construction cost. The Commission asked if there could be a proposal closer to budget and Mr. Addison shared that it would be option A because the location has infrastructure currently in place. As alluded by the Chairman, Mr. Maschke shared that due to the increase in construction prices, both proposals for the building alone have absorbed the budget.

The Chairman called for a discussion of the recommendation of the Government Affairs Committee that current plans continue for the county morgue ensuring to the degree possible that sufficient land is available at or near the selected site for the addition of a functional forensic science lab to be developed at some future date in partnership with Albany State University. Further, it is recommended that the Governmental Affairs Committee continue to work with Albany State University to assist where possible in development of the lab. Government Affairs Committee Chairwoman Gloria Gaines addressed. County Administrator Michael McCoy was present. Chairwoman Gaines clarified that if there is expansion, then it would be an ASU cost.

The Chairman called for a discussion of a recommendation to review and discuss a proposed draft of a Management, Operations and Maintenance Agreement for the Government Center between Dougherty County and the City of Albany. County Attorney Spencer Lee and County Administrator Michael McCoy addressed. Commissioner Gray would like a subleasing clause included where the other entity will have approval. Additionally, he wanted the administration team to be clearly identified and add a clause for operations cost utilization.

The Chairman called for a discussion of a recommendation to take appropriate action to either demolish or bring up to Code one dilapidated structure located at 1000 Liberty Expressway. County Attorney Spencer Lee and County Administrator Michael McCoy addressed. Attorney Lee shared some concerns and Mr. McCoy shared that the cost estimate in the private sector is approximately \$90,000 but most of it will be absorbed because staff will do the work. Even after cost absorption, the request exceeds the budget for the Special Services District. Any action taken will require a budget amendment. EPD will need to be contacted for additional guidance. The Chairman was clear that he does not desire for the County to own a gas station, even though he is in favor of cleaning up the area. Commissioner Edwards expressed frustration regarding action on Barbragale Avenue. The Chairman shared that the home does not meet the condition of dilapidated property. Commissioner Jones provided an update that the property owners have been identified and Code Enforcement is taking action to include how the mortgage company may be able to remove the tree.

The Chairman called for a discussion of a recommendation from Public Works to apply for a Local Maintenance & Improvement Grant (LMIG) - Safety Action Plan (SAP) from the Georgia Department of Transportation for a 70% grant that requires a 30% match. Funding is available in TSPLOST and will be used for the installation of new signage and/or the repair of existing signage along 6 roads (~24.6 miles). Assistant County Administrator Scott Addison, Public Works Director Larry Cook and Project Engineer Jeremy Brown addressed. Action on this item was scheduled in the following Special Called Meeting because the grant application is due Wednesday, April 14, 2021.

Commissioner Johnson requested an update from the Tax Commissioner about homestead exemptions for seniors.

There being no further business to come before the Commission, the meeting adjourned to a Special Called Meeting at 11:21 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK