

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

September 13, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 13, 2021. Vice-Chairman Victor Edwards presided. Commissioners present were 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. Chairman Christopher Cohilas was absent.

After the invocation and Pledge of Allegiance by Pastor Williamson, the Vice-Chairman called for approval of the August 2nd Regular Meeting, August 9th Work Session and August 9th Public Hearing minutes.

Commissioner Gray moved for approval. Upon a second by Commissioner Newsome, the minutes were unanimously approved.

The Vice-Chairman recognized Mr. Dawson and Mrs. Frazier, representatives of the Southgate community, who were present to ask for an update on their request made in February in reference to a speed bump installation on Astoria Drive. Mr. Dawson asked for at least three bumps and added a request for ceiling fans to be installed at the park's pavilion and Mr. McCoy addressed. Mr. McCoy said that traffic engineering services are done by the City of Albany; they have been backed up due to COVID, staff shortages and equipment errors. He added that Dougherty County partners with the City of Albany, but we will purchase the needed equipment to reduce delays in the future. He shared that this request is a priority but has been delayed due to extenuating circumstances. Mr. McCoy continued to provide an update on the ceiling fans request that was recently received. He shared that all the administrative approvals are made based on the Commissioner's request for additional improvements at the park.

The Vice-Chairman recognized County Administrator Michael McCoy to discuss the proposed Incentive Based Vaccination Program for citizens of Dougherty County. Program partner representatives from Phoebe Putney Memorial Hospital, Department of Public Health, Albany Area Primary Health Care, EMA and EMS were present and EMA Director Chief Scott and Chief Medical Officer, Phoebe Putney Memorial Hospital Dr. Kathy Hudson addressed. Due to the rise of COVID numbers in the community, EMA created a program called "Strive for 75!" The goal is for 75% of the community to be vaccinated and ARP (American Rescue Plan) funding is available for use for the event. The first event will be

held on Saturday, September 18, 2021, and individuals who get vaccinated must be at least 18 years old and be a resident of Dougherty County. A \$100 prepaid VISA gift card will be provided to help encourage people to get vaccinations. The second event will be scheduled. Eligible individuals can receive a maximum of \$200 to receive the two doses of the Pfizer vaccination. The Commission proposed concerns and provided suggestions for the initiative. Mr. McCoy clarified that individuals ages 12 and older can participate in the event, but only ages 18 and older can receive the card.

The Vice-Chairman recognized Simone Turner, Regional Program Manager, Communities In Schools of Georgia, to provide an update to the Commission on the program and to request a partnership. Ms. Turner said that the organization is seeking a financial investment of \$82,500 from Dougherty County Government to expand services and increase the number of elementary school students receiving services in the Dougherty County schools. There is a need for three elementary schools to be served with an onsite coordinator. Upon the request of Vice-Chairman Edwards, Mr. McCoy was asked to research the funding and provide a recommendation to the board.

The Vice-Chairman recognized EDC President Jana Dyke with the Albany-Dougherty Economic Development Commission (EDC) to update the Commission with the quarterly report. Ms. Dyke provided updates on the building inventory, prospective projects and the proposed launch of their website. She added that it took longer to complete the website due to the pandemic and limitations of obtaining industry pictures. She was excited to announce that she has an intern to help assist and shared other partnerships with different schools.

The Vice-Chairman recognized William Wright, dba Afram-Tech, Inc. to continue presentation on subsequent analysis of intervening issues with nine metro-counties in the State of Georgia as compatible to Dougherty County. Mr. Wright asked to be rescheduled to September 27, 2021, and reminded the Commission that they have been invited to his programs. He also addressed some concerns of the Commission from Mrs. Dyke's presentation and fulfilling jobs locally.

The Vice-Chairman opened the public hearing for Travis Andrew Hellemn, owner and applicant, request to rezone 10 acres of a 53.95-acre tract from AG (Agricultural District) to R-E (Estate District). The property is located at 3916 Gravel Hill Rd. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. Ms. Gray said that the plan was to subdivide the land and sell to a long-term tenant. Upon the request of the Commission, Mr. Hellemn addressed. There being no additional comments regarding the proposed matter, the Vice -Chairman closed the public hearing.

The Vice-Chairman called for consideration of the recommendation to purchase one 2021 Dodge Charger in the amount of \$29,999 for the Sheriff's Office from Woody Folsom Chrysler Dodge Jeep Ram (Vidalia, Ga). The vehicle will replace a previously salvaged Charger. The vehicle is available for immediate delivery. Funding is budgeted in SPLOST VII- Sheriff's Vehicles. Assistant County Administrator Scott Addison and Deputy Chief

Pamela Johnson addressed. Mr. Addison said that Sheriff's Office has an immediate need and the fulfillment has been delayed due to the pandemic. Bids were attempted and the state contract vendor was contacted but no vehicles were in stock. It is not known when the 2022 charger will be in production. Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously.

The Vice-Chairman called for consideration of the recommendation to accept the following Health and Dental Plan Renewal and Plan Design changes for the 2022 Plan Year from the Insurance Review Committee to:

- increase employee dental contributions by 15%;
- package Life, STD, and LTD with provider Securian; and
- offer employees a flexible spending account.

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

The Vice-Chairman called for consideration to accept the sole proposal from Quality Refrigerated Engineering and Construction for architectural services to develop the Feeding the Valley Food Bank CDBG-CV application. The location for the Food Bank is 1706 Ledo Road. County Administrator Michael McCoy and Brenda Wade, Southwest Georgia Regional Commission addressed. Shelby Williams, Business Manager, Feeding the Valley Food Bank was present. Frank Sheppard, President & CEO, Feeding the Valley Food Bank was available via the phone. Mr. McCoy said that there was no money needed at this time but the Commission will need to approve this request because Dougherty County is the applicant for the grant.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Mr. McCoy answered Commissioner Gaines' concerns about funding and the motion for approval passed unanimously.

The Vice-Chairman called for consideration of the approval to authorize the budget and expend up to \$338,000 of American Rescue Plan funding to administer two incentive-based vaccination events for residents of Dougherty County. The first program is scheduled for Saturday, September 18, 2021.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Gaines asked for an understanding of the allocations for the ARP funding. Mr. McCoy shared that the Federal government is encouraging local governments to spend the money. He added that we are on track with the consultant to provide a strategy to the Board no later than mid-October. This request was presented due to the emergency [of rising COVID numbers] in our community. Commissioner Johnson made a substitute motion to the table. Vice-Chairman Edwards seconded the motion but it failed due to a lack of majority. Commissioners Johnson and Edwards were the only ones that voted in favor. The original motion passed with four ayes and two nays by Commissioner Johnson and Vice-Chairman Edwards.

The Chairman called for the zoning consideration of Travis Andrew Hellemn; owner and applicant, request to rezone 10 acres of a 53.95-acre tract from AG (Agricultural District) to R-E (Estate District). The property is located at 3916 Gravel Hill Rd. The Planning Commission recommended approval. Commissioner Jones moved for approval. Upon a second by Commissioner Gaines, the motion for approval passed unanimously. The zoning resolution is as follows:

A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING REGULATIONS
AND MAP OF THE UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA (RESOLUTION NO. 212,
AS AMENDED) SO AS TO CHANGE THE STATUS OF THE
PROPERTY HEREINAFTER DESCRIBED.

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED by authority of same:

SECTION I: That from and after the passage of this Resolution, the official Zoning Regulations and Map of the unincorporated area of Dougherty County, adopted December 1, 1969, as amended, be, and the same are hereinafter described as follows: 10-acres of the 53.95-acre parcel tract.

CHANGE FROM:	AG (Agricultural District)
TO:	R-E (Estate District)
OWNER/APPLICANT:	Travis Hellemn
LOCATION:	3916 Gravel Hill Road

All that tract or parcel of land lying and being in Land. Lot 105 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows:

Beginning at the intersection of the South line of said Land Lot 105 with the East margin of Gravel Hill Road, and run thence North 3 degrees 30 minutes west along the East margin line of said Gravel Hill Road a distance of 496.7 feet to a point; run thence North 88 degrees 49 minutes East a distance of 1,089 feet to a point; run thence North 3 degrees 30 minutes West a distance of 400 feet to a point run thence North 88 degrees 49 minutes East along the South line of property previously conveyed to Leo K. Turner Sr and Martha Collins Turner by Warranty deed recorded in Deed Book 394, Page 237, Dougherty County Land Records, a distance of 2,033.6 feet to a fence line; run thence South 6 degrees 36 minutes East along said fence line a distance of 889.7 feet to the

Southeast corner of said Land Lot 105; run thence South 88 degrees 45 minutes West along the South line of said Land Lot 105 to the point of beginning.

SECTION III: That all resolutions or parts of resolutions in conflict herewith be and the same hereby are repealed.

CHAIRMAN

ATTEST:

CLERK

APPROVED: September 13, 2021

Commissioner Clinton Johnson asked for an update on the tennis center at the new meeting. Commissioner Jones presented a handout to address blighted properties in the unincorporated areas. Attorney Lee addressed that the information that Commissioner Jones has does not align with the process in Dougherty County. The handout received is for a vendor proposing to sell the county software. The County's process was shared and the Commission was reminded that any violations or concerns of blighted property can be reported to Code Enforcement for either city or county property. The attorney's opinion is that this software does not resolve a concern in Dougherty County. Marshal Nathan Norman announced that he has been selected as the Code Enforcement Director. He added that Code Enforcement has to go through a process and each property owner is entitled to a due process regarding some of the parcels. He also asked that the Commission let him know of any concerns and allow him to address them. Vice-Chairman Edwards asked that Marshal Norman come back in the future to review and address older ordinances and processes that can be expedited to assist the citizens and Commissioner Gaines echoed the same.

Commissioner Gaines asked about redistricting. Attorney Lee shared that he will provide an update on a future agenda. She also asked about plans on replacing Attorney Lee whose last day is January 1, 2022. Mr. McCoy and Spencer Lee addressed by saying that HR will be handling the process with Attorney Lee overseeing. Attorney Lee said it is a different process than hiring the County Administrator. He added that the position is a professional service that can be attached to a contract but does not have to be. Mr. Lee said that he will meet with HR and provide an update to the Board in mid-October. Lastly, in regards to redistricting, Mr Lee said that a file had been provided to the Board and Mr. McCoy shared that ACCG will be addressing it at an October meeting.

The Vice-Chairman called for consideration of the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing potential litigation and then to adjourn.

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

There being no further discussion, the Board entered into Executive Session at 12:28 pm.

CHAIRMAN

ATTEST:

COUNTY CLERK