

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

October 10, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on October 10, 2022. Vice Chairman Clinton Johnson presided and called the meeting to order. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones and Ed Newsome. County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Alex Shalishali, County Clerk Jawahn Ware and other staff were also present. 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. Chairman Christopher Cohilas was absent.

The Vice Chairman asked the Commission to review the minutes of the September 26th Work Session and September 26th Special Called Meeting.

The Vice Chairman recognized citizens Albert Jones and George Maddox to voice their concerns on the administration of the variance for the zoning request for Jessica Fields. They were not aware that the Dougherty County Commission would not be the final approvers. The gentlemen felt that the vote from the Planning Commission would not be fair because they initially supported the change the community did not want. Mr. Maddox requested that the County Commission request that they approve the item. Planning and Development Director Paul Forgey addressed that variances are managed at the Planning Commission level and provided a historical context of the concern. He also stressed the need for staff to remain neutral in the process and shared that citizens were given the opportunity to speak at the public hearing. Attorney Shalishali shared that an additional evaluation of the request can be done. Mr. Forgey said that our ordinance is not clear on how a citizen can appeal a variance.

Vice Chairman Johnson asked that Mr. Forgey and Attorney Shalishali review the information and give guidance. Commissioner Jones was concerned that this is a result of another outdated ordinance. Commissioner Gaines asked that the County Clerk review the minutes. The Vice Chairman also requested that the ordinance be reviewed. Commissioners Gray and Edwards echoed that the process was adhered to. Commissioner Edwards specifically recapped that the request is to determine the process if Dougherty County denies a request. He wanted to clarify if the denied request will return to the Board for approval [reconsideration]. Commissioner Edwards also wanted the Board to approve all variances. Mr. Forgey shared earlier that variances are usually smaller requests and mentioned to the Board if they approve all variances, they will receive items that they may consider as "trivial." Mr. Forgey added that he would provide an update at the October 31st Work Session.

The Vice Chairman recognized Henry Williams and Professor Preston King who were introduced as guests of Commissioner Gaines. Mr. King addressed the Board.

The Vice Chairman called for a discussion of the zoning application for J. Bryan &

Cynthia Wingate; owner and applicant (22-068) request to rezone 9.91 acres from AG (Agricultural District) to R-2 (Single Family Residential District). The rezoning would allow for the proper owner to subdivide portions of the property to sell to the adjacent property owners. The property currently holds two zoning designations R-2 and AG. The property is located at 3520 Thomas Road. The Planning Commission recommended approval. Planning and Development Director Paul Forgey addressed. The Public Hearing and Action are scheduled for October 17, 2022.

The Vice Chairman called for a discussion to purchase one John Deere 6110M Cab Tractor from state contract vendor Deere & Company (Cary, NC) for Solid Waste in the amount of \$89,222.98. Funding is budgeted in the Solid Waste Enterprise Fund. Assistant County Administrator Scott Addison addressed. Solid Waste Director Campbell Smith and City of Albany Buyer Corey Gamble were present. Mr. Addison recommended the purchase and stated it will be processed via the local dealer, Flint Equipment.

The Vice Chairman called for a discussion to accept the bid for the 2021 LMIG Resurfacing and Safety Action Plan from the lowest responsive and responsible vendor meeting specifications, Oxford Construction Company (Albany, GA) in the amount of \$3,013,073.10. Two vendors submitted bids with the highest being \$3,117,315.75. Funding is budgeted in SPLOST VII (\$425,000), TSPLOST (\$2,149,250), 2021 LMIG (\$380,125) and 2021 LMIG SAP (\$42,000). Assistant County Administrator Scott Addison addressed. Public Works Director Chuck Mathis, Engineering Manager Jeremy Brown, and City of Albany Buyer Tina Strassenberg were present. Mr. Addison said that this is a standard approval. Mr. Brown reviewed the list of streets and roads that were approved in 2020. He shared that the project initially came in over budget because this project was planned prior to the pandemic price increases. He added to stay within budget, Spurlock Street was removed, and some specifications were modified. Mr. Brown addressed the longevity and life cycle of the project, and it will still be 15-20 years depending on traffic, as it has been in the past. He also discussed how the County has been proactive in trying to monitor and manage [material] costs. Mr. McCoy used the opportunity to discuss the impact costs may have on SPLOST and TSPLOST sharing that the County potentially will have to reduce the number of miles of roads resurfaced. Mr. Brown also said that he will resend the approved list.

The Vice Chairman called for a discussion to accept the revised Public Works Park Policy as recommended by the Recreation Committee. Recreation Committee Chairman Clinton Johnson and County Administrator Michael McCoy addressed. Public Works Director Chuck Mathis was present. The major changes were highlighted by Mr. Mathis and Commissioner Edwards asked that the Neighborhood Watch Captains be notified of the changes. Mr. Mathis and Mr. McCoy confirmed they would be.

The Vice Chairman called for a discussion of the Mayor's letter dated March 15, 2022 relative to the former National Guard Armory property. County Administrator Michael McCoy addressed. Mr. McCoy suggested that the Chairman and Mayor meet again because of the dated letter. Commissioner Johnson was not in the agreement because past discussions were not productive and requested that Mr. McCoy draft a response noting the move of the City of Albany Recreation Department into the National Guard Building. He also wanted it to be noted

that the County may relinquish the tennis center funds to the City of Albany; adding that he wanted Attorney Shalishali to look at how to produce the contract. Commissioner Newsome requested that a timetable be stipulated and Commissioner Gaines requested that all items in the letter be addressed. Mr. McCoy shared that the letter will be ready for review at the Regular Meeting and there was consensus to proceed.

Commissioner Gray recognized Chief Deputy Haynes for the recent community event and both announced the partners involved. Commissioner Gaines extended an invitation to Dr. Wendy Wilson, Albany State University, to come to address the Commission to explore possibilities of partnerships. Commissioner Johnson asked that Commissioner Gaines, as the Government Affairs Chair and Mr. McCoy facilitate this request. She also provided dates for the upcoming Flint River Fresh activities. Commissioner Johnson asked that PIO Wendy Howell help promote the event. He also shared that he would serve as the County's representative at the Communities in Action event to discuss the use of Treasury's Funds at the White House. Mr. McCoy will create a presentation.

There being no further business to discuss the Commission the meeting adjourned at 11:30 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK