

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

December 14, 2020

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on December 14, 2020. Chairman Christopher Cohilas presided. Present [in the Chamber] were Commissioners Victor Edwards, Russell Gray, Lamar Hudgins and Clinton Johnson. Commissioners Gloria Gaines and Anthony Jones participated via the audio-conferencing feature. Also participating in the Chamber 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.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the November 16th Regular Meeting and November 30th Work Session minutes.

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

The Chairman recognized long serving Board members:

Historic Preservation Committee – Lacy Lee, John Ventullett, Jr and Anne Wilson

Hospital Authority - Fred Ghiglieri, Dr. Michael Laslie and Dr. Tania Smith

Retirement Fund Committee - Commissioner Lamar Hudgins

The Chairman recognized Commissioner Clinton Johnson to introduce Jana W. Dyke, President and CEO, Albany Dougherty County Economic Development Commission (EDC).

The Chairman recognized United States Department of Agriculture (USDA) Soil Conservationist Taylor Sinuefield to discuss the soil and water conservation programs that are provided for the citizens of Dougherty County.

The Chairman recognized Voter Registration and Elections Supervisor Ginger Nickerson to provide an update on the 2021 Runoff Election. Mrs. Nickerson shared that early voting starts today at the Civic Center. She will provide the number of ballots received to Mr. McCoy in the drop boxes from the general election per the request of Commissioner Gray. Commissioner Johnson shared kudos that were provided by the Secretary of State regarding Mrs. Nickerson. Fees assessed by the City of Albany for rentals and set up were addressed.

The Chairman called for a discussion of the zoning application of Trevis McCullough, owner and applicant; request to rezone 3.187 acres from C-7 (Mixed Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the northwest quadrant of

Antioch Road and Westview Drive. The property address is 1107 Antioch Road. The Planning Commission recommended approval with the condition that the following uses are not permitted: (1) Motor Vehicle Related Services to include: Sales/Maintenance/Repair/Body Shop; (2) Bars, Night Clubs. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for January 4, 2021.

The Chairman called for a discussion of the zoning application of Albert Powell, Jr, owner and applicant; request to rezone 3.982 acres from R-1 (Single-Family Residential District) to C-8 (Commercial Recreation District). The property fronts the east side of The Circle. The property address is 222, 224, and 226 The Circle. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for January 4, 2021. Staff recommended denial to rezone, but the Planning Commission provided approval. Commissioner Johnson received confirmation that conditions can be added. Commissioners Gray and Edwards voiced their concerns. Mr. Forgey shared that the Commission approved because the applicant owned adjacent property and the proposal would be insulated from the other properties. It was noted that three lots were owned by the County and reserved for greenspace.

The Chairman called for a discussion of the zoning application of Buford Jenkins, owner and applicant; request for Special Approval to operate a Drive-In Movie with Inflatable Screens on 6.63 acres within the C-3 District. The property fronts the west side of Liberty Expressway SE about 1,100' south of the intersection of Williamsburg Road and Liberty Expressway SE. The property address is 1729 Liberty Expressway SE. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for January 4, 2021. Ms. Teter stated that access to this site must be approved by GDOT. The proposed operations are Friday-Saturday from 7:00 p.m.-11:30 p.m. Commissioner Gray is concerned that the business may not be permanent and would prefer that the owner work with the speedway to have an easement for access. Commissioner Jones reminded everyone that there are still races occurring that may interfere with the movie playing at the same time.

The Chairman called for a discussion of a proposed Text Amendment to Title II, Article 2, Section 2.01 6 (a-n): Community Residence Requirements of the Zoning Ordinance establishing regulations for the unincorporated County, including proposed amendments to Title I, Article 5: Definitions and to Table II.2.01 Permitted Uses subject to proposed Section 2.01 6 (a-n). Paul Forgey, Planning Director, addressed. The Public Hearing and Action are scheduled for January 4, 2021. Mr. Forgey mentioned that due to the gap of meetings, there will be a more in-depth presentation at this meeting. The proposal matches the City of Albany.

The Chairman called for consideration of the resolution confirming the appointment of Je'Nita Lane and Larry Thomas to the Dougherty County Board of Tax Assessors for the term beginning January 1, 2021 and ending December 31, 2023. County Clerk Jawahn Ware addressed. Mrs. Ware stated that the appointment required a formal resolution and typically presented on the same day of the nomination.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 20-068 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPOINTMENT OF MEMBERS  
TO POSTS 2 AND 3 OF THE DOUGHERTY COUNTY BOARD OF TAX  
ASSESSORS FOR A TERM BEGINNING JANUARY 1, 2021 AND ENDING  
DECEMBER 31, 2023; REPEALING RESOLUTIONS OR PARTS OF  
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER  
PURPOSES.

The Chairman called for consideration of the resolution declaring a 2012 Dodge Charger and a 2015 Dodge Charger (from the Dougherty County Police) as surplus and authorize sale through Underwriters Safety & Claims. Assistant County Administrator Scott Addison addressed. Mr. Addison said that these vehicles were in accidents and that this is standard procedure.

Commissioner Hudgins moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 20-069 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED 2012  
DODGE CHARGER (VIN NO. 2C3CDXAT8CH287725) AND A 2015  
DODGE CHARGER (VIN NO. 2C3DXAT4FH863511) AND HAVE  
SAID SURPLUSSED SALVAGED VEHICLES DISPOSED OF  
THROUGH UNDERWRITERS SAFETY AND CLAIMS, DOUGHERTY  
COUNTY'S THIRD-PARTY ADMINISTRATOR; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT  
HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for acceptance of an Age Friendly Region Designation Resolution. The Region 10 pilot program may allow our area to be the first regional AARP Age-Friendly Program in the nation. Southwest Georgia Regional Commission Director Suzanne Angell and Deputy Director Barbara Reddick addressed. Macon-Bibb was the first community in the nation in 2012 recognized with this designation. The recognition is a win-win for the City of Albany and Dougherty County with no foreseeable additional work.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 20-070 is entitled:

AGE FRIENDLY REGION DESIGNATION RESOLUTION

The Chairman called for a discussion of the recommendation relative to a proposed Intergovernmental Agreement by and between the Georgia Department of Natural Resources and Dougherty County providing for the transfer of fourteen (14) individual tracts totaling 357 acres, more or less, in Dougherty County along the Flint River from DNR to Dougherty County. The property is identified as the "Flint River Educational Park" and includes the Radium Springs property. County Administrator Michael McCoy and County Attorney Spencer Lee addressed.

Action on this item is scheduled for January 4, 2020. Mr. McCoy shared that the funds received for procured property could allow us to move forward with the trail program. Attorney Lee said that discussion on this topic dates back to 1998. The IGA is for transfer of property for use only.

The Chairman called for consideration of the reappointment of the County Administrator through the extension of the employment agreement effective January 4, 2021 through January 3, 2022 per section 1-3-23 of the Dougherty County Code of Ordinances. County Attorney Spencer Lee addressed.

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

The Chairman called for a discussion of the FEMA Public Assistance Grant Recovery Financial Update for the January 2017 Tornadoes and the 2017 & 2018 Hurricanes. County Administrator Michael McCoy, Finance Director Martha Hendley, Consultant Ed Wall and CDBG-DR Program Manager Georgia Collier-Bolling addressed. Mr. McCoy stated that this was follow up on the directive from a question requested of Commissioner Gaines. Mr. Wall provided an update that the total eligible amount for all disasters is \$16,709,465.97 and noted the paid to date amount by entity. Mr. McCoy added that the local cost share is 15%. The federal paid 75% and the state paid 10%. Chairman Cohilas shared that we have a reimbursement rate based on the numbers presented at 92% so we recovered over and beyond so the taxpayers have been made whole. Mr. Wall commended the County for saving and being able to cash flow the disasters because the federal and state does not reimburse until the entities pay. Mr. Wall confirmed Commissioner Jones' statement that the County is debt free and could cancel debt to ourselves at any time. The amount still due is \$1,340,079.84.

Attorney Lee left at 11:40 a.m. Each Commissioner provided words of sentiment for the salutation for Commissioner Lamar Hudgins. A special award was presented. Words were provided by his wife Wanda Hudgins and she challenged the younger citizens to serve in public service. Final words were provided by Commissioner James Lamar Hudgins for serving for 28 years.

There being no further business to discuss the Commission, the meeting adjourned at 11:55 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK