

DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

August 8, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 8, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Alex Shalishali, Deputy County Clerk Bristeria Hope 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. County Attorney Spencer Lee participated via teleconference and County Clerk Jawahn Ware participated remotely.

The Chairman asked the Commission to review the minutes of the July 18th Regular Meeting, July 25th Work Session and July 25th Special Called Meeting.

The Chairman recognized William Wright, a representative for AFRAM Tech, Inc. to discuss tax digest concerns and assistance for veterans. Mr. Wright expressed his concerns about discrimination. Commissioner Johnson clarified that the veterans received a misprint of their property taxes but the corrections had been made and were reissued. He also made it clear that services provided for the 711 bus transportation and the 5311 programs are done by the federal government and not Dougherty County.

The Chairman called for a discussion of the nomination of the County Voting Delegate at the ACCG Legislative Leadership Conference Business Session on September 29, 2022 in Jekyll Island. Chairman Cohilas addressed.

Upon a nomination by Commissioner Johnson, the recommendation of Commissioner Anthony Jones as the voting delegate for Dougherty County was unanimously accepted.

The Chairman called for a discussion with Community Development Partners and Wood Consulting to discuss a public/private partnership to redevelop county-owned property (approximately 17 acres) located at 1500 N. Jefferson Street. Kirby Glaze, President, Community Development Partners and Ron Huffman, Wood Consulting addressed. Mr. Glaze provided an overview of the potential development locations for the County such as surface parking and other properties of the National Guard. He mentioned his specialties and his work with local government and local authorities. He asked Dougherty County to consider entering into an intergovernmental agreement with the local authority that did not include an obligation for Dougherty County. If agreed upon, he will present a development plan and search for a development team to help assist. Mr. Glaze added that they will present a plan and budget when they come back to the Commission. Commissioner Jones suggested that a market study be considered. Commissioner Gaines suggested that we have small groups to collaborate and

come back with ideas. Chairman Cohilas asked that this be put on a Work Session to be considered in 30 days for discussion.

The Chairman called for a continued discussion regarding SPLOST VIII Scenarios. County Administrator Michael McCoy and Assistant County Administrator Scott Addison addressed. Action on this item is scheduled for the following Special Called Meeting. Mr. Addison provided various options with two additional options. Chairman Cohilas wanted to foreclose and eliminate any negotiation on LOST. He also said that if there is no intergovernmental agreement with the City, then Dougherty County will have to develop a plan for a 6-year tenure and level 1 projects. If they are not in agreement, we will be sending Option 5 to the Board of Elections. Chairman Cohilas asked for a consensus on proposing extending \$3.5 million to the City for the sewer project and the Board consented.

The Chairman called for consideration of the proposed board appointments. Deputy County Clerk Bristeria Hope was present to address. Upon nomination by Chairman Cohilas, the recommendation for Ronald Smith was unanimously accepted to the Retirement Fund Committee for a four-year unexpired term ending December 31, 2025.

Commissioner Gaines asked Mr. McCoy and Attorney Shalishali to look at two properties on Newton Road. Mr. McCoy shared that he had already passed the complaint on to Public Works. Commissioner Johnson thanked Mr. McCoy for bringing Mr. Kirby Glaze. Commissioner Gray thanked everyone who was involved in coming to a consensus regarding the SPLOST VIII negotiations. Commissioner Johnson also asked about the status of the police station renovation. Mr. McCoy said that a brand-new police station is needed and added that funding will be considered first and the location second. Commissioner Johnson also wanted to have some discussion on cost saving and efficiency with the Sheriff's Office and Jail.

There being no further business to discuss the Commission the meeting adjourned at 11:57 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK