

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

March 8, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on March 8, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present [in the Chamber] were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, and Ed Newsome. 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.

The Chairman asked the Commission to review the minutes of the February 15th Regular Meeting, February 22nd Work Session, and February 22nd Special Called Meeting.

The Chairman recognized President Jana Dyke with the Albany-Dougherty Economic Development Commission (EDC) to update the Commission with the Quarterly Report. Ms. Dyke reviewed the quarterly goals and highlighted a small business success story. She plans to focus on marketing and updating their website. She discussed projects that supported the EDC's role in the community. The Board provided positive sentiments on the update and welcomed Ms. Dyke to the community.

The Chairman recognized Tommy Gregors, Executive Director, Chehaw Park & Zoo to provide an update on the Artesian Alliance (Chehaw Park & Zoo, Flint RiverQuarium & Thronateeska). Mr. Gregors shared information about the community support provided and grants received including the slow increase of visits and school groups. He mentioned the ability to start providing programs virtually. The main goal is to release a master plan for all organizations in September with opportunities to possibly add Radium Springs to the alliance. This opportunity will be discussed with the Commission in the future.

The Chairman recognized William Wright, representative of AFRAM Tech, Inc. to update the Commission on the "New Deal" proposal. Mr. Wright shared concerns about the limited number of minority business receiving funding. He stressed that the funds are running out, but shared additional details will be provided in a workshop this week. He thanked the Commission for support in providing the location.

The Chairman called for discussion of the zoning application of The Estate of Donald W. & Lovella Terry, owner, and Lynn Marie Montgerard, applicant; request to rezone 3.0 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property

address is 928 Gaisser Rd. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. The Public Hearing and Action are scheduled for March 15, 2021.

The Chairman called for a discussion of the recommendation to accept the proposal in the amount of \$74,512 from Yielding, Wakeford & McGee Architects (Albany, GA) to provide professional architectural and engineering services. The services will provide for the development of the design plans and construction oversight for the Radium Springs Master Plan – Phase I Improvements, as recommended by the Recreation Committee. Funding is available in SPLOST V. Assistant Administrator Scott Addison discussed. Public Works Director Larry Cook, Project Engineer Jeremy Brown, and Principal Architect Kent McClure were present. Mr. Addison said that this was one of the Commission's goals in wanting to move forward with the development of Radium Springs.

The Chairman called for a discussion of the recommendation to declare the listed vehicles and equipment as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Scott Addison addressed. Mr. Addison stated that this was a standard quarterly request.

The Chairman called for a discussion of the recommendation to declare one 2009 Peterbilt Low-Boy Tractor as surplus and authorize the sale in the amount of \$25,000 of the same to the Worth County Board of Commissioners. This request is made on behalf of Worth County Chairman Fred Dent and County Administrator Carl Rowland. Assistant County Administrator Scott Addison addressed. Mr. Addison stated that this equipment was scheduled to be surplused and mentioned that both entities agree that the price is a fair deal.

The Chairman called for discussion of the proposed board of appointments. County Clerk Jawahn Ware addressed.

Albany-Dougherty County Land Bank – There is one appointment with a two-year unexpired term ending July 31, 2022. Incumbent Robert Middleton, Jr. resigned. County Administrator Michael McCoy recommended applicant Jim Pace. The Board was reminded that the County Administrator provides the recommendations for county applicants and the City Manager provides recommendations for city applicants.

Tax Assessors Board – There is one appointment with a three-year unexpired term ending December 31, 2023. Incumbent J. Bruce Gunnels resigned. There is one new applicant: Wayne Shaw. If the Commission desires to appoint the applicant, then there will be a resolution provided; which is a requirement for the Tax Assessors Board.

The Chairman called for a discussion of a review for the proposed Intergovernmental License Agreement between the Board of Regents of the University System of Georgia and Dougherty County relative to the ASU to Downtown Albany multi-use Flint River Trail project. County Attorney Spencer Lee addressed. County Administrator Michael McCoy was present. Attorney

Lee mentioned that this was one of the four documents that needed to be executed to complete the build-out of the trail.

The Chairman called for a discussion of a recommendation to take appropriate action to either demolish or bring up to Code one purported dilapidated structure located at 2229 Duitman Drive, Albany, Georgia. County Attorney Spencer Lee addressed. Attorney Lee said that the house was burnt and discussed the process required.

Commissioner Gaines wanted Mr. McCoy to provide an update on what the County can expect from the COVID Relief Act. Mr. McCoy will provide more information as received. The legislation is currently at the House and we would expect at least \$17 million. Commissioner Johnson stated that the focus was water, sewer, and broadband but other alternatives are being considered by the committee.

There being no further business to come before the Commission, the meeting adjourned at 11:10 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK