

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MEETING MINUTES

October 30, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on October 30, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, 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.

After the invocation by Chairman Heard, he asked the Commission to review the October 2nd Regular Meeting, October 9th Work Session, and October 9th Special Called Meeting.

The Chairman recognized Heidi Hailey, Facilities Management Director, to provide an update on the Judicial Building. Superior Court Judge Willie Lockette was present. Ms. Hailey said that she was working closely with the SRJ Architect and the final plans will be approved by Judge Lockette and staff. Judge Lockette shared the proposed plans for the caseload, the potential applicant pool for the Governor to interview, and the project's target schedule. Ms. Hailey shared that after the plans had been approved, the project would have to be bid for work. Additional questions and concerns were addressed by both.

The Chairman recognized David Hodges, Chief Ranger, to provide the Georgia Forestry Commission Annual Report. Mr. Hodges shared that the report period was from July 1, 2022-June 30, 2023. He highlighted key activities that impacted staff and the County. Currently, Dougherty County has 130,792 forested acres (211,00 acres of total land area) and 61.99% of the County was forestland. Ranger Hodges answered questions from the Board. Per the question of Commissioner Edwards, it was suggested that the best solution was for property owners to contact the Ranger for concerns. In regard to forestland, Ranger Hodges shared with Commissioner Gaines that most land was privately owned and he would confirm the GIS mapping. An update on control burning regulations was shared since permits were no longer required. He also added that citizens may be fined for noncompliance.

The Chairman recognized Angel Gray, Deputy Planning Director, and the NPM Management team, to provide an update and plans for the Pearce Pointe Mobile Home Park redevelopment at 600 Holly Drive. Mrs. Gray provided an update on the number of permits issued and a historical overview. Mr. Pat McKey, who now serves as the Chairman of the Board for NPM, provided the update. Currently, 40 of the 60 available homes were being filled with tenants. Though the property was in the district of Commissioner Edwards, Commissioner Jones voiced his concern that the infrastructure and current implementation does not mirror the plans that were presented to the Board. CEO Ian Young addressed this by sharing landscaping and additional plans for development. The Board was asked to please be patient because the process has been slower than

anticipated due to the permitting procedure. Commissioner Edwards commended NPM for being responsive. It was shared that the total number of homes will be approximately 200. Mr. McKey shared constraints for lifecycle, fees, and issues with the economy. He added that the company's commitment was to Dougherty County. Mrs. Gray addressed the concerns for permitting, especially as it pertains to those in the floodplain. She confirmed that Dougherty County was more restrictive than other counties but verifying compliance was very important noting that the department ensures compliance on the federal level as well.

The Chairman recognized David Maschke, Consultant, Maschke and Associates, and Heidi Hailey, Facilities Management Director, to provide an update on the proposed Morgue and improvements to Putney Park. The plan was to release the bid for the morgue at the beginning of the year. The schedule was still on task to move in at the end of 2024 with a ribbon cutting at the beginning of 2025. Mr. Maschke will resend an updated project cost per the request of Commissioner Newsome. In regard to Putney Park, he provided flexible concepts for meeting setups. It was planned to bid the projects separately but ideally, one contractor can be awarded for potential cost savings. Questions pertaining to safety and use of restrooms were addressed by Ms. Hailey for Commissioner Gaines. Commissioner Edwards shared how this was being addressed at Radium Springs and Mr. Maschke confirmed that cameras were in the plan for both buildings. Commissioner Edwards asked that keypad accessibility be provided. Mr. Brooks shared that he was working with Ms. Hailey to update the security and access for all our buildings. He added that it was his preference that there be key card access. Commissioner Jones thanked individuals for supporting this and asked the citizens in District 6 to remain patient.

The Chairman called for a recommendation to accept the bid for filter maintenance services for Facilities Management from the lowest responsive and responsible bidder, Service Pros, LLC (Leesburg, GA) in the amount of \$83,584.16. Two bids were received with the highest being \$109,991. Funding is budgeted in various accounts. City of Albany Buyer Ricky Gladney and Facilities Management Director Heidi Hailey addressed. It was shared that this would be for about 34 locations and several hundred filters monitored.

The Chairman called for a recommendation to purchase a 2024 Kia K5 for ADDU from State Contract GA #99999-001-SPD000122-0003 from Kia Autosport (Columbus, GA) in the amount of \$29,910.95. Funding is budgeted in ARPA. Assistant County Administrator Barry Brooks and County Clerk Jawahn Ware addressed. Mrs. Ware shared that based on this unique vehicle request, no responses were received to the bids. The ARPA consultants confirmed that a competitive quote process can be used. This purchase was from a state contract and the next one will be via the approved process.

The Chairman called for a recommendation to purchase a 2023 Ford F150 Pick Up Truck for ADDU from the lowest quoted vendor Griffin Ford (Tifton, GA) in the amount of \$43,204. Funding is budgeted in ARPA. Assistant County Administrator Barry Brooks and County Clerk Jawahn Ware addressed.

The Chairman called for a recommendation to purchase a 2024 Caterpillar 826H Compactor for Solid Waste from State Contract GA #99999-001-SPD0000177-0024 from Yancey Bros. Co. (Albany, GA) in the amount of \$1,119,613. Funding is budgeted in Solid Waste Capital Outlay.

Assistant County Administrator Barry Brooks and Interim Solid Waste Director Melvin Williams addressed.

The Chairman called for a recommendation to renew the Real Estate Lease Contract between JFT Public Properties, LP, the City of Albany and Dougherty County, Georgia on behalf of the GBI for the building located at 1301 Evelyn Ave, Albany, Ga. The lease renewal period is from October 1, 2023 to September 30, 2024. County Administrator Barry Brooks and County Attorney Alex Shalishali addressed. Special Agent in Charge, Eric Schwalls was present. Attorney Shalishali confirmed that the rental agreement cost would be split between the City of Albany and Dougherty County. He added that the 2019 contract was the same with the exception of an increase in the amount to \$4,958.33 (approximately \$800 more). He also shared that this was a one-year lease with an automatic five, one-year renewals unless the Board desired to terminate.

The Chairman called for a recommendation to declare the listed vehicle and equipment as surplus and authorize the disposal of or sale of same via an online auction. Assistant County Administrator Barry Brooks addressed.

The Chairman called for a recommendation to approve the proposed Alcoholic Beverage License renewals for Calendar Year 2024. The Albany-Dougherty Marshal's Office recommended approval. Chief Anthony Donaldson addressed.

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

Air Conditioning, Heating, & Ventilation Board – There are four appointments: one County, two joint, and one rotational, all with a one-year term ending December 31, 2024. Quianna Lavant (County), Clint Newsome (joint) and Clifford Tolbert (rotational) desire reappointment. Incumbent Thomas Driggers (joint) is deceased. There are no new applicants. All joint appointments must be ratified by the City of Albany. There is one vacancy.

Citizens Transportation Committee – There is one appointment with a three-year term ending December 31, 2026. Incumbent Glenn Tyler Harris desires reappointment. There are no new applicants.

Dougherty County Development Authority – There are three appointments with a four-year term ending December 31, 2027. Incumbents Dr. Joe “Tripp” Morgan and Michael Tabarrok desire reappointment. Incumbent Sybil Thomas does not desire reappointment. There are six new applicants: Aunquarius Brown, Haryl Dabney, Tameeka Daniels, Lawrence Knighton, Lawrence Roberts and J. Scott Steiner. There is one vacancy. Commissioner Gaines asked Attorney Shalishali to provide statutory responsibilities of this Board. He responded to her question and she expressed that she felt that the Board was redundant based on the duties of the EDC and Payroll Development Authority (PDA). Mrs. Ware shared that the Development Authority has met approximately three times since her employment as the Clerk.

Economic Development Commission – There is one appointment with a three-year term ending December 31, 2026. Incumbent Brian Church desires reappointment. There are two new applicants: Aunquarius Brown and Lawrence Knighton.

Electrical Board – There are five appointments: one County appointment for a Master Electrician, two joint appointments for an Electrical Supplier, one joint appointment for a Professional Engineer and one appointment for a joint citizen member, all with a one-year term ending December 31, 2024. Incumbent Sanford Hillsman (joint citizen member) desires reappointment. There are no new applicants. There are four vacancies. All joint appointments must be ratified by the City of Albany. Mrs. Ware addressed concerns regarding Commissioner Johnson's question referencing the efficiency of one-year boards. She added that Dougherty County was working with the City of Albany [Clerk] and Planning Department to create a more efficient process. The one year Boards have not met in over 20 years but this reveals that our entities have good code in place because there have not been any appeals. The process will be presented to the City of Albany Commission first because it is their initiative to make the change.

Fire Code Board of Appeals – There are three appointments with a three-year unexpired term ending December 31, 2025. There are no new applicants. There are three vacancies.

Flood Plain Management Review Board – There are three County appointments. Two with a three-year unexpired term ending December 31, 2024, and one will fill a three-year term ending December 31, 2026. Incumbent Harry James desires reappointment for the term ending December 31, 2026. There are no new applicants. There are two vacancies.

Gas Board – There are three appointments: one County, one joint and one rotational with a one-year term ending December 31, 2024. Incumbents Sanford Hillsman (county) and Rhett Parker (joint) desire reappointment. There are no new applicants. There is one vacancy. All joint appointments must be ratified by the City of Albany.

Dougherty County Health Board- There is one appointment with a six-year term ending December 31, 2029. Incumbent Dr. Bernard Scoggins desires reappointment. There are no new applicants.

Albany/Dougherty Hospital Authority – There are two appointments with a five-year term ending December 31, 2028. Incumbents Joel Callins and Ferrell Moultrie served the maximum of two consecutive terms. There are four new applicants: Dr. J. Price Corr Jr., Tommy Gregors, Jacqueline Jenkins, and Lawrence Knighton. There are two vacancies.

Keep Albany-Dougherty Beautiful – There are two appointments with a three-year term ending December 31, 2026. Incumbents Melissa Hodges and Bill Reilly desire reappointment. KADB recommended reappointment.

Library Board – There are two appointments with a three-year term ending December 31, 2026. Incumbents Walter Kelley and Charlotte Ledford desire reappointment. There are no new applicants.

Plumbing Board -There are three appointments with a one-year term ending December 31, 2024. Two County appointments must be a Master Plumber and one appointment represents a citizen member. Incumbents Lee Eppley (County, Master Plumber), Glenn Tyler Harris (Citizen Member) and Rhett Parker (County Master Plumber) desire reappointment. There are no new applicants.

Southwest Georgia Community Action Council – There is one appointment with a one-year term ending December 31, 2024. Incumbent Glenn Tyler Harris desires reappointment. There is one new applicant: Tameeka Daniels.

Southwest Georgia Housing Task Force - There is one appointment with a one-year term ending December 31, 2024. Incumbent Sonya Johnson does not desire reappointment. There are no new applicants. There is one vacancy.

Southwest Georgia Regional Commission – There are three appointments: one County, one Chairman designee (appointee must be a Commissioner) and one joint with a one-year term ending December 31, 2024. Incumbents Raymond Breaux (County), Anthony Jones (Chairman designee), and Haryl Dabney (joint) desire reappointment. There are no new applicants. The Chairman will appoint his designee.

Stadium Authority– There is one appointment with a four-year term ending December 31, 2027. Incumbent Alistari McKendrick desires reappointment. There are no new applicants.

Tax Assessors Board– There are two appointments with a three-year term ending December 31, 2026. Incumbents Je’Nita Lane and Larry Thomas desire reappointment. There is one new applicant: Lawrence Knighton.

Mr. Brooks reminded the Board that the Governmental Affairs Committee will meet immediately following the Work Session. He shared that PIO Phyllis Banks was working with the City of Albany on the Christmas parade and if anyone wanted to participate to please let her know. Commissioner Edwards wanted a copy of the service awards program when it was available. Commissioner Johnson said that Albany High School is now the voting precinct instead of Phoebe Healthworks because of construction in the area. It was requested that Ms. Banks distribute this information to the public. Commissioner Johnson also shared information regarding a recent groundbreaking and commended the partnership and leadership of the Dougherty County Police Department and Public Works when addressing citizen concerns. He announced awards received by the area that were presented at the Department of Community Affairs (DCA) conference. Commissioner Gaines added more information regarding the Habitat for Humanity groundbreaking. She also thanked the Landbank and the Flint River Habitat for Humanity. Commissioner Jones shared that an anonymous letter was received from the citizens in District 6 regarding Community Avenue. He requested that citizens contact him directly. The Chairman read a letter received thanking the Board for a job well done in cleaning up the holding pond located on the corner of West Town Road and Gordon Avenue.

There being no further business to discuss the Commission the meeting adjourned at 11: 50 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK