

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MEETING MINUTES

August 9, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 9, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Commissioners present were Victor Edwards, Russell Gray, Clinton Johnson, Anthony Jones, and Ed Newsome. Commissioner Gloria Gaines participated via the audio-conferencing feature. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, Deputy County Clerk Bristeria Hope, 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 opened the Public Hearing for the proposed tax increase of 0.35% for the County-Wide Digest and the proposed tax increase of 0.30% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 15.569 and the Special Services millage rate is 9.1730. Citizen William Wright, dba Afram-Tech, Inc spoke in opposition to the tax digest. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman asked the Commission to review the minutes of the July 19th Regular Meeting and July 26th Work Session.

The Chairman recognized Walter Kelley, Library Board of Trustees Chairman to introduce Gail Evans as the new Library Director.

The Chairman recognized Fire Chief/EMA Director Cedric D. Scott to announce that Dougherty County had received a Storm Ready Community designation. Chief Scott said that a grassroots approach was used to help communities in all types of weather. He added that this would provide several ways to inform the citizens of various weather conditions. Chairman Cohilas provided gratitude for the storm-ready kickoff. Chief Scott thanked the Commission and the County Administrator for their support. He also said that the Emergency Operating Center (EOC) will be active starting today due to the rise of COVID numbers.

The Chairman recognized Public Information Officer Wendy Howell, Interim CIO of Technology and Communications John Dawson and IT Analyst Rodrick Smith to discuss the proposed Citizen Engagement Dashboard. Ms. Howell said that this was a response to a goal from the retreat regarding citizen engagement. Mr. Dawson provided comments on the system and Mr. Smith provided a presentation on the engagement dashboard.

The Chairman recognized William Wright, dba Afram-Tech, Inc. to continue the discussion of building capacity, programs for small businesses, and other concerns.

The Chairman called for discussion of the zoning consideration of Rupesh Rajkaran and Gupta Priyanka and Et. al, owner and Teramore Development, LLC, applicant request to rezone 1.909 acres from C-7 (Mixed-Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the Southeast Corner of Gillionville and Lockett Station. The Planning Commission recommended approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, addressed. The Public Hearing and Action are scheduled for August 16, 2021. Commissioner Gray asked to table this discussion until the Board understood the impact of this zoning request. Commissioner Jones concurred with Commissioner Gray and wanted to look at a moratorium on this matter. Commissioner Edwards requested that Mr. Forgey and Mr. McCoy get together to provide some options. Chairman Cohilas requested information be gathered from other counties that have passed a similar ordinance with information showing how it has been implemented. He would like to discuss the matter openly. The Chairman requested that Mr. Forgey and Ms. Gray provide policy information within the next 30 days for a future work session with data. Attorney Lee encouraged the Board to move forward with discussion on this matter and warned that creating an ordinance in the middle of a zoning consideration could put the County in jeopardy.

The Chairman called for discussion of the zoning consideration of Southland Cypress, LLC, owner and Brenda Clark, applicant request to rezone 62.538 acres from AG (Agricultural District) to R-E (Estate District). The property address is 512 Flowing Well Rd. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. The Public Hearing and Action are scheduled for August 16, 2021.

The Chairman called for discussion of the zoning consideration of Grady Blair Stone, owner and Metro Site, LLC applicant request for special approval to construct a new telecommunications tower with a total overall height of facility 315' in the C-3 (Commercial) District & C-8 (Commercial Recreation District). The property is approximately 20.82 acres and the property address is 2700 Liberty Expressway. The Planning Commission recommended approval. Angel Gray Planning Manager, addressed. The Public Hearing and Action are scheduled for August 16, 2021.

The Chairman called for discussion of the zoning consideration of the proposed text amendment to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. VII. Specific Requirements for Solar Energy Systems (A) i). The Planning Commission recommended approval. Paul Forgey, Planning and Development Services Director addressed. Angel Gray, Planning Manager was present. The Public Hearing and Action are scheduled for August 16, 2021. Mr. Forgey said that there are three recommended changes to the amendment: a clerical change to Mr. Forgey's title, the removal of restrictions to solar panels on street phasing roofs and the addition of lines to the fencing requirements for solar facilities. By making these changes, the County ordinances will be identical to the City of Albany.

The Chairman called for a discussion of the recommendation to accept the proposal for Professional Services of the Survey and Design of Fleming Road Widening Phase III for the Public Works Department from the lowest quoted vendor, Reliable Engineering, LLC (Albany, GA) in the amount \$69,000. Two vendors provided proposals with the highest being \$119,500. Funding is budgeted in T-SPLOST Road Projects. Assistant County Administrator Scott Addison

addressed. Public Works Director Chuck Mathis and Engineering Manager Jeremy Brown were present. Mr. Addison said that this was the third phase of Fleming Road that would carry out the widening to the county line.

The Chairman called for a discussion of the recommendation to purchase twenty sirens for use by the Dougherty County Emergency Management Agency from Sirens for Cities, Inc. (Jonesboro, GA) in the amount of \$519,892.40. Four proposals were received with Sirens for Cities, Inc. recommended as the most responsive and responsible proposer. Funding is budgeted in the Hazardous Mitigation Grant Program (HMGP) for \$750,000. County Administrator Michael McCoy addressed. EMA Director Chief Cedric Scott, Director of Disaster Recovery & Grant Programs, Georgia Collier-Bolling and City of Albany Buyer Joshua Williams were present. Mr. McCoy said that these sirens will expand throughout the unincorporated areas to alert citizens of weather warnings. The federal government will cover 75% of the cost and 5% will be covered by the state. The County is only responsible for \$103,000 (20%) that will come out of the Special Services District Funds.

There being no further business to come before the Commission, the meeting adjourned at 11:25 a.m.

---

CHAIRMAN

ATTEST:

---

COUNTY CLERK