

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MEETING MINUTES

March 29, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on March 29, 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 March 1st Regular Meeting and March 8th Work Session. In consideration of the length of the agenda, Chairman Cohilas asked individuals to keep their presentation to 10 minutes.

The Chairman recognized Henry Mathis who requested to speak and share historical action taken on how the City of Albany, Dougherty County and Albany State University (ASU) could collaborate for the crime lab. Dr. Okafor, representative of ASU, presented information on the crime lab, degree program and future projects at ASU. Other representatives at ASU were present. District Attorney Greg Edwards spoke in support of ASU having a crime lab to help facilitate work in SWGA. Commissioner Edwards shared that he wanted a presentation made so when the morgue is built, the facility will have ability for expansion. He did not want the building land locked to stop future opportunities. Attorney Lee suggested that a formal request come from the DA's office and the Commission could better address during the budget process. After a lengthy ensued, Chairman Cohilas referred the subject to Governmental Affairs Committee to explore a potential partnership with ASU, the GBI and others. He asked that Mr. McCoy and staff provide an update on the morgue issue and potential land acquisition in a high-level format within 60 days.

The Chairman recognized EMS Director Sam Allen to update the Commission with the 2020 Annual Report. During discussion, the Board made suggestions for additional effectiveness and efficiency; (i.e. the possibility to cross train staff as firefighters and provide other revenue generating opportunities for non-emergent care).

The Chairman recognized Paul Forgey, Director of Planning & Development Services to update the Commission with the 2020 Albany-Dougherty Land Bank Annual Report. Since June 2020, the Land Bank returned over \$121,000 in the tax revenue.

The Chairman recognized Georgia Collier-Bolling, Director of Disaster Recovery & Grant Programs to provide an update on disaster grants and programs. To date, there has been

\$9,716,796.92 requested with the local share amount of \$1,214,723.71; for outstanding grant funds \$707,039.08 has been requested with \$73,954.62 as the local share amount. Mr. McCoy shared information to clarify the Chairman's concerns and he and Ms. Collier-Bolling will provide additional information to the Chairman. Commissioner Gray left the meeting at 11:32 a.m.

The Chairman recognized Paul Murray to discuss concerns about a community home located at 410 Poinciana Avenue. Chairman Cohilas requested a presentation from Code Enforcement on the number of community homes in the unincorporated areas within 30 days and asked Mr. McCoy to coordinate the efforts. On behalf of Code Enforcement, Chairman Cohilas asked Paul Forgey to connect Mr. Murray to Code Enforcement regarding his concerns. Chief Kenneth Johnson addressed previous calls received and Chairman Cohilas asked him to speak to the business regarding being good community neighbors; [to ideally rectify the concerns].

The Chairman called for a discussion of the recommendation to purchase two 2021 Dodge Ram 1500 Pickup Trucks for the Public Works Department from Albany Chrysler-Dodge-Jeep-Ram (Albany, Ga) in the amount of \$52,880. Two bidders submitted bids with the highest being \$64,534. Funding is budgeted in SPLOST V – Storm Drainage Improvements/Equipment. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook and City of Albany Buyer Tina Strassenberg were present. Mr. Addison said that this was a standard replacement.

The Chairman called for a discussion of the recommendation to accept the bid from the lowest responsive and responsible bidder Reeves Construction, Inc. (Albany, GA) to perform Street Resurfacing and Full Depth Reclamation in the amount of \$2,636,024.45 for the 2020 Resurfacing Project. Two bids were received with the highest bid being \$2,992,573.55. Funding is available in SPLOST VII 2020 Resurfacing (\$425,000), 2020 LMIG (\$435,823.69) and TSPLOST Road Resurfacing (\$2,000,000). Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook, Project Manager Jeremy Brown and City of Albany Central Services Buyer Kimberly Allen were present. Mr. Addison said that this was standard annual action for approximately 20 miles of improvements.

The Chairman called for a discussion of the recommendation to accept the bid from the lowest responsive and responsible bidder HTS Construction, Inc. (Albany, GA) to provide Rock Alley Improvements in the amount of \$186,808.08. Three bids were received with the highest bid being \$486,000. Funding is available in TSPLOST Road Resurfacing (\$480,000). Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook, Project Manager Jeremy Brown and City of Albany Central Services Buyer Kimberly Allen were present. Mr. Addison said that this was the first section of rock replacement being done.

The Chairman called for a discussion of the recommendation to contract with WJ Kirksey Construction, Albany, Georgia to provide renovation of the DOCO Facilities Management Building located at 219 N. Washington St. for a total expenditure of \$54,353. Three contractors submitted bids with the highest being \$116,992.09. Funding is budgeted in SPLOST VI for \$115,000. Assistant County Administrator Scott Addison addressed. Facilities Management

Director Heidi Minnick and City of Albany Buyer, Kimberly Allen were present. Mr. Addison said that we will contract electrical work separately to save money.

The Chairman called for a discussion of the recommendation to rescind the award made on November 2, 2020 to Smith-Built Buildings (Dawson, Ga) in the amount of \$23,879.49 to install an equipment shed at the Solid Waste Landfill. The vendor defaulted on the bid. Assistant County Administrator Scott Addison addressed. Solid Waste Director Campbell Smith was present. Mr. Addison said there was an increase in material, so the vendor was not able to honor the bid amount.

The Chairman called for a discussion of the recommendation to accept the quote to install an equipment shed at the Solid Waste Landfill from the next lowest responsive and responsible vendor meeting specifications that is available to complete the project, R&M Construction (Albany, Ga) in the amount of \$32,500. The initial vendor defaulted on the award made on November 2, 2020. Funding is budgeted in Solid Waste Capital Outlay for \$50,000. Assistant County Administrator Scott Addison addressed. Solid Waste Director Campbell Smith was present.

The Chairman called for a discussion of the recommendation to accept the bid from the lowest quoted vendor, Quality Painting Contractors (Albany, GA) in the amount of \$36,300 to upgrade the Horace King Overlook roof and deck and paint surrounding areas near Turtle Park. Two vendors submitted quotes with the highest being \$53,506. Funding is available in SPLOST VII. Assistant County Administrator Scott Addison addressed. Mr. Addison verbally provided a detailed scope of work.

The Chairman called for a discussion of a recommendation to approve the Alcohol Application from Pretoria Field Farms, LLC., Joe Harris Morgan III licensee, dba Pretoria Field Farm, at 5626 Walker Ducker Station Road for Beer, Brewers. The Albany-Dougherty Marshal's Office recommended approval. County Clerk Jawahn Ware addressed.

The Chairman called for a discussion of a recommendation to accept the proposed Ordinance allowing Dougherty County to be a broadband ready community. Paul Forgey, Director of Planning & Development Services and County Attorney Spencer Lee addressed.

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 3422 Sweetbrier Road. County Attorney Spencer Lee addressed. Commissioner Edwards provided a picture of the property to the board.

County Administrator Michael McCoy reminded the Board of the upcoming ribbon cutting at Heath Park.

There being no further business to come before the Commission, the meeting adjourned at 12:22 p.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK