

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

September 18, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 18, 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, Ed Newsome, and Anthony Jones. 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 and Pledge of Allegiance by the Chairman, he called for approval of the minutes for the August 21st Regular Meeting, August 21st Public Hearing, August 28th Special Called Meeting and August 28th Work Session.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the minutes were unanimously approved.

The Chairman recognized Bishop Frederick Williams, Chairman, of the Voter Registration and Elections Board, to provide an update and address general matters for the Commission. It was noted that only seven precincts were solely in the County. Even though the upcoming election is municipal, all individuals are encouraged to vote. The pay of workers and recruitment efforts were shared. Currently, the Elections Board is still finalizing the location of early voting (Civic Center vs. the Candy Room). Commissioner Gray suggested that the cost split with the City of Albany be reviewed because the City of Albany does receive funds from Spectrum for the use of the Civic Center. As compared with others in the state, the Commissioners were told that Dougherty County remits payment expeditiously. However, Commissioner Edwards wanted the Assistant County Administrator, Board of Elections, and Voter Registration Supervisor Ginger Nickerson to return to paying individuals the same day. Measures for safety were discussed and other questions were answered.

The Chairman opened up the public hearing for Track West Partners, Binh Dao, applicant and Willow Nook Park, LLC, owner (23-057) request to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. The property is at 3501 Sylvester Hwy. The Planning Commission recommended approval. Paul Forgey, Planning Director addressed. Commissioner Johnson questioned the location of the wetlands and the use of the holding pond. In the past, there were flooding concerns for the residents. Commissioner Jones shared that this location was higher up and there may not be a concern. Bobby Donely who is the engineer representing the applicant Binh Dao addressed Commissioner Johnson's concern by explaining the floodplain concerns. Mr. Dao answered many of Commissioner Gaines' concerns regarding the National Standards.

He mentioned that all the homes will be 2022 or newer and shared the owner's vision for the neighborhood. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman called for consideration of the resolution providing for the acceptance of the contract for the bid for drainage improvement services for Public Works from the lowest responsive and responsible bidder, Jim Boyd Construction, Inc. (Albany, GA) in the amount of \$339,420.65 subject to execution by the Assistant County Administrator. Funding is budgeted in SPLOST VII.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson asked for the locations and Engineer Manager Jeremy Brown addressed. There being no further discussion, the motion for approval passed unanimously. Resolution 23-045 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND EXECUTION
OF CONTRACT FOR THE BID FOR DRAINAGE IMPROVEMENTS
FOR PUBLIC WORKS BETWEEN DOUGHERTY COUNTY, GEORGIA
AND JIM BOYD CONSTRUCTION, INC.; REPEALING RESOLUTIONS
OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR
OTHER PURPOSES.

The Chairman called for consideration to contract with Advent Business Interiors (Leesburg, GA) to disassemble, stage on-site, and reassemble furniture for the Tax and Tag Office Renovation in the amount of \$33,500. A contractor is needed to honor existing warranties and to allow for the painting and installation of flooring when the furniture is disassembled. The Commission approved the renovation in the September 11, 2023 Regular Meeting. Funding is available in SPLOST VII.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously.

The Chairman called for consideration to purchase a Utility Terrain Vehicle (UTV) for EMS from State Contract GA #9999-001-SPD0000175-0005 through local dealer Flint Equipment Company (Leesburg, GA) in the amount of \$21,434.27. EMS needs a UTV to be able to reach patients with medical trauma/emergencies in areas of the county that cannot be accessed by regular vehicles. Funding is budgeted in SPLOST VII.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Gaines asked EMS Director Sam Allen why he did not procure two now if there is a need. Mr. Allen shared that he would like to utilize grant funding for future purchases. In the interim, they will use a trailer to have the one ready to transport. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration to purchase two Power-Pro MTS Mid Cots from sole source provider Stryker Medical (Chicago, IL) in the amount of \$19,012.50 each for a total expenditure of \$38,500.32, which includes shipping, for use by Dougherty County EMS. Stryker Medical will be increasing prices by 3 to 5% effective October 1, 2023. The recommended purchase of the available equipment will save the County over \$10,000 and avoid paying the price increase. Funding is budgeted in SPLOST VII. Assistant County Administrator Barry Brooks addressed. EMS Director Sam Allen was present. Mr. Brooks said that this will allow us to take advantage of cost savings. He added that these were demo units with no issues and had full warranties.

Commissioner Gray moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously.

The Chairman called for consideration to accept the following changes to accept the Health Benefits Plan Renewal for the 2024 Plan Year from the Insurance Review Committee (IRC):

- Keep the current dental plan (low option) and add an additional dental plan (high option) that includes Type D (orthodontia/\$2,000 lifetime max) services for employees. Current dental plan only has Type D services for dependent child(ren) up to age 19 with a \$1,500 lifetime max.
- Replace the current vision (\$100 allowance) plan with the current vision (\$130) buy-up plan as the low option, and add vision plan (\$150) as the new buy-up option.
- Add Supplemental Child Life Insurance (currently only have two options for basic child life 10k and 20k).

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Gaines asked if there were additional costs. Mr. Brooks said that cost was very insignificant to employees or Dougherty County. If he recalls, it may have been under a dollar. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for acceptance and execution of the Memorandum of Agreement between the Albany/Dougherty County Emergency Management Agency and the Marine Corps Logistics Base (MCLB) regarding use of the Emergency Operations Center (EOC). The agreement allows MCLB to utilize the EOC in the event that MCLB Albany can no longer occupy the primary or alternate EOC on the installation to support on-scene response during and escalating incidents.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-046 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND
EXECUTION OF

MEMORANDUM OF UNDERSTANDING BETWEEN THE
ALBANY/DOUGHERTY COUNTY MANAGEMENT AGENCY
AND MARINE CORPS LOGISTICS BASE
REGARDING USE OF EMERGENCY OPERATIONS CENTER;
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance of the recommendation from the Public Works Committee to accept the revised Traffic Calming Policy effective October 1, 2023.

Commissioner Gray moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Edwards asked Mr. Brown to recap the process for the petition. He later asked for the revisions to be made to the process. Commissioner Newsome explained that the suggestions from Commissioner Edwards were against state law; to which Commissioner Edwards disagreed. There being no further discussion, the motion for approval passed with six ayes and one nay by Commissioner Edwards. Resolution 23-047 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL AND ACCEPTANCE OF THE
RECOMMENDATION FROM THE PUBLIC WORKS COMMITTEE
TO ACCEPT THE REVISED TRAFFIC CALMING POLICY;
REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

After the vote, Mr. Brown clarified for Commissioner Gaines that this is a local policy and the initial language may have included state wording. Chairman Heard and Commissioner Gray provided comments.

The Chairman called for the zoning consideration of Track West Partners, Binh Dao, applicant and Willow Nook Park, LLC, owner (23-057) request to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. The property is at 3501 Sylvester Hwy. The Planning Commission recommended approval.

Commissioner Gray moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. The zoning resolution reads as follows:

A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING REGULATIONS
AND MAP OF THE UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA (RESOLUTION NO. 212,
AS AMENDED) SO AS TO CHANGE THE STATUS OF THE

PROPERTY HEREINAFTER DESCRIBED.

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED by authority of same:

SECTION I: That from and after the passage of this Resolution, the official Zoning Regulations and Map of the unincorporated area of Dougherty County, adopted December 1, 1969, as amended, be, and the same are hereinafter described as follows:

CHANGE FROM: C-3 (Commercial) Mobile Home Park

TO: R-MHP (Mobile Home Park District)

OWNER/APPLICANT: Willow Nook Park, LLC (Owner)
Teack West Partners, (Binh Dao) (Applicant)

LOCATION: 3501 Sylvester Road

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE LYING AND BEING ALL OF PART OF LAND LOT 86 OF THE FIRST LAND DISTRICT, BEING IN DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF BRANCH ROAD AND THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS AND GO NORTH 82 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS A DISTANCE OF 529.89 FEET; GO THENCE 1188.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS, HAVING A RADIUS OF 5804.58 FEET, A CHORD BEARING OF NORTH 88 DEGREES 53 MINUTES 14 SECONDS EAST AND A CHORD DISTANCE OF 1186.62 FEET; GO THENCE SOUTH 85 DEGREES 14 MINUTES 46 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS A DISTANCE OF 186.85 FEET TO THE POINT OF BEGINNING. FROM THIS POINT GO NORTH 01 DEGREES 35 MINUTES 10 SECONDS EAST A DISTANCE OF 1802.52 FEET; GO THENCE SOUTH 88 DEGREES 44 MINUTES 50 SECONDS EAST A DISTANCE OF 793.03 FEET; GO THENCE SOUTH 05 DEGREES 36 MINUTES 22 SECONDS WEST A DISTANCE OF 1338.89 FEET; GO THENCE NORTH 80 DEGREES 54 MINUTES 44 SECONDS WEST A DISTANCE OF 407.29 FEET; GO THENCE SOUTH 39 DEGREES 32 MINUTES 47 SECONDS WEST A DISTANCE OF 25.79 FEET; GO THENCE 186.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 305.00 FEET, A CHORD BEARING OF SOUTH 21 DEGREES 59 MINUTES 49 SECONDS WEST AND A CHORD DISTANCE OF 183.93 FEET; GO THENCE SOUTH 04 DEGREES 26 MINUTES 51 SECONDS WEST A DISTANCE OF 313.39 FEET; GO THENCE SOUTH 01 DEGREE 35 MINUTES 10 SECONDS WEST A DISTANCE OF 30.05 FEET TO THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS; GO THENCE NORTH 85 DEGREES 14 MINUTES 46 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY OF U.S. ROUTE 82 BUSINESS A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINS 24.903 ACRES.

SECTION II: That all resolutions or parts of resolutions in conflict herewith be and the same hereby are repealed.

CHAIRMAN

ATTEST:

CLERK

APPROVED: September 18, 2023

Mr. Brooks shared that there will be siren tests in the County and a notice will be sent to the public which will include locations and pictures. Commissioner Gaines would like an update on the morgue at the next meeting. Commissioner Jones wanted an update on Putney Park and shared concerns about the park that replaced Paradise Village. He added that it does not meet what the Board was told and requested the Board revisit the topic. Commissioner Edwards asked that Mr. Forgey look at this and provide updates on the buffer and completion.

There being no further business to discuss the Commission the meeting adjourned at 11:19 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK