

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

April 5, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on April 5, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 10 a.m. Commissioner's present were Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were County Administrator Michael McCoy, County Attorney Spencer Lee, 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. Assistant County Administrator Scott Addison was absent.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the March 1st Regular Meeting and March 8th Work Session minutes.

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

The Chairman called for consideration of the purchase of 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.

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

The Chairman called for consideration of the resolution providing for the acceptance and execution of the contract 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, subject to the execution of the contract by the County Administrator. Funding is available in SPLOST VII 2020 Resurfacing (\$425,000), 2020 LMIG (\$435,823.69) and TSPLOST Road Resurfacing (\$2,000,000).

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 21-017 is entitled:

A RESOLUTION  
ENTITLED

A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION OF A CONTRACT WITH REEVES CONSTRUCTION, INC FOR THE PURPOSE OF PERFORMING STREET RESURFACING AND FULL DEPTH RECLAMATION FOR THE 2020 RESURFACING PROJECT IN THE AMOUNT OF \$2,636,024.45; 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 and execution of a contract 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, subject to the execution of the contract by the County Administrator. Funding is available in TSPLOST Road Resurfacing (\$480,000).

Commissioner Gray moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously. Resolution 21-018 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION OF A CONTRACT WITH HTS CONSTRUCTION, INC. IN THE AMOUNT OF \$186,808.08 FOR THE PURPOSE OF PROVIDING ROCK ALLEY IMPROVEMENTS IN THE UNINCORPORATED AREA OF DOUGHERTY COUNTY; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH.  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for acceptance and execution of a contract allowing 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, subject to the execution of the contract by the County Administrator. Funding is budgeted in SPLOST VI for \$115,000.

Commissioner Gray moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 21-019 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION OF A CONTRACT WITH WJ KIRKSEY CONSTRUCTION IN THE AMOUNT OF \$54,353.00 FOR THE PURPOSE OF PROVIDING RENOVATION OF THE DOUGHERTY COUNTY FACILITIES MANAGEMENT BUILDING LOCATED AT 219 N WASHINGTON STREET; REPEALING RESOLUTIONS OR

PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR  
OTHER PURPOSES.

The Chairman called for consideration 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.

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

The Chairman called for consideration 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.

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

The Chairman called for consideration 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. Funding is available in SPLOST VII.

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

The Chairman called for consideration 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.

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

The Chairman called for consideration of the resolution accepting the proposed Ordinance allowing Dougherty County to be a broadband-ready community.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 21-020 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL OF AN  
ORDINANCE FOR A BROADBAND READY COMMUNITY MAKING  
DOUGHERTY COUNTY A GEORGIA CERTIFIED BROADBAND  
COMMUNITY; REPEALING RESOLUTIONS OR PARTS OF

RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER  
PURPOSES.

The Chairman called for consideration of the resolution the use of the Dougherty County Nuisance Abatement Resolution Number 20-034 to address one purported dilapidated structure located at 3422 Sweetbrier Road.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-021 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR INVESTIGATION AND/ OR INSPECTION  
BY THE PUBLIC OFFICER AS DESIGNATED UNDER DOUGHERTY  
COUNTY NUISANCE ABATEMENT RESOLUTION NUMBER 02-034 AND/  
OR HIS OR HER DESIGNEE AND PROVIDING FOR THE ENFORCEMENT OF  
THE DOUGHERTY COUNTY NUISANCE ABATEMENT RESOLUTION  
RELATIVE TO CERTAIN REAL PROPERTY LOCATED IN THE  
UNINCORPORATED AREA OF DOUGHERTY COUNTY; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

Commissioner Newsome welcomed Commissioners Gaines and Jones back to the Chambers. Commissioner Jones said that he was excited that there were a lot of local vendors awarded today. Commissioner Edwards asked about the status of the nuisance abatement for the property on Barbragale Avenue. Attorney Lee said that the nuisance abatement could not be used for the property in question. However, it could be taken to court for being in violation of Code Enforcement. Code Enforcement is completing another analysis on the property and he is awaiting a response. Attorney Lee shared that the property on Thrasher may be able to qualify for nuisance abatement and the others are awaiting an analysis from Code Enforcement. It was mentioned that Code Enforcement is a little behind because the officer that did the inspections resigned. Attorney Lee made it very clear that the property that has the tree on it could not be moved by the County. He also shared with Commissioner Jones that a lawsuit could occur if someone attempted to move the tree. He added that the biggest obstacle was attempted to locate the property owner and not being successful in the search. Attorney Lee provided an update on the commercial structure located on Holly Drive that was damaged during the storms. He stated that it would be costly, but the process used for residential properties could be an option. Based on the request from Commissioner Gaines, Mr. McCoy said that available sources of funding will be sought for demolishing the building. He added if there are none, the Board could amend the budget.

After a very lengthy discussion, Chairman Cohilas asked for a comprehensive report within 120 days of (1) the number of buildings in the unincorporated area that fall in the dilapidated category, (2) the projected cost to be demolished by Public Works. Chairman Cohilas later clarified the request by asking for those buildings to be identified that could not [have repairs] completed by private owners. He suggested that a comprehensive plan be developed for several years on how to

address these properties. Commissioner Gaines asked that all Commissioners have input and Commissioner Jones asked that the properties be prioritized. Chairman Cohilas shared that this will create a proactive approach. Attorney Lee reminded the Board that the County works on complaints and this request would be a huge task for Public Works and one Code Enforcement Officer. He added that our process helps if we went to court [to prevent a claim] for selective prosecution. Chairman Cohilas yielded for the staff to make a recommendation on the process that will give a report with a cost.

Mr. McCoy suggested Commissioner Gaines' recommendation be utilized and each Commissioner provide a list of properties that are concerns in their respective areas and staff would address. Commissioner Edwards asked that Public Works be allowed to get a waiver from the property owner to remove the tree on Barbragale Avenue. Commissioner Gaines agreed as long as the County Attorney could agree that action was taken within the law; noting there still was a greater problem [pertaining to depilated properties] that needed to be addressed. Chairman Cohilas shared that he will take a week to think about the concerns so a fair and effective process can be created. He ended the discussion by asking Mr. McCoy to provide a cost estimate for Barbragale Avenue.

Commissioner Johnson thanked the Commission for their support for Heath Park and shared that there will be an upcoming recommendation to the Board next week for the tennis center. Commissioner Gray shared some positive comments received about the Radium Springs cleanup, trails, and proposed tennis center.

There being no further business to come before the Commission, the meeting adjourned at 10:57 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK