



REGULAR MEETING

February 19, 2024
10:00 AM

Albany-Dougherty Government Center
222 Pine Ave, Room 100, Albany, GA 31701

AGENDA

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at facebook.com/Dougherty.ga.us or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
 - a. Consider for action the Minutes of the January 22nd Regular Meeting, January 29th Work Session and February 2nd Commission Retreat. **ACTION:**
6. Delegations (*The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others*).
 - a. Chairman Heard on behalf of the Dougherty County Board of Commissioners, will present a proclamation celebrating Black History Month and the historical legacy of the City of Albany's African American leadership.
7. Purchases.
 - a. Consider for action the recommendation to ratify the expenditures in the amount of \$189,386 for the emergency rehabilitation of the Public Works crew quarters. Funding is available in the General Fund. **ACTION:**
 - b. Consider for action the recommendation from Dougherty County Police to purchase two (2) mobile license plate readers in the amount of \$41,851 from Madden Associates (Braselton, GA) for use by DCP's Traffic Enforcement Unit. The expenditure includes the license plate readers, installation, software systems, user licenses, and first year warranty. Funding is available in the Special Service District Fund. **ACTION:**

- c. Consider for action the recommendation to purchase a Caterpillar 259D3 Compact Track Loader for Solid Waste from State Contract GA #99999-001-SPD0000177-0024 from Yancey Bros. Co. (Albany, GA) in the amount of \$79,233. Funding is budgeted in Solid Waste Capital Outlay. **ACTION:**
- 8. Additional Business.
 - a. Consider for action the recommendation to approve the Alcohol Application from Nilkanth 2212, Inc., Krupali V. Bodar licensee, dba Crossroads Food Mart, at 3023 Leary Road for Package- Beer and Wine. The Albany-Dougherty Marshal's Office recommends approval. **ACTION:**
 - b. Consider for action the Resolution providing for the approval and execution of the contract to engage the services of Mauldin and Jenkins (Albany, GA) to provide a best practices financial audit in a not to exceed amount of \$50,000. Funding is available in General Fund- Contingency. Assistant County Administrator Barry Brooks will address. **ACTION:**
 - c. Consider for action an appeal, authorized under O.C.G.A. sec. 48-5-343, of the State Revenue Commissioner's order requiring the correction of the conditionally approved 2022 tax digest deficiencies as specified by 2025. Assistant County Administrator Barry Brooks will address. Interim Chief Tax Assessor Larry Thomas and Tax Director Shonna Josey are present. **ACTION:**
- 9. Updates from the Assistant County Administrator.
 - a. REMINDER** - The Recreation Committee will meet in Room 120 immediately following the Executive Session.
- 10. Updates from the County Attorney.
- 11. Updates from the County Commission.
- 12. Consider for action the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing personnel and then to adjourn. **ACTION:**

Dougherty County's Vision Statement

Dougherty County will be a committed leader in sustaining a high quality of life by partnering with citizens, businesses, and other government agencies to make this a community of choice for living, working, and leisure activities.

Dougherty County's Mission Statement

To improve the quality of life for all our citizens by being accessible and good stewards of our resources while delivering cost-effective, responsive, services with integrity, fairness, and friendliness.

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 229-431-2121 promptly to allow the County to make reasonable accommodations for those persons.

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

January 22, 2024

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 22, 2024. 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.

The Chairman recognized Eric Schwalls, GBI Special Agent in Charge, to provide the annual report for 2023. The Southwestern Regional Drug Enforcement Office (SWRDEO) has the responsibility of covering 42 counties in Southwest Georgia. In the calendar year 2023, there were 264 cases opened, 153 total arrests and the total contraband seized was \$4,343,020.31. Questions and concerns of the Board were addressed. Upon the request of Commissioner Jones, Mr. Schwalls shared that he would facilitate a conversation with local law enforcement pertaining to youth access to guns.

The Chairman called for consideration to accept the Edward Byrne Memorial Justice Assistance Grant for the 2024 calendar year in the amount of \$248,000. The grant is provided by the Georgia Criminal Justice Coordinating Council for the operation of the Southwestern Regional Drug Enforcement Office. The grant acceptance is required annually. Assistant County Administrator Barry Brooks and GBI Special Agent in Charge Eric Schwalls addressed.

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

The Chairman recognized citizen James Leroy to share his concerns about his daughter's arrest by the City of Albany. Commissioner Edwards elaborated on the concern and the Chairman asked Deputy Chief Terron Hayes to assist the citizen.

The Chairman opened the public hearing for Lanier Engineering, applicant, Woodall Holdings, LLLP & Southwood Development, owner (23-081) request to rezone 20 acres from AG (Agricultural District) to R-E (Estate District). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd. The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. Two individuals signed up to speak and applicant Tod Lanier was present to address concerns and there were none. Citizen Henry Dunn no longer had

concerns and did not need to address the Board. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman opened the public hearing for Glen J. Gosa, owner and applicant (23-088) request to rezone a .55 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for commercial use as a storage building sales lot. The property is 3401 Sylvester Hwy. The Planning Commission recommended approval with the condition of using opaque fencing (buffering). Angel Gray, Deputy Planning Director addressed. There being no one present desiring to speak in opposition or favor regarding the proposed matter, the Chairman closed the public hearing.

The Chairman opened the public hearing for Glen J. Gosa, owner and applicant (23-089) request to rezone a .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. There being no one present desiring to speak in opposition or favor regarding the proposed matter, the Chairman closed the public hearing.

The Chairman opened the public hearing for Larry & Alma Blakely, owner and applicant (23-090) request to rezone 3.0 acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned Development District). The rezoning would allow for residential and commercial use as a travel agency for touring buses. The property is at 3228 Martin Luther King Jr. Drive. The Planning Commission recommended approval with the following conditions: (1) The travel agency is limited to two travel buses parked onsite; (2) customer loading and offloading are prohibited; and (3) the use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses. Angel Gray, Deputy Planning Director addressed. The County Ordinance Section 2-17-5 Truck Routes- Applicability does allow vehicles designed to carry passengers. The rezoning will allow conformity of the use since 2007. The use should not adversely affect the existing use of surrounding parcels. Staff performed a historical review of the property dating back to 2007 and found no complaints on business operations until November 2023. The business operations have not increased. Citizen Nathaniel Dickerson was against the request due to no large vehicle signage. Commissioner Gray restated the exception of the ordinance. Mr. and Mrs. Lewis spoke in opposition due to consistency based on a previous denial of a zoning consideration that did not receive approval. Citizens Mr. and Mrs. Larry and Alma Blakely were in favor of the request. They shared that they have been operating their business for 15 years and found out they were not zoned properly. Once they found out they were not in compliance, they applied for the correct zoning to operate properly. They have resided at the property for over 30 years. Citizen Yvonne Reese spoke in favor of the request. She owns property adjacent to the zoning consideration and she and her family request approval due to the economic impact with no concerns. Commissioner Edwards mentioned that citizen Ethel Powell, whose property was the closest to the zoning consideration was in favor of the request. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman opened the public hearing for Mary Alice Thomas, owner and applicant (23-093) request to rezone .49 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 505 Engram Court. The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. There being no one present to speak in opposition or favor regarding the proposed matter, the Chairman closed the public hearing.

The Chairman called for consideration of the recommendations regarding Dougherty County's Public Information Officer (PIO) role and proposed contracted public information and marketing services options.

Option 1: Provide support for the full-time in-house PIO and supplement the role with a dedicated contract for services from The Levee, the current vendor. The annual cost for a managed marketing services package is \$63,000 and they will support the significant overhaul of the County's web and social media presence, and provide video and photography services in addition to other public relations support activities.

Option 2: Continue with a contract for full PIO services and support (as listed above) from The Levee, the current vendor. The annual cost for the public information services and a managed marketing services package is \$132,000.

Commissioner Gray motioned to accept Option 2. Commissioner Newsome seconded the motion. Under discussion, Mr. Brooks elaborated on the options. It was proposed that the contract with the Levee would be for a year and the salary of the PIO was about \$70,000 with benefits. After the year, the Board could decide if they would want to continue task by task. Mr. Brooks suggested due to the major tasks requested, it would be best to have a contract. He shared why we would need to change the website due to the last contractor no longer wanting to support us. Both options could work based on the will of the Commission.

Commissioner Johnson made a substitute motion for Option 1. There was still discussion and Commissioners Newsome and Gray shared Option 2 is about \$30,000 cheaper. They both added that the PIO position should be filled by the County Administrator once hired. Commissioner Gray said that Option 2 was most prudent for the County now. Commissioner Gaines clarified that she seconded the substitute motion. Commissioner Edwards shared that there was no input by the Board on the previous hire and his district needed help now. After a lengthy discussion, the substitute motion for Option 1 was called. There being no further discussion, the substitute motion passed with four ayes by Commissioners Edwards, Johnson, Gaines, and Chairman Heard and three nays by Commissioners Newsome, Gray and Jones.

The Chairman called for consideration of the recommendation from the Public Works Department to apply for a Georgia Transportation Infrastructure (GTIB) Grant through the coordination of the Southwest Georgia Regional Commission in the amount of \$1,418,153.50. This is a 60/40% grant requiring a local match. There is a cash match from

the County of 14% (\$198,541.49) and will be funded from TSPLOST. Forty-six percent (46%) of the funding \$652,350.61 will be provided by a GTIB loan. The application would include the construction of the five road projects and the design of the two bridges on Gravel Hill. The application deadline is January 25, 2024. If approved, the grant will save the County approximately \$560,000.

Commissioner Jones moved for approval. Commissioner Johnson seconded the motion. Under discussion, Attorney Shalishali did confirm that TSPLOST funds can be dedicated to financing projects. Commissioner Johnson thanked Mr. Brooks for his consideration. Commissioner Jones suggested that individuals continue to come to the Southwest Georgia Regional Commission meetings. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration to accept the list of roads to be resurfaced with the FY 2024 Local Maintenance & Improvements Grant (LMIG) funds (\$450,934.89), SPLOST VII Resurfacing (\$413,546.44), and TSPLOST II Resurfacing (\$2,200,000). The total cost estimate for 17.84 miles is \$3,064,481.33. Assistant County Administrator Barry Brooks addressed. Public Works Director Chuck Mathis and Engineering Manager Jeremy Brown were present.

Commissioner Jones moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson gave an update that additional funding will be provided by the state. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration to accept the Criminal Justice Coordinating Council (CJCC) VOCA Grant #C23-8-101 for FY 2023-2024 in the amount of \$123,995. The local matching funds amount of \$30,999 was waived for all offices. The grant acceptance is required annually. County Clerk Jawahn Ware was present to speak on behalf of Donna Garcia, Victim Witness Assistance Director.

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

The Chairman called for the zoning consideration of Lanier Engineering, applicant, Woodall Holdings, LLLP & Southwood Development, owner (23-081) request to rezone 20 acres from AG (Agricultural District) to R-E (Estate District). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd. The Planning Commission recommended approval.

Commissioner Gaines moved for approval. Upon a second by Commissioner Jones, 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:	AG (Agricultural District)
TO:	R-E (Estate District)
OWNER/APPLICANT:	Woodall Holdings, LLP & Southwood Development (Owner) Lanier Engineering (Applicant)
LOCATION:	2416 Tarva Road

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE LYING AND BEING PART OF LAND LOTS 290 AND 291 OF THE SECOND LAND DISTRICT, DOUGHERTY COUNTY GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MITERED INTERSECTION OF THE EAST RIGHT-OF-WAY OF TARVA ROAD (80' R/W) AND THE NORTH LINE OF LAND LOT 291 AND GO SOUTH 09 DEGREES 15 MINUTES 38 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF TARVA ROAD A DISTANCE OF 641.01 FEET; GO THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY TARVA ROAD 797.53 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4,148.05 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 46 MINUTES 07 SECONDS WEST AND A CHORD DISTANCE OF 796.31 FEET; GO THENCE SOUTH 20 DEGREES 16 MINUTES 36 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY OF TARVA ROAD A DISTANCE OF 846.23 FEET; GO THENCE SOUTHERLY ALONG THE EAST RIGHT-OF-WAY OF TARVA ROAD 118.70 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 3,065.92 FEET, A CHORD BEARING OF SOUTH 21 DEGREES 23 MINUTES 09 SECONDS WEST AND A CHORD DISTANCE OF 118.69 FEET TO THE POINT OF BEGINNING. FROM THIS POINT GO SOUTH 71 DEGREES 58 MINUTES 54 SECONDS EAST A DISTANCE OF 63.50 FEET; GO THENCE NORTH 85 DEGREES 22 MINUTES 23 SECONDS EAST A DISTANCE OF 731.40 FEET; GO THENCE NORTH 17 DEGREES 48 MINUTES 42 SECONDS EAST A. DISTANCE OF 377.51 FEET; GO THENCE

NORTH 43 DEGREES 58 MINUTES 33 SECONDS EAST A DISTANCE OF 245.10 FEET; GO THENCE NORTH 78 DEGREES 45 MINUTES 08 SECONDS EAST A DISTANCE OF 256.74 FEET; GO THENCE SOUTH 84 DEGREES 11 MINUTES 34 SECONDS EAST A DISTANCE OF 262.66 FEET; GO THENCE SOUTH 54 DEGREES 15 MINUTES 58 SECONDS EAST A DISTANCE OF 192.57 FEET; GO THENCE SOUTH 14 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 258.91 FEET; GO THENCE SOUTH 18 DEGREES 32 MINUTES 04 SECONDS WEST A DISTANCE OF 202. 72 FEET; GO THENCE SOUTH 29 DEGREES 13 MINUTES 51 SECONDS WEST A DISTANCE OF 279.73 FEET; GO THENCE SOUTH 67 DEGREES 13 MINUTES 35 SECONDS WEST A DISTANCE OF 241.94 FEET; GO THENCE NORTH 87 DEGREES 13 MINUTES 20 SECONDS WEST A DISTANCE OF 730.41 FEET; GO THENCE NORTH 33 DEGREES 50 MINUTES 33 SECONDS WEST A DISTANCE OF 176.80 FEET; GO THENCE NORTH 88 DEGREES 21 MINUTES 50 SECONDS WEST DISTANCE OF 598.75 FEET TO THE EAST RIGHT-OF-WAY OF TARVA ROAD; GO THENCE NORTHEASTERLY ALONG THE EAST RIGHT-OF-WAY OF TARVA ROAD 103 .67 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3,065.92 FEET, A CHORD BEARING OF NORTH 23 DEGREES 27 MINUTES 49 SECONDS EAST AND A CHORD DISTANCE OF 103 .66 FEET TO THE POINT OF BEGINNING.
SAID TRACT OR PARCEL CONTAINS 20.000 ACRES.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: January 22, 2024

The Chairman called for the zoning consideration of Glen J. Gosa, owner and applicant (23-088) request to rezone .55 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for commercial use as a storage building sales lot. The property is 3401 Sylvester Hwy. The Planning Commission recommended approval with the condition of using opaque fencing (buffering).

Commissioner Jones 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-1 (Neighborhood Mixed-Use Business District)

TO: C-3 (Commercial District) with the following conditions:

of using opaque fencing (buffering)

OWNER/APPLICANT: Glen Gosa (Owner & Applicant)

LOCATION: 3401 Sylvester Highway

ALL THAT TRACT OR PARCEL OF LAND LYING. AND BEING IN THE COUNTY OF DOUGHERTY AND STATE OF GEORGIA AND BEING PART OF LAND LOT NO. 86 OF THE FIRST LAND DISTRICT OF SAID STATE AND COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 20 FEET IN WIDTH AND 300 FEET IN DEPTH ACROSS ALL OF THE WEST SIDE OF LOT NO. 23 OF THE C.C. BRANCH SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION, ACCORDING TO A MAP OR PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 290, IN THE OFFICE OF CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

SAID STRIP OF LAND LIES IMMEDIATELY EAST OF PARALLEL AND ADJACENT TO THE WEST LINE OF SAID LOT NO. 23, AND IS MORE PARTICULARLY DESCRIBED ACCORDING TO THE PLAT ATTACHED TO THIS PETITION AND MADE A PART HEREOF.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: January 22, 2024

The Chairman called for the zoning consideration of Glen J. Gosa, owner and applicant (23-089) request to rezone .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The Planning Commission recommended approval.

Commissioner Jones 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-1 (Neighborhood Mixed-Use Business District) |
| TO: | C-3 (Commercial District) |
| OWNER/APPLICANT: | Glen Gosa (Owner & Applicant) |
| LOCATION: | 3403 Sylvester Highway |

ALL OF LOT NUMBER 23 OF THE PROPERTY OF C.C. BRANCH, ACCORDING TO A MAP OR PLAT OF SAID PROPERTY AS RECORDED IN PLAT BOOK 2, PAGE 290, IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: January 22, 2024

The Chairman called for the zoning consideration of Larry & Alma Blakely, owner and applicant (23-090) request to rezone 3.0 acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned Development District). The rezoning would allow for the residential and commercial use as a travel agency for touring buses. The property is at 3228 Martin Luther King Jr. Drive. The Planning Commission recommended approval with the following conditions: (1) The travel agency is limited to two travel buses parked onsite; (2) customer loading and offloading are prohibited and (3) the use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed five ayes and one nay by Commissioner Gray. 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: R-2 (Single- Family Residential District)

TO: C-7 (Mixed- Use Planned- Development District) with following conditions:

- (1) The travel agency is limited to two travel buses parked onsite.
- (2) Customer loading and offloading are prohibited.
- (3) The use of the property is restricted to single-family residential use, the proposed travel agency office, and parking of two tour buses.

OWNER/APPLICANT: Larry & Alma Blakely (Owner & Applicant)

LOCATION: 3228 Martin Luther King, Jr. Drive

ALL THAT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LAND LOT 340 OF THE FIRST LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS TRACT 2 CONSISTING OF 3.000 ACRES ON THAT CERTAIN PLAT ENTITLED PROPERTY OF REHUNDUBA, LLC AND LARRY BLAKELY DATED JULY 17, 2023 AS RECORDED IN PLAT BOOK 9, PAGE 46 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF DOUGHERTY COUNTY, GEORGIA.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: January 22, 2024

The Chairman called for the zoning consideration of Mary Alice Thomas, owner and applicant (23-093) request to rezone .49 acres from R-2 (Single-Family Residential District) to RMHS (Mobile Home Single-Family District). The rezoning would allow for the installation of a manufactured home for single-family residency. The property is at 505 Engram Court. The Planning Commission recommended approval.

Commissioner Jones 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: R-2 (Single-Family Residential)
- TO: R-MHS (Mobile Home Single-Family)
- OWNER/APPLICANT: Mary Alice Thomas (Owner & Applicant)
- LOCATION: 505 Engram Court

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 116 IN THE FIRST 1st LAND DISTRICT OF DOUGHERTY COUNTY, GEORGIA AND BEING FURTHER IDENTIFIED AS LOT II OF ENGRAM'S SUBDIVISION.

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

CHAIRMAN

ATTEST:

CLERK

APPROVED: January 22, 2024

Mr. Brooks reminded the Board that Commissioner Victor Edwards will be holding a Townhall Meeting for citizens to review the County's Code on the Vegetation Ordinance. The meeting will be held in Room 120 at 1 p.m. He added that this meeting will fit well with the presentation by the Government Affairs Committee for the ordinance review. He also shared that the Flint River Trail: ASU to Downtown Extension Ribbon Cutting will be held today at 2:30 pm. He provided an update on the State Tax Commissioner- 2022 Tax Digest Review stating that we are under conditional approval for the 2022 Tax Digest. It was mentioned that we are 32% and the acceptable level is 40%. There was no impact for Dougherty County at this time because we will be doing a complete revaluation. Tax Director Shonna Josey and Interim Chief Appraiser Larry Thomas were present and addressed concerns. The Board of Tax Assessors does plan to appeal and can work with the County Administrator to ensure that a proper response is provided within 30 days.

Attorney Shalishali provided an update that the law firm Jarrad and Jarrad LLP, will be approximately \$20,000 with no upfront retainer and will be invoiced monthly. They are flexible with starting the project due to funding and he shared the Civic Plus cost is about \$12,500. There is contingency available and awaiting the Board's direction on how to proceed. He provided an update on the concern presented regarding a citizen citation with Red Speed and the law pertaining to how payments and citations are reported. Mr. Brooks asked a representative from the City of Albany to come and provide an update. Commissioner Gray reminded the Board of his concern that there is no contractual agreement with the vendor that could negatively impact citizens through loopholes in the system. Ms. Josey was asked to address the department's experience. The Chairman asked the County Attorney to research the best way to remedy the situation. Commissioner Gaines asked about the status of crimes and Commissioner Johnson shared that the City of Albany Police Chief will resend the information. Chairman Heard shared that Chief Hayes was able to assist Mr. Leroy.

There being no further business to come before the Commission, the meeting adjourned at 12:07 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

January 29, 2024

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 29, 2024. 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 minutes of the January 8th Regular Meeting.

The Chairman called for a recommendation to purchase six mobile radios for EMS from single source vendor Motorola Solutions (Albany, GA) in the amount of \$25,811 for the new ambulances recently approved for purchase. Funding is available in SPLOST VII. Assistant County Administrator Barry Brooks and EMS Director Sam Allen addressed.

The Chairman called for a recommendation to purchase three 2024 Type 1 Ford 350 Ambulance Chassis models from Wade Ford (Smyrna, Ga) for the EMS Department in the amount of \$243,603 each for a total expenditure of \$730,809. The models are available on-site. Funding is available in SPLOST VII and SPLOST VIII. Assistant County Administrator Barry Brooks and EMS Director Sam Allen addressed. Mr. Allen shared the historical purchases and if approved, this purchase will update the fleet. Questions regarding use were answered. Chairman Heard suggested that an older ambulance be used by Albany Technical College and Mr. Allen shared that a conversation with the school can be held.

The Chairman called for a recommendation to accept the quote from Sunbelt Traffic (Doraville, GA) in the amount of \$24,413 to repair the traffic signal at the intersection of S. Mock Rd and Fleming Rd. The City of Albany's Traffic Engineering Division recommends that the repairs be completed to maintain optimal traffic signal functionality for the safety of both pedestrians and motorists. The recommended vendor has performed services for the city. Funding is available in TSPLOST. Assistant County Administrator, City of Albany Traffic Engineering Manager Ken Breedlove and Public Works Director Chuck Mathis addressed. Mr. Breedlove shared that this was a mandatory repair and Mr. Brooks said that this was brought to the Board because it was above his approval threshold. Mr. Mathis clarified Commissioner Gray's questions regarding funding.

The Chairman called for a recommendation from the Superior Court to apply for a grant from the Criminal Justice Coordinating Council and the Council of Accountability Court Judges Operating Grant for FY 2025 in the amount of \$495,000 with a 15% match. The grant will provide services

for part-time employees and other program-related expenses. There is a local match of approximately \$74,250 and funding will be provided from the DATE fund. The reimbursement grant is provided by the Criminal Justice Coordinating Council. Substance Abuse Coordinator Patricia Griffin addressed. Ms. Griffin said that this was an annual grant that the County managed on behalf of the courts.

The Chairman called for a recommendation to declare two 2000 Chevrolet 1500 Pickup Trucks, one 2002 Chevrolet 1500 Pickup Truck, and one 2006 GMC Sierra Pickup Truck as surplus and authorize the transfer at no cost of the same to the Chehaw Park Authority. This request is made on behalf of Executive Director Tommy Gregors. Assistant County Administrator Barry Brooks addressed. It was mentioned that we had surplused to Chehaw Park in the past. Mrs. Ware shared that the approximate in-kind value was \$10,000 and Commissioner Gaines questioned the relationship between Dougherty County and the Authority. Mr. Brooks provided an overview and will have the Executive Director Tommy Gregors provide an update to the Board.

The Chairman called for a recommendation to approve the Memorandum of Agreement (MOA) with Albany Technical College on behalf of the Dougherty County Police Department authorizing assistance to each other during a local emergency. Assistant County Administrator Barry Brooks, Chief Kenneth Johnson and County Clerk Jawahn Ware addressed. Mrs. Ware shared that the last update to the MOA was in 2018 and Chief Johnson shared information.

The Chairman called for a recommendation of the proposed board appointment.

Retirement Fund Committee – There is one appointment with a four-year unexpired term ending December 31, 2024, and this appointee must be an active employee representative. There are three new applicants: Pam Coley, Sam Green, and Heidi Hailey. The Commission Chairman will make the appointment.

Mr. Brooks reminded the Board of the upcoming travel plans and subcommittee meetings. He also mentioned that he will start the quarterly meetings with the City Manager.

Commissioner Edwards wanted to know the status of the two projects Mr. David Maschke was working on. Mr. Brooks said that a meeting was held with the contractor last week and Mr. Maschke will be providing a schedule this week. Upon the question by Commissioner Edwards, the Sheriff will reevaluate with Chief Ostrander to see if any inmates were available to assist with the litter cleanup. Commissioner Johnson asked that a Finance Committee Meeting be scheduled. Commissioner Gray highlighted the most recent Quail Hunt event and gave kudos to those involved. Commissioner Gaines would like an update on TSPLOST expenditures and available funding. Mr. Brooks shared that he planned to present that update at the Finance Committee Meeting and desired to return to quarterly updates and have department managers make presentations. Commissioner Edwards provided an update regarding our governance structure and shared that the Commission should go to the Administrator for staff input and encourage requests to be placed in writing. Commissioner Jones gave an update on his financial literacy program and the initiatives from the Southwest Regional Georgia Commission.

There being no further business to discuss the Commission the meeting adjourned at 10: 41 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

DRAFT

ANNUAL RETREAT MINUTES

February 2, 2024

The Dougherty County Commission met at Callaway Gardens, 4500 Southern Pine Drive on February 2, 2024 for the annual commission retreat. UGA, Carl Vinson Institute of Government (CVIIOG) Facilitator Jennifer Nelson provided opening remarks. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also present were Chairman Lorenzo Heard, Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, Deputy Clerk Bristeria Clark, and Public Information Officer Phyllis Banks.

Ms. Nelson provided a welcome and all participants introduced themselves. The overview and ground rules were shared followed by an opening exercise.

Rockdale County Board of Commissioners Chairman Oz Nesbitt shared remarks with the Board.

After the break, participants worked on creating a vision for Dougherty County. After lunch, the exercise continued to identify issues.

The focus for 2024 were identified as:

1. Improving and understanding financial relations.
2. Unity and collaboration
3. Funding

Mr. Brooks provided updates on projects to include Putney Park and the morgue.

After there was no further discussion, the Chairman adjourned the retreat at 3:56 p.m. and participants completed evaluations. (The Clerk recorded the departure time of those with other engagements as: County Attorney Alex Shalishali at 2:30 pm, Commissioner Clinton Johnson at 3 p.m. and Commissioner Gloria Gaines at 3:30 pm).

 CHAIRMAN

ATTEST:

 COUNTY CLERK

Board Of Commissioners

Dougherty County Georgia



Proclamation

A PROCLAMATION BY THE BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA HONORING THE LEGACY OF BLACK LEADERSHIP IN THE CITY OF ALBANY FOR BLACK HISTORY MONTH

WHEREAS, it is with great honor that the Dougherty County Board of Commissioners recognizes the profound impact of African American City of Albany Commissioners, whose unwavering dedication has shaped the course of our city's history;

WHEREAS, we honor the inerasable legacy of the first two black commissioners, Former Commissioner Robert L. Montgomery and Mary Young, whose commitment to public service and advocacy for equality inspired positive change within our community; and

WHEREAS, we pay tribute to the monumental achievements of the first black mayor of the City of Albany, Willie Adams, Jr. whose leadership and integrity exemplified the highest ideals of civic responsibility; and

WHEREAS, we celebrate the historic milestone of the first black female mayor of the City of Albany, Dorothy Hubbard, whose unwavering dedication, and groundbreaking leadership have empowered countless individuals.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia and it is hereby proclaimed by Authority of same that we recognize and honor the extraordinary contributions of former City of Albany Commissioners Charles Sherrod, Arthur K. Williams, Henry Mathis, David Williams, Kenderson Hill, Tommie Postell, Christopher Pike, Ivey Hines and Bobby Coleman, former mayors Willie Adams, Jr., and Dorothy Hubbard. Their leadership, courage, and commitment to public service have not only inspired generations but have also paved the way for progress and equality in our beloved city.

BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA

BY: _____
LORENZO L. HEARD, Chairman
Dougherty County Commission





**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Barry Brooks
Assistant County Administrator

Item 7a.

Agenda Item

Date: February 9, 2024
Meeting Date: February 12, 2024
Subject/Title: Ratification of Crew Quarters Repair Cost
Presented for: Decision
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

The Public Works Crew Quarters needed to have work completed as an emergency rehab of the environmental contamination (mold) in our facility at the Habersham campus. The project was anticipated to take 2 -3 months, and the costs were not known at the commencement of the repair.

History/Facts and Issues

The Commission was notified during the project phases and this request is to approve the total project expenditures of \$189,386. Most of the invoices exceeded the approval threshold of the Acting County Administrator.

Recommended Action

Recommend Dougherty County Commission ratify the repair and rehabilitation costs for the Public Works Crew quarters in the amount of \$189,386.

Funding Source

General Fund, Public Works Crew Quarters Mold Project 1001565.521349

Services Provided

- Service Pro's labor to remove all old units, and labor to install new HVAC equipment, thermostats, and dehumidifiers
\$45,968.44
- Service Pro's equipment cost for HVAC units, thermostats, and dehumidifiers
\$31,843.60
- Service Pro's remove and replace all duct work
\$38,790.00
- MSK-CON LLC paint interior and repair cracks in walls and chair rails
\$6,900.00
- Heaton Environmental Inc. independent mold test
\$2,607.00
- Service Pro's replace damaged light fixtures, replace bulbs, and checked for electrical issues \$1,445.20
- MSK-CON LLC replace all ceiling tiles, replace damaged ceiling grid (labor and materials)
\$19,500.00
- Speedy Response mold remediation
\$42,330.92



DOUGHERTY COUNTY POLICE DEPARTMENT

2106 HABERSHAM ROAD
ALBANY, GEORGIA 31701-5916
(229) 430-6600
Fax: (229) 302-3130



Commanders
CAPT. TAMIKO L. WHITLOCK
DETECTIVE DIVISION

CAPT. ANTHONY G. ROGERS
PATROL DIVISION

CAPT. JASON S. HAGER
SUPPORT SERVICES

KENNETH D. JOHNSON
CHIEF OF POLICE

TATESHEA K. IRVING
ASSISTANT CHIEF OF POLICE

Agenda Item

Date: February 07, 2024
Meeting Date: February 12, 2024
Subject: Mobile Tag Readers for DCP
Presented For: Decision
Presenter: Barry Brooks, Assistant County Administrator
Chief Kenneth D. Johnson is also present

Statement of Issue:

DCP is requesting to purchase two (2) mobile license plate readers to be installed in patrol vehicles.

History/Facts and Issues:

DCP is requesting to purchase two (2) 3-Camera LPR Systems and plate check user licenses from Madden Associates in the amount of \$41,851.00. The quote includes the the license plate readers, installation, software systems, user licenses, and first year warranty. The tag readers will be installed in patrol vehicles that will make up DCP's Traffic Enforcement Unit. The tag readers will assist in traffic investigations, by analyzing vehicles license plates, wanted statuses of vehicles and owners, registration and insurance status, and recognizing other criminal attributes for vehicles.

Recommended Action:

Recommend Dougherty County Commission approves the purchase of the the readers for DCP for a total expenditure of \$41,851.00.

Funding Source:

Special Service Fund



Barry Brooks
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: February 8, 2024
Meeting Date: February 12, 2024
Subject/Title: Compact Track Loader for Solid Waste
Presented for: Decision
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

Solid Waste needs to purchase a new Caterpillar 259D3 Compact Track Loader.

History/Facts and Issues

Solid Waste needs to purchase a new Caterpillar 259D3 Compact Track Loader to replace existing equipment that was damaged by fire and cannot be repaired. The purchase would be on State Contract #99999-001-SPD0000177-0024 from Yancey Bros. Co. (Albany GA) in the amount of \$79,233.

Recommended Action

Recommend Dougherty County Commission approves the purchase of a Caterpillar 259D3 Compact Track Loader from Yancey Bros. Co. in the amount of \$79,233.

Funding Source

Machinery Capital 5404530.542100

Application Fee \$50



222 Pine Avenue, Suite 540, Post Office Box 1827
Albany, Georgia 31702-1827

ALCOHOL LICENSE APPLICATION

Date of Application: December 28, 2023

New Applicant

Transfer of Ownership

INSTRUCTIONS: Every question must be answered, typewritten or printed legibly in ink. If the space provided is not sufficient, answer the question on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed the application must be dated, signed and verified, under oath by the applicant and filed with the License Inspector, City of Albany, 240 Pine Ave, Ste 150, Albany, Georgia 31701. with all supporting documents and a money order, cashier's or certified check for the exact fee. **Please schedule an appointment with the Chief Licensing Inspector by calling 229-431-2118.** Appointments are scheduled Tuesdays and Thursdays from 10 a.m. to 2 p.m.

Check Appropriate Block(s):

- | | | |
|---|---|--|
| <input type="checkbox"/> BEER, Consumption \$500 | <input type="checkbox"/> WINE, Consumption \$350 | <input type="checkbox"/> LIQUOR, Package/Consumption \$2,000 |
| <input checked="" type="checkbox"/> BEER, Package \$400 | <input checked="" type="checkbox"/> WINE, Package \$350 | <input type="checkbox"/> LIQUOR, Wholesale/Manufacture \$3,000 |
| <input type="checkbox"/> BEER, Brewers \$3,000 | <input type="checkbox"/> WINE, Manufacture \$1,000 | <input type="checkbox"/> PACKAGE-Liquor, Beer, and Wine \$2,000 |
| <input type="checkbox"/> BEER, Wholesale \$750 | <input type="checkbox"/> WINE, Wholesale \$500 | <input type="checkbox"/> CONSUMPTION-Liquor, Beer and Wine \$2,500 |

CORPORATION NAME: <u>NILKANTH 2212 Inc.</u>			
TRADE NAME OF BUSINESS: <u>Crossroads Food Mart</u>			
BUSINESS ADDRESS: <u>3023 Leary Rd.</u>		BUSINESS PHONE: <u>(229) 573-7439</u>	
CITY: <u>Albany</u>	STATE: <u>Georgia</u>	ZIP CODE: <u>31721</u>	COUNTY IN WHICH BUSINESS IS LOCATED: <u>Dougherty</u>

MAILING ADDRESS IF DIFFERENT FROM BUSINESS ADDRESS

MAILING ADDRESS:		
CITY:	STATE:	ZIP CODE NUMBER:
THIS APPLICATION IS FILED BY:		
<input type="checkbox"/> SINGLE PROPRIETOR <input type="checkbox"/> PARTNERSHIP <input checked="" type="checkbox"/> CORPORATION (Documents Required) <input type="checkbox"/> PRIVATE CLUB (Documents Required)		

GENERAL INFORMATION LICENSEE

1. FULL NAME OF LICENSEE: <u>Krupali Vishal Bodar</u>			
ADDRESS OF LEGAL RESIDENCE: <u>3126 Cane Mill Dr.</u>			
CITY: <u>Albany</u>	STATE: <u>Georgia</u>	ZIP CODE: <u>31721</u>	COUNTY OF RESIDENCE: <u>Dougherty</u>
MOBILE PHONE: <u>(706) 536-7392</u>		EMAIL: <u>vishbodar@gmail.com</u>	AGE: <u>27</u>
2. FULL NAME OF LICENSEE:			
ADDRESS OF LEGAL RESIDENCE:			
CITY:	STATE:	ZIP CODE:	COUNTY OF RESIDENCE:
MOBILE PHONE:		EMAIL:	AGE:

9. TYPE OF BUSINESS: (Check One)

- RESTAURANT
- PUB/TAVERN
- NIGHTCLUB/LOUNGE/BAR
- HOTEL/MOTEL
- PRIVATE CLUB (NON-PROFIT)

- CONVENIENCE/GROCERY STORE
- PACKAGE STORE
- MULTI-PURPOSE FACILITY
- MUNICIPAL FACILITY
- OTHER (SPECIFY _____)

OATH

10. I, Krupali Vishal Bodar (The Applicant), being duly sworn according to law, do swear or affirm that the facts stated in the above application are true and correct. Further that any false information that I have provided and should have known to be false may lead this application to be denied or revoked if it is discovered at a later date. Notwithstanding having criminal charges brought against me for false statements. I will promptly notify the License Inspector of any changes to the above information. I have read, understand, and also agree to abide by the Ordinances for Dougherty County, and any State or Federal Laws or regulations governing the service or sale of alcoholic beverages. I further swear or affirm that this application is made in order to procure an alcoholic beverage license in Dougherty County, Georgia.

I am aware of the age requirement for the admittance to alcoholic establishments, Days and Hours of Sale, and the requirement for Alcoholic Beverage Handlers Cards. I further certify that my business meets the required specifications and qualifications for the type of business as indicated above.

SIGNATURE OF APPLICANT(S):

1. *BH Bodar*

2. _____



Sworn to and subscribed before me this 26th day of January, 2024.
Latosha R. Evans
 NOTARY PUBLIC

OFFICE USE ONLY

PROXIMITIES (LEAVE BLANK IF A TRANSFER OF OWNERSHIP):

A. Nearest School: _____ + Feet From: Transfer
 (Must be greater than 300 ft. for beer and wine, 600 ft. for distilled spirits)

B. Nearest Church: _____ + Feet From: Transfer
 (Must be greater than 300 ft.)

C. Other Distances:

1. N/A _____ feet.
 (Distance between Bars, Nightclubs, Taverns, Lounges within 1,000 feet of this applied location.)
2. N/A _____ feet.
 (If requested location is within 300 feet of Government owned or operated Alcohol Treatment Center.)
3. N/A _____ feet.
 (If requested location is within 300 feet of any Housing Authority Property.)

D. Package Stores _____ feet from existing package store _____
 located at _____ (Must be greater than 1,500ft.)

Is this location or has this location been licensed for alcohol? Yes No

If Yes, License Number: DA18-000003 Last Year Licensed: 2023


Business Name: Crossroad Market Place

Licensee: ADIYOGI INC

Lic.No. DA23-000007

Fee 750.00

ABC Date 11/16/2023

Accepted by: mjm 

ADDITIONAL INFORMATION

WORK SESSION DATE: Transfer

REGULAR MEETING DATE: Transfer

ZONING: C-1  DISTRICT: 5 

Applicant(s) meet criteria: Yes No

Location meets criteria: Yes No

Director/License Inspector  Date 1/26/2024

Recommendation: Approved Disapproved

Chief of Police/Designee  Date 1-25-24

County Clerk/Designee _____ Date _____

Remarks:

Approved Disapproved

COPY OF ADVERTISEMENT

NOTICE OF APPLICATION FOR BEER AND WINE LICENSE - PACKAGE

I, Krupali V. Bodar, trading as Crossroads Food Mart at 3023 Leary Rd., give notice that I have applied for an Alcohol License transfer by the Dougherty County Commission at 10:00 am on January 29, 2024 and February 5, 2024, at 222 Pine Ave., Room 100, Albany GA 31701. Albany Herald Run Dates: January 24 & 31 & February 6 & 13, 2024

COMMENTS:

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF
CONTRACT TO ENGAGE MAULDIN & JENKINS TO PROVIDE BEST PRACTICES
FINANCIAL AUDIT; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.**

WHEREAS, the Board of Commissioners of Dougherty County, Georgia has considered and is hereby desirous of approving the engagement of Mauldin & Jenkins out of Albany, Georgia for professional services to provide a best practices financial audit not exceeding the amount of \$50,000.

WHEREAS, funding for the foregoing services is available in the General Fund Contingency;

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia and it is hereby resolved by authority of the same as follows:

SECTION I The attached proposed contract between Dougherty County, Georgia and Mauldin & Jenkins to provide professional services in connection with a best practices financial audit is hereby approved and adopted and the Chairman of the Board of Commissioners Dougherty County and acting County Administrator are hereby authorized to execute any and all other documents necessary for full implementation.

SECTION II All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 19th day of February, 2024.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Lorenzo L. Heard, Chairman

ATTEST:

County Clerk

DRAFT – For Discussion Purposes Only



Mauldin & Jenkins
 200 Galleria Parkway SE
 Suite 1700
 Atlanta, GA 30339

November 27, 2023

Mr. Barry Brooks, Assistant County Administrator
 Dougherty County
 222 Pine Avenue
 Albany, GA 31701

Dear Mr. Brooks:

Thank you for the opportunity to serve Dougherty County ("County"). The purpose of this engagement letter is to document your agreement for Mauldin & Jenkins ("M&J") to consult with and assist you in conducting an operational and performance assessment ("Assessment") of the County's Finance Department ("Department").

This engagement letter describes M&J's services to assess the Finance Department's operations and performance which will include reviewing the current environment, comparing to leading practices, developing models and enhancements for a desired future state, identifying gaps between the current and future states, and creating realistic and implementable recommendations for the Department to achieve its desired future state.

We commend the County for undertaking this initiative as it will help enhance the efficiency and effectiveness of its finance functions and enhance alignment of future operations with current objectives.

A. Engagement Objectives, Scope, and Approach

Scope/Objectives

Assessment scope and objectives include the following related to the County's Finance Department:

- Review the functional taxonomy, organizational makeup, staffing, and roles and responsibilities
- Review governing requirements (statutes, regulations, policies and procedures, etc.)
- Review business processes, workflows, inputs/outputs, and dependencies for both controls and risk mitigation, as well as efficiency and effectiveness
- Review the Department's current use of technology and identify opportunities for automation/enhancement
- Review communications and reporting internal and external to the Department
- Identify financial management and operational leading practices
- Compare the Department's current environment to leading practices and Department-specific goals
- Develop meaningful recommendations to improve/enhance operations and create a roadmap for the Department to achieve its desired future state

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Approach and Deliverables

Our approach will consist of the following four phases:



Phase 1 – Initiation and Planning

M&J will conduct a kick-off meeting with the County project sponsor and other relevant Department stakeholders. The purpose of the kick-off meeting will be to introduce the M&J Team; discuss roles and responsibilities; and project objectives, scope, timing, communication protocols, and potential risks. The meeting will allow for discussion at a more granular level to help ensure M&J and the Department are aligned on key project attributes.

We will also discuss access to people and information needed during the Assessment and methods for requesting and obtaining interviews and data. We will bring an initial information request to the kick-off meeting based on our understanding of the Department’s needs and our knowledge of conducting similar assessments.

We will work with the County project sponsor to create an initial interview request list. Once the Assessment has begun and knowledge learned, additional information and interview request lists will be developed and submitted to the County.

Outputs: Initial Information and Interview Requests

Phase 2 – Information Gathering

The Information Gathering Phase will consist of obtaining Departmental information from two primary sources: information requested and received from the Department, and from information obtained during interviews.

We will create a tracking matrix to identify what information has been received and the completeness of the received information compared to what was requested. We will also create a tracking matrix for the interviews requested and timeliness of being able to conduct the meetings and obtain necessary data. We will include the information and interview tracking matrices in our bi-weekly status reports to the County to ensure visibility into any delays or obstacles.

We will also leverage our internal catalog and conduct research of leading operational and technological practices to help develop future state models.

Outputs: Additional Information and Interview Requests, and Tracking Matrices

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Phase 3 – Fieldwork and Data Analysis

There will be significant amounts of data and information leveraged in our approach that will guide our findings, analysis, and recommendations. We will perform our initial fieldwork primarily by:

a. Reviewing requested information and data

We will request and review relevant information such as:

- Organization charts
- Job descriptions including roles, responsibilities, and competencies
- Policies and procedures
- Technology/systems inventory
- Workflow diagrams or mapping
- Fiscal and budgetary data/reports
- Strategic plans and/or prior similar assessments

b. Conducting interviews

M&J will conduct multiple interviews with Department management and staff. We will use the interviews to gain an understanding of people's roles and responsibilities, organization and reporting, operating functions, and compliance. We will meet with certain employees one-on-one, and will conduct group interviews or workshops where it makes sense.

c. Performing field/workflow/system observations

Part of our fieldwork will include performing direct observations of business processes and workflow. We want to understand first-hand how processes and workflow actually operate – not just how they are supposed to operate.

Phase 4 – Validation and Reporting

We will begin this phase while fieldwork is still being conducted. The purpose of this phase is to:

- Begin to share preliminary observations with the appropriate stakeholders through meetings/workshops
- Receive feedback on the preliminary observations
- Based on feedback received, perform additional fieldwork or data analysis as applicable
- Prepare draft report
- Communicate draft report to the County project sponsor and appropriate stakeholders
- Obtain written feedback from draft report
- Prepare final report
- Present final report to appropriate stakeholders

Outputs: Draft Report, Final Report, Final Report Presentation

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Timing

We estimate a project duration of approximately 16 weeks to complete the Assessment.

We will deliver a draft report at approximately 14 weeks after project commencement and allow time for County review/commentary and any appropriate adjustments to be made before issuing a final report at approximately 16 weeks after project commencement.

B. Engagement Team

David Roberts will serve as the engagement partner and will be responsible for overseeing the engagement and the delivery of all services to you. David has extensive experience assessing financial functions at state and local governments level leading to enhanced operations, customer service, transparency, and accountability. Kate Russell, who served as a former state agency CFO, and other professionals from our Government Practice will also serve the County in delivering services against our scope of work. Our team consists of seasoned consultants and executives who have “sat in your chair” and understand the fiscal, operational, and political pressures that local governments face daily.

C. Engagement Assumptions, Client Acknowledgements, Responsibilities and Representations

Our Services, Fees and work schedule are based upon the following assumptions, acknowledgements, representations, and understandings with you:

- The services described in this engagement letter constitute an advisory engagement conducted under American Institute of Certified Public Accountants standards for consulting services
- Our work will be to assist and advise you with this project. As stated below and for clarity, we will not, nor does the County desire us to, perform any management functions, make management decisions, or otherwise perform in a capacity equivalent to that of an employee or officer of the County
- The County will determine the extent of services it wishes Mauldin & Jenkins to provide and will undertake the responsibilities set forth in this engagement letter
- The County will designate an employee or employees within its senior management who will make or obtain all management decisions with respect to this engagement on a timely basis
- The County will ensure that we have access to key people, facilities and data, and that all levels of your employees and contractors/relevant third parties will cooperate fully and timely with us. The success of this engagement is dependent upon full openness, communications, cooperation and timely direction
- The County agrees that all assumptions set forth in this engagement letter are accurate and agrees to provide us with such further information we may need and which we can rely on to be accurate and complete. We will be entitled to rely on all of your decisions and approvals made independently, and we will not be obligated to evaluate, advise on, confirm or reject such decisions and approvals
- The County will evaluate the adequacy and results of services and will let us know immediately of any problems or issues you perceive in our personnel, services or deliverables

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- Mauldin & Jenkins will provide recommendations as applicable. The County is responsible for evaluating such recommendations and implementing the recommendations as deemed appropriate by the County
- The County will review the draft report in a timely manner
- Untimely review, or access to people or information could have an impact on the project schedule
- In no event shall Mauldin & Jenkins (or its personnel) be liable to the County – whether a claim be in tort, contract or otherwise—for any consequential, indirect, lost profit or similar damages relating to the services provided under this engagement letter, except to the extent finally determined to have resulted from the willful misconduct or fraudulent behavior of Mauldin & Jenkins relating to such service

The fulfillment and confirmation of these responsibilities, acknowledgements and representations are critical to the success of this engagement. The successful delivery of our services, and the fees charged, are also dependent on your timely and effective completion of your responsibilities, the accuracy and completeness of the assumptions, and timely decisions and approvals by your management. You will be responsible for any delays, additional costs or other liabilities caused by or associated with any deficiencies in the assumptions or in carrying out your responsibilities.

D. Additional Understandings Arising from the Performance of Attest Services by Mauldin & Jenkins

Mauldin & Jenkins currently performs the financial audit in accordance with “Government Auditing Standards” (GAS) issued by the Comptroller General of the United States. GAS requires that the auditor maintain independence so that opinions, findings, conclusions, judgments and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a nonaudit service to an existing GAS audit client or an entity for which we may be asked to provide future audit services under GAS standards, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other nonaudit services provided. A critical component of our determination is consideration of management’s ability to effectively oversee the nonaudit service to be performed. The County has agreed to designate an individual who possesses suitable skill, knowledge, or experience and that the individual understands the Services to be performed sufficiently to oversee them.

Accordingly, the management of the County agrees to the following:

1. The County has designated a senior member of management, who possesses suitable skill, knowledge, and experience to oversee the services.
2. The County will assume all management responsibilities for subject matter and scope of the Services.
3. The County will evaluate the adequacy and results of the services performed.
4. The County accepts responsibility for the results and ultimate use of the services.

GAS further requires we establish an understanding with the management, and those charged with governance, of the County of the objectives of the nonaudit service, the services to be performed, the entity's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the nonaudit service. We believe this engagement letter documents that understanding.

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The County acknowledges it will not utilize Mauldin & Jenkins, LLC to store documents, data, or records on its behalf in accordance with the "Hosting Services" (see ET section 1.295.143) interpretation of the AICPA Code of Professional Conduct. The County is solely responsible for maintaining its own data and records.

E. Fees

M&J will provide the services described in this engagement letter based on time and material – meaning that we will bill the Department for actual hours worked based on the hourly rates shown in the following table. The work described in the engagement letter will not exceed \$50,000 with an estimated resource requirement of between 225 - 275 hours. Any additional fees and scopes of services will be mutually agreed upon in writing. Our fee estimates are based on the hourly rates included in the following table.

Professional Level	Hourly Rates
Partner	\$375
Director	\$300
Manager	\$275
Senior Staff	\$225
Staff	\$185

Additional requested M&J assistance either during or after the Assessment will require additional scoping conversations with additional related fees. We will invoice the Department monthly for actual hours and expenses incurred and payment is expected within 30 days.

The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt of requested information and the scheduling and conduct of requested interviews) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the project. If significant additional time is necessary, or if additional scope elements are requested, we will discuss it with the designated client project sponsor and arrive at a new fee estimate before we incur the additional costs.

The attached Terms and Conditions apply to this engagement and are an integral part of our agreement. Please indicate your agreement to these arrangements by signing and returning a copy of this engagement letter with the completed acknowledgement section.

We appreciate the opportunity to be of service to you and look forward to working with you on this engagement.

Sincerely,

David Roberts, Mauldin & Jenkins
Government Advisory Lead Partner

DRAFT – For Discussion Purposes Only

F. Acknowledgement and Acceptance

We have read and agree to this engagement letter, the attached and incorporated Terms and Conditions. The County and its signatory below represents that said signatory is its duly authorized representative and has the requisite power and authority to bind the County to the undertakings and obligations contained herein.

Acknowledged and accepted:

Dougherty County

By: _____

Name: _____

Title: _____

Mauldin & Jenkins (M&J) Standard Government Advisory Terms and Conditions

1. Client Acceptance of Services.

At the conclusion of each phase of the Services, M&J will review with Client the intended scope of work and Deliverables to confirm compliance with the defined project expectations. If Client reasonably believes the Deliverables do not conform to project expectations, Client will notify M&J of such nonconformity in writing within ten (10) business days of receiving the Deliverables. M&J will then have a reasonable period of time to correct the nonconformity, as mutually agreed to by the Parties based upon severity and complexity of the necessary correction. If Client uses the Deliverables before acceptance or fails to notify M&J of the nonconformance within the above-referenced ten-day (10-day) period, the Deliverables will be considered accepted.

2. Disputes and Remedies.

2.1. If Client objects to any portion of an invoice, Client will provide written notice of its objection to M&J within ten (10) days of the date it receives the applicable invoice, including a detailed description of the basis for Client's contention that any invoiced amounts are incorrect and any applicable supporting documentation. Client will be responsible for payment of the portion of the invoice that is not in dispute within thirty (30) days of the date it received the applicable invoice. If Client and M&J cannot resolve the disputed amounts within ten (10) days thereafter, the dispute shall be escalated to the senior management of each respective Party, who shall engage in good faith efforts, to promptly resolve such dispute. If it is determined by the Parties that Client owes all or part of any amount subject to dispute, Client shall remit such amount to M&J within five (5) days of such determination. M&J reserves the right to charge interest on any undisputed amount invoiced that is not paid within thirty (30) days of the invoice date.

2.2. In the event that Client fails to pay any undisputed invoiced amounts within sixty (60) days of their due date, upon written notice to

Client, M&J shall have the right to suspend its Services until such time as Client pays such undisputed amounts invoiced in full. M&J will not be liable for any resulting loss, damage or expense connected with such suspension.

2.3. The foregoing does not limit M&J from pursuing any other rights available at law or in equity and is in addition to, not in lieu of, M&J's termination rights under Section 5.

3. Use and Ownership.

3.1. **Deliverables.** "Deliverables" shall mean those custom-developed documents, data, reports, analyses, recommendations, work product (if any), and other materials authored or prepared by M&J specifically for Client pursuant to the Scope of Work and identified therein. For avoidance of doubt, Deliverables do not include M&J Information (as defined in Section 3.3) or M&J's administrative communications, records, files and working papers relating to the Services that remain the sole and exclusive property of M&J. In the event that a Scope of Work for outsourced services provides that Client acquires ownership of working papers, M&J will be entitled to retain copies of all such working papers subject to the confidentiality obligations herein. Notwithstanding anything stated to the contrary in this Agreement, as between M&J and Client, any information, data or material provided by Client to M&J in connection with M&J's Services hereunder shall remain, and is, the sole and exclusive property of Client.

3.2. **License of Deliverables and M&J Information.** Subject to the limitations set forth herein, upon final payment for the Services in connection with this Engagement Letter, Client shall have a perpetual, nontransferable royalty-free, worldwide license, without the right to grant sublicenses (except that Client may grant sublicenses to its Participating Affiliates consistent with the license restrictions and limitations set forth herein), to use, copy and modify the Deliverables delivered by M&J

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thereunder, including the M&J Information incorporated therein or provided therewith (i) solely for the purpose of using such materials in Client's internal business and (ii) in accordance with any limitations and restrictions set forth in Client's licenses with third parties.

3.3. M&J Information. Notwithstanding any other provisions set forth herein, M&J reserves all rights in and to all proprietary works of authorship created, developed or purchased by M&J (or by any third party under contract to M&J) that either (i) have not been created specifically for Client or (ii) have general applicability to M&J's business. M&J Information includes works created before and during the term of this Agreement. M&J Information includes (without limitation) methodologies, templates and documentation, as well as copyrights, trademarks, service marks, ideas, concepts, know-how, techniques, knowledge or data, and any derivatives thereof (collectively, "M&J Information"). Except as set forth in the Scope of Work or otherwise permitted in this Agreement, Client may not reuse, resell or disclose M&J Information to any third parties. Further, Client is expressly prohibited from disaggregating M&J Information from the Deliverables.

3.4. Sole Benefit and Use. Client acknowledges and agrees that any advice, information or work product provided to Client by M&J in connection with this Engagement Letter is for the sole benefit and use of Client and may not be relied upon or used by any third party; provided, however, that Client may share any advice, information or work product provided to it by M&J with Client's regulators, auditors and advisors in the ordinary course of business as necessary.

4. Indemnification and Limitation of Liability

4.1. Client's Indemnification of M&J. Client will indemnify M&J (and its personnel) and tender a defense to M&J (and its personnel) for all costs,

fees, expenses, damages and liabilities (including reasonable attorneys' fees and costs) associated with (i) a claim made by any claimant that is not a party to this Agreement and which arises from or relates to any Services, Deliverables or other work product from M&J that Client uses or discloses to others in a manner other than that expressly permitted by this Agreement OR (ii) a knowing misrepresentation by Client management.

5. Term and Termination

5.1. Term. This Agreement will commence on the Effective Date and will continue until it is terminated by one or both of the Parties in accordance with this Section 5.

5.2. Material Breach. Either Party may terminate this Agreement for a material breach that remains uncured for thirty (30) days after the breaching Party receives written notice of such breach from the non-breaching Party. The failure of Client to make full payment of any and all undisputed amounts invoiced in a timely manner constitutes a material breach of this Agreement. M&J will not be liable to Client for any resulting loss, damage or expense connected with a termination for Client's material breach under this provision.

5.3. Termination without Cause. Unless otherwise set forth in the Scope of Work, either Party may terminate this Agreement for any reason upon fifteen (15) days prior written notice to the other Party. If the Scope of Work contains a longer notice period for termination without cause than that set forth herein, then the notice period in such Scope of Work will govern; provided, however, that if Client terminates pursuant to this Section 5.3, it must pay all outstanding fees and expenses for Services actually performed and Client Deliverables or portions thereof delivered (in each case, even if such Services or Client Deliverables are incomplete) as of the effective date of termination. If the Engagement Letter contains

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payment terms on any basis other than fees and expenses paid on time and materials basis, then such payment terms shall govern.

5.4. Effect of Termination. Upon the effective date of a termination of this Agreement (i) each Party shall promptly return to the other all Confidential Information of the other Party in its possession; (ii) M&J shall submit to Client an itemized final invoice for any fees, reimbursable expenses, and any related taxes not previously invoiced under this Agreement; (iii) within thirty (30) days after receipt of M&J's final invoice, Client shall pay all undisputed amounts due M&J pursuant to such invoice and all other outstanding invoices; (iv) M&J shall have no further responsibility for any incomplete or in-process Client Deliverable as of the date of termination; and (v) to the extent both Parties mutually agree at such time, M&J will provide Client with up to thirty (30) days of termination transition services. The scope, cost, and timing of such termination transition services will be mutually agreed upon by the Parties at such time.

5.5. Survival. The following Sections will survive the termination of this Agreement as applicable: 3 (Use and Ownership), 4 (Indemnification and Limitation of Liability), 5.4 (Effect of Termination), together with accrued payment obligations.

6. General Provisions

6.1. Governing Law. This Agreement will be governed and construed in accordance with the laws of the state of Georgia, without regard to the conflicts of laws or principles thereof.

6.2. Time to Bring Claims. No claim or action by either Party, regardless of whether the claim is in contract, in tort, at law or in equity, arising out of or relating to any matter under this Agreement, may be brought by either Party more than twenty-four (24) months after the Party first knows or has reason to know that the claim or cause of action has accrued, but in no event more than thirty-six (36) months following the completion of the Services. This Section 6.2 may shorten, but in no event will it extend, any period of limitation on actions otherwise provided by applicable Law.

6.3. Legal Action Requiring Disclosure. In the event M&J is requested or authorized by Client or is required by regulation, Law, subpoena or other legal process to produce its documents or its personnel as witnesses with respect to its Services for Client, Client will, so long as M&J is not a Party to the proceeding in which the information is sought, reimburse M&J for its professional time and expenses, including the reasonable fees and expenses of counsel, incurred in responding to such requests.

6.4. Entire Agreement; Amendment. This Agreement constitutes the entire agreement between the Parties and supersedes all prior agreements and understandings, whether written or oral, relating to the subject matter of this Agreement. This Agreement may be amended or modified only by a written instrument executed by both Parties.

Frank M. O'Connell
State Revenue Commissioner



Jonathan K. Ussery
Director
Local Government Services Division

Georgia Department of Revenue
4125 Welcome All Rd | Atlanta, GA 30349
Phone: (404) 724-7000



DOUGHERTY

REVISED
January 24, 2024

MS. SHONNA JOSEY
PO BOX 1827
ALBANY, GA 31702-1827
DEAR MS. JOSEY,

The DOUGHERTY County 2022 tax digest, having been submitted on 09/06/2022, has been examined by this Department as required by Georgia law (O.C.G.A. § 48-5-342).

In that review, I have determined that the 2022 valuations of property set by the board of tax assessors for taxation purposes are not uniform and equalized, therefore, the DOUGHERTY 2022 tax digest is **CONDITIONALLY APPROVED**.

Listed below are the failed assessment standards:

County	Class & Cite	2019	2022	Standard
DOUGHERTY	Agricultural MED	40.75	32.95	36.00 to 44.00
	Residential MED	40.84	32.55	36.00 to 44.00
	Residential COD	14.15	19.07	<=15.00%.

By approving the 2022 digest **CONDITIONALLY**, I am authorizing its use for the collection of taxes only on the condition that the cited deficiencies are corrected for 2025. Please see my enclosed Order.

Pursuant to O.C.G.A. § 48-5-342(c), the review of the 2022 DOUGHERTY County ad valorem tax digest has been performed by this Department. From that review, I have determined that the overall average assessment level of the assessments determined by the board of tax assessors for the 2022 tax digest is 35.83%, which deviates substantially from the proper assessment ratio of 40.00%.

O.C.G.A. § 48-5-349.2 provides that a notice of appeal to the attached order may be filed by the county governing authority with the Commissioner within 30 days after receipt of the Order by the board of tax assessors. The notice of appeal must state the basis of the appeal as being (1) the correctness of the Commissioner's determination that the digest does not meet the requirements of O.C.G.A. § 48-5-343, and/or (2) the adequacy of the time period which was available to the county to correct the prior deficiency in the digest. The county governing authority is authorized to appeal on the accuracy of the amount assessed, but only to the extent that such appeal is not based on the correctness of the information supplied to the Commissioner by the State Auditor pursuant to O.C.G.A. § 48-5-274.

A notice of appeal should be directed to:

Frank M. O'Connell, State Revenue Commissioner
Georgia Department of Revenue
1800 Century Boulevard, Suite 15300
Atlanta, Georgia 30345

Sincerely,

Frank M. O'Connell

[Handwritten signature]
2/11/24

TO: DOUGHERTY COUNTY TAX COMMISSIONER
CHAIRMAN, DOUGHERTY COUNTY BOARD OF TAX ASSESSORS
CHAIRMAN, DOUGHERTY COUNTY BOARD OF COMMISSIONERS

ORDER REGARDING 2022 DOUGHERTY COUNTY TAX DIGEST

WHEREAS the Commissioner of Revenue, State of Georgia, is charged with the duty of examining the tax digests of the counties filed in his office (O.C.G.A. § 48-5-342); and

WHEREAS the DOUGHERTY County digest for 2022 was submitted by the Tax Commissioner of DOUGHERTY

County on 09/06/2022 for examination; and

WHEREAS the Commissioner must examine each digest for counties in a digest review year by August 1 of the next succeeding tax year or within 30 days after the State Auditor Furnishes the ratios to the Department pursuant to O.C.G.A. § 48-5-274, whichever comes later, to determine if the valuations of property for taxation purposes are reasonably uniform and equalized between counties and within counties (O.C.G.A. § 48-5-342, O.C.G.A. § 48-5-342.1); and

WHEREAS the Commissioner has utilized the information developed by the State Auditor for the classes of property appearing in the 2022 county digest as submitted and has reviewed the procedures in place in place in the office of the tax assessors; and

WHEREAS the Commissioner has found the following deficiencies:

County	Class & Cite
DOUGHERTY	<p>The Agricultural Median Ratio as measured in the report is 32.95% which is lower than the required minimum level of 36.00%.</p> <p>The Residential Median Ratio as measured in the report is 32.55% which is lower than the required minimum level of 36.00%.</p>

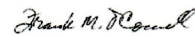
The Residential level of uniformity as measured by the Coefficient of Dispersion of the sample is 19.07% which exceeds the standard deviation of 15.00%.

NOW THEREFORE, it is ordered:

1. that the 2022 tax digest of DOUGHERTY County, having not obtained the degree of uniformity and equalization that is required by law, is hereby CONDITIONALLY APPROVED as it has been submitted; and
2. based on the conditional approval of the 2022 county digest; the DOUGHERTY County Board of Tax Assessors shall take such action as is necessary, to satisfactorily correct the deficiencies specified in the Finding(s) listed above on the 2022 review year for DOUGHERTY County.

This the 24 day of January 2024.

Sincerely,



Frank M. O'Connell
State Revenue Commissioner

Frank M. O'Connell
State Revenue Commissioner

Enc. Order regarding 2022 DOUGHERTY County Tax Digest

cc: CHAIRMAN, DOUGHERTY COUNTY BOARD OF TAX ASSESSORS
 CHAIRMAN, DOUGHERTY COUNTY BOARD OF COMMISSIONERS

APR 20 2022