



REGULAR MEETING

January 08, 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. Recognition of Commissioner Gloria Gaines, Vice Chairman for Calendar Year 2024 per Resolution No. 91-011.
6. Minutes.
 - a. Consider for action the Minutes of the December 4th Regular Meeting and December 11th Special Called Meeting.
7. 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. Alyse Wolf, Southwest Regional Outreach Coordinator, on behalf of U.S. Senator Jon Ossoff is present to recognize the Marine Corps Logistics Base (MCLB) Albany for receiving the Commander in Chief's Annual Award for Installation Excellence. MCLB Albany was recently selected as one of six military installations recognized by the Secretary of Defense based on how well they achieve the Department's objectives in several areas of installation management, including mission support, energy conservation, quality of life and unit morale, environmental stewardship, real property management, safety, health and security, communications, and public relations. MCLB has been recognized via an Official U.S. Senate Commendation. MCLB representatives are present.

8. Zoning.

- a. 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 recommends approval. Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the January 22, 2024 Regular Meeting.*
- b. Glen J. Gosa, owner and applicant (23-088) requests to rezone .55 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3401 Sylvester Hwy. The Planning Commission recommends approval with the condition of using opaque fencing (buffering). Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the January 22, 2024 Regular Meeting.*
- c. Glen J. Gosa, owner and applicant (23-089) requests to rezone .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the January 22, 2024 Regular Meeting.*
- d. 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 recommends approval with the 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. Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the January 22, 2024 Regular Meeting.*
- e. Mary Alice Thomas, owner and applicant (23-093) requests 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 recommends approval. Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the January 22, 2024 Regular Meeting.*

9. Purchases.

- a. Consider for action the recommendation to purchase a Caterpillar 938 Wheel Loader for Public Works from State Contract GA #99999-001-SPD0000177-0024 from Yancey Bros. Co. (Albany, GA) in the amount of \$272,520 with a trade in allowance of \$77,950. The final expenditure is \$194,750. Funding is budgeted in SPLOST VII. Assistant County Administrator Barry Brooks will address. Public Works Director Chuck Mathis is present. **ACTION:**

b. Consider for action the recommendation to purchase a 2023 Dodge Ram 3500 Truck with flat bed for Public Works from the lowest quoted vendor Griffin CDJR (Tifton, GA) in the amount of \$68,205. Funding is budgeted in SPLOST VII. Assistant County Administrator Barry Brooks will address. Public Works Director Chuck Mathis is present. **ACTION:**

c. Consider for action the recommendation to accept the quote to replace two air compressors at the Judicial Building from Safe Aire Heating and Cooling (Leesburg, GA) in the amount of \$33,427. Three quotes were obtained with the highest being \$33,654. Funding is available in the General Fund. Assistant County Administrator Barry Brooks will address. Facilities Management Director Heidi Hailey is present. **ACTION:**

10. Additional Business.

a. Consider for action the Resolution establishing the Qualifying Fees for the public offices in Dougherty County for the 2024 Election. Elections Supervisor Ginger Nickerson will address. **ACTION:**

b. Consider for action the recommendation to approve the Alcohol Application from Kupii 2012, Inc., Krupali V. Bodar licensee, dba Pacecar Express, at 3503 Sylvester Road for Package- Beer and Wine. The Albany-Dougherty Marshal's Office recommends approval. Deputy Marshal Marcus Mitchell, Code Enforcement Department, will address. **ACTION:**

c. Consider for action the Joint Resolution of the City of Albany and Dougherty County, GA providing for the acceptance and execution of the Memorandum of Understanding to establish the Albany-Dougherty County Special Investigative Unit (SIU). The SIU was created upon the merger of the Albany Dougherty Drug Unit (ADDU) and the City of Albany Gang Unit and will address illegal firearm possession, illegal drug activity, and gang violence. County Attorney Alex Shalishali will address. Dougherty County Chief of Police Kenneth Johnson and City of Albany Chief of Police Michael Persley are present. **ACTION:**

11. Updates from the Assistant County Administrator.

a. Update on Dougherty County's Public Information Officer (PIO) role and the proposed external managed communications and marketing support services with The Levee Studios in the amount of \$51,000 (annually).

b. Discussion 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. Assistant County Administrator Barry Brooks, Public Works Director Chuck Mathis, Project Manager Jeremy Brown, and SWGRC Planner Kay Olubowale will address.

- c. **REMINDER** - There will be no meeting on Monday, January 15, 2024 due to the observance of the Martin Luther King Jr's Birthday Holiday. The next meeting will be on Monday, January 22, 2024.
 - d. **REMINDER** - Albany Dougherty Day will be held on Tuesday, January 30th in Atlanta with an event on the evening of Monday, January 29th.
 - e. **REMINDER** - The Dougherty County Commission Annual Retreat will be held on February 1, 2024 at Calloway Gardens.
12. Updates from the County Attorney.
13. Updates from the County Commission.
- a. Chairman Heard to announce the 2024 Subcommittee Appointments.
14. Consider for action the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing personnel, pending and potential litigation, and then to adjourn. **ACTION:**

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

December 4, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on December 4, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:04 a.m. due to technical difficulties. 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 and Pledge of Allegiance by the Chairman, he called for approval of the minutes of the November 6th Regular Meeting, November 13th Work Session and November 13th Special Called Meeting.

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

The Chairman recognized Walter Kelley, Library Board of Trustees Chairman and Gail Evans, Library Director, to provide their Annual Report. Mr. Kelley shared that overall, they were under budget and there were no complaints received for the library system. They had a very productive year and some of the data shared included 186,046 items circulated, 28,215 computer sessions held and rental fees in the amount of \$81,588 were collected. It was noted that this money returns to the County. Mr. Kelley and Mrs. Evans thanked the Board for their support and for the letters written to our Senators requesting funding for the Westtown Library. Mrs. Evans shared many of the new services which included Kanopy, a streaming service, a grant to acquire Chromebooks, a partnership with the Department of Human Services to allow their clients to renew their services, and a partnership with GEAR UP, which is through the Dougherty County School System and allows students to simulate testing for college entrance exams. The bookmobile is forecasted to arrive in December 2024. She shared other great news to include hosting the State Library Director's meeting. Several questions and comments were posed by the Board. Library Board of Trustees Treasurer Dr. Brenda Hodges-Tiller was recognized for being in attendance.

The Chairman recognized Margaret Holbrook, Interim County Extension Coordinator to update the Commission on staffing and Dougherty County 4-H representatives who thanked the Commission for their support. Ms. Holbrook shared that the students were not present because they were involved with end of the year exams. It is planned that some of the winners from the upcoming competitions will present to the Board at a later date. The new

Agriculture and Natural Resource County Agent, Vivek Bist was introduced. He is a published author from Nepal and has extensive experience in Agriculture (Ag) Economics. Family and Consumer Science County Agent Anna Grace Peebles and 4-H Educator Rachel Knight were also in attendance.

The Chairman recognized Leslie Lamb, South Regional Care Coordinator, Children's Advocacy Centers of Georgia, to provide an update on child trafficking. She shared that the organization has been in existence since 2020. She defined how children were being exploited and noted that in 35 months, 1448 cases were reported, with the youngest case she personally worked being seven weeks old. Other statistics were provided and she said how referrals can be provided. Ms. Lamb walked the Board through the process of response and noted that Dougherty County is below the average with 14 cases.

The Chairman called for consideration of the resolution providing for the acceptance and execution of the contract for Audio Visual Modernization for Superior Court from the most responsive and responsible proposer S&L Integrated (Thomasville, GA) in the amount of \$492,254.76 subject to execution by the Chief Superior Court Judge. Three proposals were evaluated. Funding will be provided by the Judicial Council of Georgia Ad Hoc Committee on American Rescue Plan Act (ARPA) Funding Grant that the Commission accepted on behalf of Superior Court in the November 13, 2023 Special Called Meeting. Assistant County Administrator Barry Brooks, City of Albany Buyer Rickey Gladney, and Judicial Assistant Candee Nix were present.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-058 is entitled:

**A RESOLUTION
ENTITLED**

A RESOLUTION PROVIDING FOR THE ACCEPTANCE OF A PROCUREMENT RECOMMENDATION FOR THE SERVICES BETWEEN DOUGHERTY COUNTY AND S&L INTEGRATED FOR THE PURPOSE OF PERFORMING AUDIOVISUAL MODERNIZATION SERVICES FOR THE SUPERIOR COURT OF DOUGHERTY COUNTY IN THE AMOUNT OF \$492,254.76; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration the recommendation to rescind the purchase of two 2022 F-350 Cab & Chassis with an Ambulance Prep Package and Patient Module from Wade Ford (Smyrna, GA) in the amount of \$158,289 each for a total expenditure of \$316,578. The initial purchase was made from the State of Georgia Contract and approved in the April 4, 2022 Regular Meeting with funding to be provided by SPLOST VII. The vendor confirmed that the order was not placed and is unable to provide an anticipated order and delivery date. Assistant County Administrator Barry Brooks addressed this issue and the following two related items. EMS Director Sam Allen was present.

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

The Chairman called for consideration the recommendation to rescind the purchase of two 2023 F-550 Cab & Chassis with Ambulance Prep Package and Patient Module from state contract vendor Wade Ford (Smyrna, GA) for the EMS Department in the amount of \$208,724 each for a total expenditure of \$417,448. The initial purchase was approved in the April 3, 2023 Regular Meeting with funding to be provided by SPLOST VII. The vendor confirmed that the order was not placed and is unable to provide an anticipated order and delivery date.

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

The Chairman called for consideration the recommendation to purchase two 2023 Chevy Type III Ambulances in the amount of \$222,761 each and one 2023 Ford Type III Ambulance in the amount of \$225,936 from Custom Truck and Body Works (Woodbury, GA) for the EMS Department for a total expenditure of \$671,458. Custom Truck and Body Works is the vendor that provides the manufacturing of the current fleet of ambulances. Funding is budgeted in SPLOST VII.

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

The Chairman called for consideration of the resolution declaring the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Barry Brooks addressed.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-059 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION DECLARING AS SURPLUS THE
ATTACHED LIST OF VEHICLES;
PROVIDING FOR DISPOSAL OF OR SALE OF SAME ON
AN ONLINE AUCTION; REPEALING PRIOR RESOLUTIONS
IN CONFLICT; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the proposed board appointment.

Upon nominaton by Commissioner Johnson, applicant Lawrence Knighton was unanimously appointed to the Southwest Georgia Housing Task Force for a one-year term ending December 31, 2024. The incumbent did not desire reappointment.

The Chairman called for consideration of the lump sum distribution in the amount of \$1,000 per full time employee and \$500 per part time employee for a total distribution with taxes in the amount of \$684,116, for those in our position count as of December 1, 2023. Distributions will be made on December 15, 2023. Funding will be provided from the General Fund (\$620,602), Special Services District (\$45,213), and the Solid Waste Enterprise Fund (\$18,301). Assistant County Administrator Barry Brooks was present.

Commissioner Johnson moved for approval. Commissioner Jones seconded. Under discussion Commissioner Gray shared concerns that the Finance Committee did not review the request. He stated that it is County's practice to support staff and listed the measures taken in the past, but cautioned the Board to reconsider passing the motion. He noted that inflation is still real and our revenues are down. Commissioner Gray shared that our digest only increased by \$900,000 but the County has a budget liability increase of \$2.5 million. He is concerned that next year, if this is implemented, the County may be looking at furloughs, hiring freezes, or other measures. He does not believe we are in a strong enough financial position to proceed. Commissioner Johnson confirmed inflation is valid and clarified that there were some previous actions made on the same day. Commissioner Johnson stated that the request is affordable and the Finance Committee did review, despite the process [of approval] was different. Commissioner Gray believed that the Finance Committee did not have the opportunity to drill down into the budget to confirm that it is affordable and the best use of our funds at this time. Commissioner Edwards added that the topic had been discussed for over a month and this vote being made in public supports county staff and open government, noting that the correct procedure was followed. Commissioner Gaines was in favor of the method used because it is a one time expense and will not be recurring, unless the Board desires. There being no further discussion, the motion passed with six ayes and one nay by Commissioner Gray.

Mr. Brooks reminded the Board that the Commission was scheduled to tour the Albany State University portion of the trails immediately following the Executive Session. He noted that a ribbon cutting will be planned in the new year and he provided an update on the security camera project for the downtown campus area.

Commissioner Gaines noted that one of her constituents, Mrs. Eunice Lawrence, was celebrating her 101 year birthday. The Chairman suggested that a proclamation be done and the Attorney shared that Mrs. Lawrence was recognized for her 100th birthday and said another can be done. Commissioner Gaines asked Mr. Brooks to review the historical sales tax.

The Chairman called for consideration the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing pending litigation and then to adjourn.

Commissioner Edwards moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously via roll call.

There being no further discussion, the Board entered into Executive Session at 11:52 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
SPECIAL CALLED MEETING MINUTES

DRAFT

December 11, 2023

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on December 11, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, 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 and Pledge of Allegiance by the Chairman, he called for approval of the minutes of the November 20th Regular Meeting and November 21st State Delegation Meeting.

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

The Chairman recognized Jana Dyke, President & CEO, Albany-Dougherty Economic Development Commission (EDC), to provide the quarterly update. Ms. Dyke thanked the Board for their support for TSPLOST II. She shared that the Kendrick Brothers purchased land in the Industrial Park that will host a studio for filmmaking and mentioned others could also use the facility. She announced the planned EDC 101 and supplemental classes that will be held for all the community partners including Commissioners and managers. A list of partners coming to Albany was shared. She asked the Board to support the ask to our legislators for a Job Tax Credit and other incentives. The plan to invest more in East Albany was mentioned, and she included other services provided by EDC. Expansion fairs for existing businesses were planned and will be announced in the first quarter. The job fair will be scheduled next year as well. Questions were answered and she was thanked by Commissioners for keeping the Board involved.

The Chairman recognized Coroner Michael Fowler who provided an update on the upcoming motorcade of hearses that will be held on December 19th at 2:00 pm. He shared that the purpose of this event was to bring awareness to the number of homicides in our community. The last time this was done was in 2017 and the homicide rates decreased with none for three consecutive months. The request was an attempt for positive publicity to be made to ideally not alter the intended message.

The Chairman called for consideration of the resolution providing for the acceptance and execution of the five-year renewal of the Judicial Alternatives of Georgia (JAG) Probation Services Agreement on behalf of the State Court of Dougherty County effective January 1, 2024. Assistant County Administrator Barry Brooks addressed. State Court Judge John Stephenson was present.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 23- 060 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO APPROVE JUDICIAL ALTERNATIVES OF
GEORGIA,INC,
PROBATION SERVICES AGREEMENT WITH THE STATE COURT OF
DOUGHERTY COUNTY EFFECTIVE JANUARY 1, 2024; REPEALING
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration to purchase one MSV Series 1000 Mobile Clinic for the Dougherty County Health Department from the most responsive and responsible vendor meeting specifications, Mathews Specialty Vehicles (Greensboro, NC) in the amount of \$308,142. Four proposals were received. Funding is budgeted in ARPA. Assistant County Administrator Barry Brooks addressed. City of Albany Buyer Corey Gamble and Director Vamella Lovett were present.

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 from Metro Power (Albany, GA) in the amount of \$173,260 to replace the generator at the EMS Main facility, 1436 Palmyra Rd. Three vendors submitted quotes with the highest being \$243,706. Funding is available in SPLOST VIII. Assistant County Administrator Barry Brooks addressed. Facilities Management Director Heidi Hailey was present.

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

The Chairman called for consideration to accept the resolution declaring a 2015 Hyundai Elantra SE (from the Albany Dougherty Drug Unit) as surplus and authorize the sale through Charles Taylor TPA. Assistant County Administrator Barry Brooks addressed.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. Under discussion, Attorney Shalishali confirmed that Charles Taylor TPA acquired Underwriters. There being no further discussion, the motion for approval passed unanimously. Resolution 23-061 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED 2015
HYUNDAI ELANTRA (VIN NO.5NPDH4AE3FH635754) AND
HAVE SAID SURPLUS SALVAGED VEHICLE DISPOSED OF
THROUGH CHARLES TAYLOR TPA, DOUGHERTY COUNTY’S

THIRD PARTY ADMINISTRATOR; REPEALING RESOLUTIONS
OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the reappointment of the Dougherty County Police Chief through the extension of the employment agreement effective January 2, 2024 through December 31, 2024. County Attorney Alex Shalishali addressed.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-062 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE REAPPOINTMENT OF
THE POLICE CHIEF THROUGH THE EXTENSION OF THE
EMPLOYMENT AGREEMENT EFFECTIVE THROUGH
DECEMBER 31, 2024; REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

Mr. Brooks provided an update per the request of Commissioner Gaines on the Sales Tax/ LOST comparison. He shared that he was planning to present a comparison for all of the funds and provided a handout for initial discussion with the Board for the Governmental Affairs Committee Meeting. Many wished all holiday sentiments. Commissioner Johnson gave kudos to ASU (Albany State University) graduates and offered prayers for those in the Tennessee storms. Commissioner Gray thanked the Board for the support of the mobile unit on behalf of the Dougherty County Health Department. He also provided information on the free diabetes clinic for the public located at the Health Department. Commissioner Gaines provided positive remarks on the recent service awards and gave appreciation to the staff. She also shared her concerns regarding youth actions and expressed a desire to change. Chairman Heard mentioned staff appreciation received for the lump sum distributions. He thanked the community and made closing remarks for 2023.

There being no further business to come before the Commission, the meeting adjourned at 11:07 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



MEMORANDUM

Date: January 8, 2024

To: Dougherty County Board of Commissioners

From: Albany-Dougherty Planning Commission

Subject: 23-081 – County Rezoning – 2416 Tarva Rd

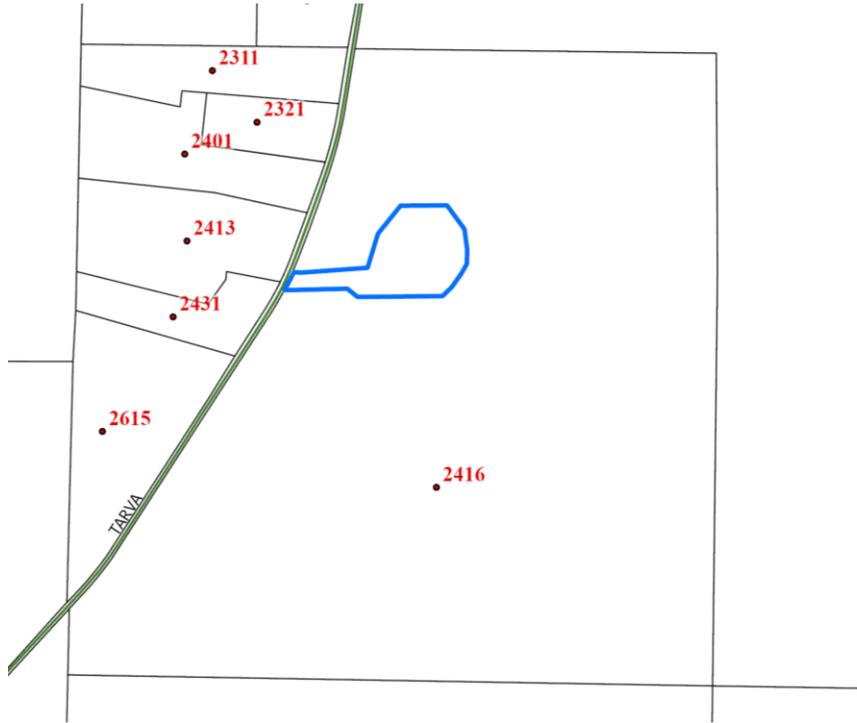
Lanier Engineering (23-081) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone 20 acres from AG (Agricultural District) to R-G (Single- Family Residential District, County Only). The rezoning would allow for the subdivision of an existing parcel less than 40 acres. The property is at 2416 Tarva Rd (00326/00001/02A). The property owner is Woodall Holdings, LLLP & Southwood Development, and the applicant is Lanier Engineering. **District 5**

Art Brown offered a motion to rezone the parcel to R-E (Estate District) as recommended by staff; Aaron Johnson seconded the motion.

Motion was approved 5-0 with the following votes:

- Sanford Hillsman Tie/Quorum
- Aaron Johnson Yes
- Art Brown Yes
- William Geer Yes
- Helen Young Yes
- Charles Ochie Yes

**STAFF ANALYSIS AND REPORT
APPLICATION #23-081 REZONING**



OWNER/APPLICANT: Woodall Holdings, LLLP & Southwood Development (Owner)
Lanier Engineering (Applicant)

LOCATION: 2416 Tarva Rd
Tax Parcel 00326/00001/02A

CURRENT ZONING/USE:
Zoning: AG (Agricultural District)
Use: Residential

PROPOSED ZONING/USE:
Zoning: R-G (Single-Family Residential District)
Use: Subdivision of property less than 40 acres.

ZONING/ADJACENT LAND USE:

North: Zoning:	AG (Agricultural)
Land Use:	Vacant Land and Residential
South: Zoning:	AG (Agricultural)
Land Use:	Vacant Land and Residential
West: Zoning:	AG (Agricultural)/R-E (Estate)
Land Use:	Vacant Land and Residential
East: Zoning:	AG (Agricultural)
Land Use:	Vacant Land and Residential

MEETING INFORMATION:

Planning Commission:	1/4/2024, 2:00 P.M., Government Center, 222 Pine Avenue, Rm. 100
Public Hearing:	1/22/2024, 8:30 A.M., Government Center, 222 Pine Avenue, Rm. 100

RECOMMENDATION: **Approval**

BASIC INFORMATION

The applicant requests to rezone approximately 20-acres within a larger 778.54 parcel from AG (Agricultural District) to R-G (Single-Family Residential District, county only). The rezoning would allow for the subdivision of the developed 20 acres into less than the 40 acres required in AG zoning.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 20-acre developed area within a larger 778.54 acre parcel. The eastern portion of the larger parcel is within the 100-year floodplain. None of the subject property is within a floodplain.

RELEVANT ZONING HISTORY

The area has maintained its AG designation since Dougherty County adopted zoning in 1969.

PLANNING CONSIDERATIONS

Listed below are several issues for consideration in evaluating this rezoning application.

1. *Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*

Yes. This proposed rezoning will allow an existing use that is aligned with low-density residential uses to the parcel's north, south, west, and east. The current AG zoning allows for residential use. The rezoning allows a parcel to be subdivided to less than 40 acres.

2. *Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?*

The proposed use will not adversely affect the existing use of surrounding parcels. The surrounding parcel uses are residential and agricultural.

3. *Does the property affected by the rezoning proposal have a reasonable economic use as currently zoned?*

The property is a 778.54-acre parcel with single-family residential and agricultural uses. The rezoning would allow for a parcel of less than 40 acres to be created for single-family use.

4. *Will the rezoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

- **Impact on Utilities:** No impact.
- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Transportation Network:** No impact on the transportation network is expected:

Trip Generation: Based on reviewing the proposed use, minimal additional trips would be generated, and they would be associated with residential single-family use.

AADT: This segment of Tarva Rd had an Average Daily Traffic (AADT) count of 540 in 2022. Information is not available for Traffic Capacity.

Road Improvements: According to the **FY 2021-2024 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally-funded projects are proposed for the area.

Road Classifications: Streets that provide access to the subject property are classified accordingly:

- Tarva Rd is classified as a Rural Major Collector Street.

Public Transit Routes: There are no current transit routes along this segment of Tarva Rd.

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate that four traffic accidents/incidents have occurred in the immediate area over the past year. In the four accident reports, none of those were life-threatening or fatal.

Proposed Driveway/Parking Plan: The use will be residential, and a driveway and parking plan will be provided in a site plan before building permits are issued for the construction of a single-family residence.

Analysis: Staff finds there should be no significant adverse impact on the surrounding transportation network anticipated due to the proposed use at this time.

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*

Yes. The designation of this site is Low-Density Residential, as shown in the Albany-Dougherty Comprehensive Plan. The proposed R-G rezoning will increase conformity to the residential.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Staff has not identified further changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted.

RECOMMENDATION

Staff recommends **approval** to rezone the 20-acre parcel from AG (Agricultural) to R-G (Single-Family Residential District, county only)



MEMORANDUM

Date: January 4, 2024
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-088 – County Rezoning – 3401 Sylvester Hwy

Charle Ochie offered a motion to approve with conditions of using opaque fencing (buffering); Helen Young seconded the motion.

Motion was approved 5-0 with the following votes:

- | | |
|------------------|------------|
| Sanford Hillsman | Tie/Quorum |
| Aaron Johnson | Yes |
| Art Brown | Yes |
| William Geer | Yes |
| Helen Young | Yes |
| Charles Ochie | Yes |

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.gov

**STAFF ANALYSIS AND REPORT
APPLICATION #23-088 REZONING**

OWNER/APPLICANT: Glen Gosa
LOCATION: 3401 Sylvester Highway (US 82/SR 50)
Tax Parcel 00138/00003/023
CURRENT ZONING/USE:
Zoning: C-1 (Neighborhood Mixed-Use Business District)
Use: Vacant lot

PROPOSED ZONING/USE:
Zoning: C-3 (Commercial District)
Use: Storage Building Sales

ZONING/ADJACENT LAND USE:
North: Zoning: R-2 (Single-Family Residential)
Land Use: Single -Family Residential Use
South: Zoning: M-2 (Heavy Industrial)
Land Use: Maple Hill Landfill
West: Zoning: C-3 (Commercial District)
Land Use: Gas Station and Kitty’s Flea Market
East: Zoning: C-2c (Central Mix Use Business District)
Land Use: Auto Sales

MEETING INFORMATION:
Planning Commission: 1/4/2024, 2:00 P.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100
Public Hearing: 1/22/2024, 10:00 A.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100

RECOMMENDATION: **Approval with Buffer Conditions**

BASIC INFORMATION

The applicant requests to rezone approximately 0.55 acres, located at 3401 Sylvester Hwy, from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The C-3 designation would allow for the proposed use of Storage building sales.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This parcel is served by public water but not by sanitary sewer. The property is located at the Northeast corner of Sylvester Hwy and Branch Road. The property is not within the 100-year floodplain. Branch Road will access the property.

RELEVANT ZONING HISTORY

Planning Department records indicate that the 0.55-acre parcel's original zoning was RMA (Multiple Residential Planned Unit Development District) and rezoned to C-1 in 1972. The adjacent properties are of mixed zoning districts- R-2, C-2, C-3, and M-2.

PLANNING CONSIDERATIONS

Listed below are several issues for consideration in evaluating this rezoning application.

1. *Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*

The rezoning will allow the applicant to use the property for the proposed use of Storage Building Sales, which would suit the area. Buffering will be required where the commercial zoning borders residential to the north.

The proposed use of Storage Building Sales is compatible with the surrounding land uses. Adjacent properties on Sylvester Hwy to the south, east, and west consist of Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District. A Single-Family Residential District is to the north.

2. *Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?*

The proposed use should not adversely affect adjacent or nearby properties existing use or usability. Buffering is required between commercial and residential zoning districts.

3. *Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?*

The property is currently zoned C-1 Neighborhood Mixed-Use Business District. The subject property has a reasonable economic use with its current use. The C-1 District allows for offices, religious institutions, family daycares, and bed and breakfasts.

4. *Will the rezoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

- **Impact on Utilities:** The proposed use will not impact utilities.
- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Transportation Network:** Staff estimates that the impact of the rezoning on the surrounding transportation network would be minimal and as follows:

Trip Generation: No relevant information from **Trip Generation, 11th Edition (2023)** describes the proposed commercial use.

AADT: The Georgia Department of Transportation’s Traffic Analysis and Data Application (TADA!) The Annual Average Daily Trip generation for Sylvester Highway (to the closest point) in 2022 was a count of 8,021.

Road Improvements: According to the **FY 2018-2021 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2040**, no state or federally-funded projects are proposed for the area.

Road Classifications: Streets that provide access are classified accordingly:

- Sylvester Highway is classified as an Arterial Road.
- Branch Road is classified as a Collector Road.

Public Transit Routes: Albany Transit 4X GREEN – Sylvester Road operates in this area.

Accident Information: Information from the Georgia Electronic Accident Reporting System (GEARS) indicates that the property **is not** near a high-accident location.

Analysis: No adverse impact on the surrounding transportation network is anticipated due to the proposed use.

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*

The rezoning proposal does not conform with the Future Land Use plan designation as **Low-Density Residential**. However, the proposed rezoning is consistent with the surrounding uses, including a Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Staff has not identified further changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted.

Health Department regulations will govern septic tanks.

RECOMMENDATION

Staff recommends **approval** to rezone 0.55-Acres to C-3 (Commercial District) with the following condition(s):

1. Buffers of opaque fencing and or vegetation will be maintained between the subject property and adjoining occupied residential properties to the north.



MEMORANDUM

Date: January 4, 2024
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-089 – County Rezoning – 3403 Sylvester Hwy

Glen J. Gosa (23-089) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone .68 acre lot from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the commercial use as a storage building sales lot. The property is 3403 Sylvester Hwy. The property owner and applicant is Glen J. Gosa. **District 6**

Art Brown offered a motion to approve without conditions of using opaque fencing (buffering); William Geer seconded the motion.

Motion was approved 4-1 with the following votes:

Sanford Hillsman	Tie/Quorum
Aaron Johnson	No
Art Brown	Yes
William Geer	Yes
Helen Young	Yes
Charles Ochie	Yes

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.gov

**STAFF ANALYSIS AND REPORT
APPLICATION #23-089 REZONING**

OWNER/APPLICANT: Glen Gosa

LOCATION: 3403 Sylvester Highway (US 82/SR 50)
Tax Parcel 00138/00003/024

CURRENT ZONING/USE:
Zoning: C-1 (Neighborhood Mixed-Use Business District)
Use: Vacant lot

PROPOSED ZONING/USE:
Zoning: C-3 (Commercial District)
Use: Storage Building Sales

ZONING/ADJACENT LAND USE:
North: Zoning: R-2 (Single-Family Residential)
Land Use: Single -Family Residential Use
South: Zoning: M-2 (Heavy Industrial)
Land Use: Maple Hill Landfill
West: Zoning: C-3 (Commercial District)
Land Use: Gas Station and Kitty’s Flea Market
East: Zoning: C-2c (Central Mix Use Business District)
Land Use: Auto Sales

MEETING INFORMATION:
Planning Commission: 1/4/2024, 2:00 P.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100
Public Hearing: 1/22/2024, 10:00 A.M.,
Government Center Building, 1st Floor
222 Pine Avenue, Room 100

RECOMMENDATION: **Approval with conditions**

BASIC INFORMATION

The applicant requests to rezone approximately 0.68 acres, located at 3403 Sylvester Hwy, from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The C-3 designation would allow for the proposed use of storage building sales.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This parcel is served by public water but not by sanitary sewer. The property is located at the Northeast corner of Sylvester Hwy. The property is not within the 100-year floodplain. Sylvester Highway will access the property.

RELEVANT ZONING HISTORY

Planning Department records indicate that the 0.68-acre parcel was originally zoned RMA (Multiple Residential Planned Unit Development District) and rezoned to C-1 in 1972.

The adjacent properties to the North, South, East, and West are of mixed zoning districts- R-2, C-2, C-3, and M-2.

PLANNING CONSIDERATIONS

Listed below are several issues for consideration in evaluating this rezoning application.

1. *Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*

The rezoning will allow the applicant to use the property for the proposed use of Storage Building Sales, which would be a suitable use for the area. Buffering will be required where the commercial zoning borders residential to the north.

The proposed use is compatible with the surrounding land uses. Adjacent properties on Sylvester Hwy to the south, east, and west consist of Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District. A Single-Family Residential District to the north.

2. *Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?*

The proposed use should not adversely affect adjacent or nearby properties existing use or usability. Buffering is required between commercial and residential zoning districts.

3. *Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?*

The property has a reasonable economic use as currently zoned. The C-1 District allows for the use of offices use of any type, religious institutions, family daycares, and bed and breakfasts.

4. *Will the rezoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

- **Impact on Utilities:** The proposed use will not impact utilities.
- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Transportation Network:** Staff estimates that the impact of the rezoning on the surrounding transportation network would be minimal and as follows:

Trip Generation: No relevant information from **Trip Generation, 11th Edition, (2023)** describes the proposed commercial use.

AADT: The Georgia Department of Transportation's Traffic Analysis and Data Application (TADA!) The Annual Average Daily Trip generation for Sylvester Highway (to the closest point) in 2022 was a count of 8,021.

Road Improvements: According to the **FY 2018-2021 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2040**, no state or federally-funded projects are proposed for the area.

Road Classifications: Streets that provide access to the subject property are classified accordingly:

- Sylvester Highway is classified as an Arterial Road.

Public Transit Routes: The Albany Transit 4X GREEN – Sylvester Road operates in this area.

Accident Information: Information from the Georgia Electronic Accident Reporting System (GEARS) indicates that the property **is not** near a high-accident location.

Analysis: No adverse impact on the surrounding transportation network is anticipated due to the proposed use.

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*

The rezoning proposal does not conform with the Future Land Use plan designation is **Low-Density Residential**. However, the proposed zoning is consistent with the surrounding uses, including a Restricted Industrial District, Neighborhood Mixed-use Business District, and Commercial District.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Staff has not identified further changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted.

Health Department regulations will govern septic tanks.

RECOMMENDATION

Staff recommends **approval** to rezone 0.68-Acres to C-3 (Commercial District) with the following condition(s):

1. Buffers of opaque fencing and or vegetation will be maintained between the subject property and adjoining occupied residential parcels.



MEMORANDUM

Date: January 4, 2024

To: Dougherty County Board of Commissioners

From: Albany-Dougherty Planning Commission

Subject: 23-090 – County Rezoning – 3228 Martin Luther King Jr. Dr

Larry & Alma Blakely (23-090) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended 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 (00204/00001/36A). The property applicant/owner is Larry & Alma Blakely. **District 2**

Helen Young offered a motion to approve, the rezoning with the following conditions, as recommended by staff;

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.

Charles Ochie seconded the motion.

Motion was approved 4-0-1 with the following votes:

Sanford Hillsman	Tie/Quorum
Aaron Johnson	Yes
Art Brown	Abstain
William Geer	Yes
Helen Young	Yes
Charles Ochie	Yes

STAFF ANALYSIS AND REPORT APPLICATION #23-090 REZONING



OWNER/APPLICANT: Larry and Alma Blakely (Owners/Applicants)

LOCATION: 3228 Martin Luther King, Jr. Dr.
Tax Parcel 00204/00001/36A

CURRENT ZONING/USE:
Zoning: R-2 (Single-Family Residential District)
Use: Single-Family Residential

PROPOSED ZONING/USE:
Zoning: C-7 (Mixed-Use Planned-Development District)
Use: Tour Bus Parking/Residential

ZONING/ADJACENT LAND USE:
North: Zoning: R-2 (Single-Family Residential District)
Land Use: Single-Family Residential and Church
South: Zoning: R-2 (Single-Family Residential District)
Land Use: Single-Family Residential
West: Zoning: R-2 (Single-Family Residential District)
Land Use: Single-Family Residential
East Zoning: R-2 (Single-Family Residential District)
Land Use: Single-Family Residential

MEETING INFORMATION:
Planning Commission: 1/4/2024, 2:00 P.M., Government Center,
222 Pine Avenue, Rm. 100
Public Hearing: 1/22/2024, 10:00 A.M., Government Center,
222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval with conditions

BASIC INFORMATION

The applicant requests to rezone a 3-acre parcel from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned-Development District). The rezoning would allow for the operation of a travel agency and the parking of tour buses. The use was provided with an Occupational Tax Certificate (business license) as a home-based business in 2007. The applicant/owners have operated the travel agency since that time. The property owners and applicants are Larry and Alma Blakely.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This location is a 3-acre parcel. The property is not within the 100-year floodplain.

RELEVANT ZONING HISTORY

Reviewing past zoning maps shows that the property was originally zoned R-2 (Single-Family Residential District) when Dougherty County adopted zoning in 1969. The Zoning classification has not changed since that time.

PLANNING CONSIDERATIONS

Listed below are several issues for consideration in evaluating this rezoning application.

1. *Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*

Yes. This proposed use is compatible with land uses north of the parcel.

2. *Will the rezoning proposal adversely affect the existing use or usability of adjacent or nearby property?*

The proposed use will not adversely affect the existing use of surrounding parcels. Residential development is located south of the subject property but should not be negatively impacted by the proposed use.

3. *Does the property to be affected by the rezoning proposal have a reasonable economic use as currently zoned?*

The property is currently zoned R-2, and it has a reasonable economic use as currently zoned.

4. *Will the rezoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

- **Impact on Utilities:** The proposed use will not impact utilities.
- **Impact on the School System:** The proposed use will not impact the school system.

- **Impact on Transportation Network:** Staff estimates that the effect of the rezoning on the surrounding transportation network would be minimal and as follows:

Trip Generation: Based on reviewing the proposed use, minimal additional trips would be generated because this is only one residential dwelling unit. Other trip data cannot be found.

AADT: MLK Jr. Dr. between Lily Pond and Oakridge had an Average Daily Traffic (AADT) count of 2,820 in 2022. Information is not available for Traffic Capacity.

Road Improvements: According to the **FY 2021-2024 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally-funded projects are proposed for the area.

Road Classifications: Streets that provide access to the subject property are classified accordingly:

- MLK Jr. Dr. is classified as a Collector Street
- Lily Pond Rd. is classified as a Collector Street.

Public Transit Routes: Albany Transit System does not serve this area.

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate that four traffic accidents/incidents have occurred in the MLK Jr. Dr. area over the past year. Of the four accident reports, none of those were life-threatening or fatal.

Proposed Driveway/Parking Plan: Ingress and egress will be from Martin Luther King Jr. Drive.

Analysis: Staff finds there should be no significant adverse impact on the surrounding transportation network anticipated due to the proposed use at this time.

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*

Yes. The designation of this site is Residential, as shown in the Albany-Dougherty Comprehensive Plan. The proposed C-7 rezoning may decrease conformity to the General Plan Designation; however, the C-7 zoning designation requires developments to include a compatible mixture of residential, office, commercial, cultural, institutional, and governmental uses.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Staff has not identified further changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted.

RECOMMENDATION

Staff recommends **approval** to rezone 3-Acres from R-2 (Single-Family Residential District) to C-7 (Mixed-Use Planned-Development District) with the following condition(s):

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.



MEMORANDUM

Date: January 4, 2024
To: Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-093 – County Rezoning – 505 Engram Ct

Mary Alice Thomas (23-093) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended 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 Ct (00138/00012/004). The property applicant/owner is Mary Alice Thomas. District 6

Art Brown offered a motion to approve; Helen Young seconded the motion.

Motion was approved 5-0 with the following votes:

- Sanford Hillsman Tie/Quorum
Aaron Johnson Yes
Art Brown Yes
William Geer Yes
Helen Young Yes
Charles Ochie Yes

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.gov

STAFF ANALYSIS AND REPORT APPLICATION #23-093 REZONING



OWNER/APPLICANT: Mary Alice Thomas (Owner/Applicant)

LOCATION: 505 Engram Court
Tax Parcel 00138/00012/004

CURRENT ZONING/USE:
Zoning: R-2 (Single-Family Residential)
Use: Vacant Lot

PROPOSED ZONING/USE:
Zoning: R-MHS (Mobile Home Single-Family)
Use: Single-Family Mobile Home

ZONING/ADJACENT LAND USE:

North: Zoning:	R-2 (Single-Family Residential)
Land Use:	Vacant Lot
South: Zoning:	R-2 (Single-Family Residential)
Land Use:	Residential
West: Zoning:	R-2 (Single-Family Residential)
Land Use:	Residential
East: Zoning:	R-2 (Single-Family Residential)
Land Use:	Vacant Lot

The parcel and most of the neighboring parcels are vacant and not developed. This would suggest that the property's value is lessened by the current zoning.

4. *Will the rezoning proposal result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

- **Impact on Utilities:** The proposed use will not impact utilities.
- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Transportation Network:** Staff estimates that the effect of the rezoning on the surrounding transportation network would be minimal and as follows:

Trip Generation: Based on Trip Generation's 11th Addition, a single-family home would generate nine trips per day.

AADT: The closest Average Daily Traffic (AADT) count is located on Branch Rd, with a count of 380 in 2022. Information is not available for Traffic Capacity.

Road Improvements: According to the **FY 2024-2027 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally-funded projects are proposed for the area.

Road Classifications: Streets that provide access to the subject property are classified accordingly:

- Engram Ct is classified as a Local Road.

Public Transit Routes: Public Transit does not serve this area.

Accident Information: Planning Staff have run accident reports to provide data for the immediate area. Reports indicate no accidents/incidents have occurred in the immediate area over the past year.

Proposed Driveway/Parking Plan: The property will be accessed from Engram Court. The driveway and parking will be identified on the site plan before the issuance of construction permits.

Analysis: Staff finds there should be no significant adverse impact on the surrounding transportation network anticipated due to the proposed use at this time.

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*

Yes. The designation of this site is Low-Density Residential, as shown in the Albany-Dougherty Comprehensive Plan. The proposed R-MHS rezoning will conform to single-family residential uses.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Staff has not identified further changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted.

RECOMMENDATION

Staff recommends **approving rezoning** the 0.49-acre parcel from R-2 (Single-Family Residential District) to R-MHS (Mobile Home Single-Family District).



Barry Brooks
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: December 20, 2023
Meeting Date: January 8, 2023
Subject/Title: Caterpillar 938 Wheel Loader/Public Works
Presented for: Decision
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

Public Works needs to purchase a new Caterpillar 938 Wheel Loader.

History/Facts and Issues

Public Works needs to purchase a new Caterpillar 938 Wheel Loader to replace existing equipment that is in poor condition. The purchase would be on State Contract #99999-001-SPD0000177-0024 from Yancey Bros. Co. (Albany GA) in the amount of \$272,520 with a trade in allowance of \$77,950. The final expenditure is \$194,750.

Recommended Action

Recommend Dougherty County Commission approves the purchase of a Caterpillar 938 Wheel Loader from Yancey Bros. Co. in the amount of \$272,520.

Funding Source

SPLOST VII





Barry Brooks

Assistant County Administrator

Item 9b.

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: January 3, 2024
Meeting Date: January 8, 2024
Subject/Title: Ram 3500 Truck with Flat Bed
Presented for: Decision
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

The Public Works Department is requesting to purchase a 2023 Dodge Ram 3500 Truck with a flat bed.

History/Facts and Issues

The Dougherty County Public Works Department is requesting to purchase a Dodge Ram 3500 Truck with a flat bed from Griffin CDJR (Tifton, GA) in the amount of \$68,205. This request has been open since April of 2022. No trucks with the desired specifications were being manufactured during the pandemic and Procurement was unable to obtain any bids. To meet the need of the department, Public Works agreed to review quotes for comparable vehicles. The State Contract Pricing for a comparable Ford F350 is higher than the quote for the comparable Dodge Ram 3500. The requested vehicle is available for immediate delivery.

Recommended Action

Recommend Dougherty County Commission approve the purchase of the 2023 Dodge Ram 3500 Truck with flat bed from Griffin CDJR (Tifton, GA) in the amount of \$68,205.

Funding Source

SPLOST VII

Comparable Quotes

Griffin CDJR, \$68,205

Wade Ford, \$69,796



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Barry Brooks
Assistant County Administrator

Item 9c.

Agenda Item

Date: January 3, 2024
Meeting Date: January 8, 2024
Subject/Title: Replacement of Judicial Building Air Compressors
Presented for: Decision
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

Dougherty County Facilities Management needs to replace the air compressors at the Judicial Building.

History/Facts and Issues

Dougherty County Facilities Management needs to replace two air compressors at the Judicial Building.

Three contractors were contacted, and three quotes were obtained from Comfort System USA (Valdosta Ga), Service Pros (Leesburg, Ga) and Safe Aire Heating and Cooling (Leesburg, Ga). The lowest quote being from Safe Aire Heating and Cooling in the amount of \$33,427.

Recommended Action

Recommend Dougherty County Commission accepts the quote from Safe Aire Heating and Cooling to replace the two air compressors at the Judicial Building for a total expenditure of \$33,427.

Funding Source

General Fund, FMD, 1001565.522241

Quotes meeting specifications

Safe Aire Heating and Cooling (\$33,427)
Service Pro (\$33,610.85)
Comfort System USA (\$33,654)

A RESOLUTION
ENTITLED
A RESOLUTION ESTABLISHING THE QUALIFYING
FEES FOR PUBLIC OFFICES IN DOUGHERTY
COUNTY, GEORGIA, FOR THE 2024 ELECTION;
REPEALING PRIOR RESOLUTIONS IN CONFLICT;
AND FOR OTHER PURPOSES.

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED that the qualifying fees for the following public offices in Dougherty County be filed in the 2024 election, as follows:

OFFICES	FEES
Members, Board of Commissioners Districts 1, 3 and 5	\$ 288.00
Member at Large, Board of Education	360.00
Members, Board of Education Districts 1, 3 and 5	360.00
Clerk of Superior Court	2,425.67
Coroner	1,950.00
Probate Court Judge	2,425.67
State Court Judge	4,651.84
Sheriff	2,799.43
Chief Superior Court Judge	988.20
Superior Court Judge	915.00

BE IT FURTHER RESOLVED that all resolutions or parts of resolutions in conflict herewith are repealed.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

By: _____
Lorenzo L. Heard, Chairman

ATTEST:

County Clerk

Adopted: _____



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

ALCOHOL LICENSE APPLICATION

Date of Application: November 02, 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>Kupii 2012 Inc.</u>			
TRADE NAME OF BUSINESS: <u>Pacecar Express</u>			
BUSINESS ADDRESS: <u>3503 Sylvester Rd.</u>		BUSINESS PHONE: <u>(470) 508-1815</u>	
CITY: <u>Albany</u>	STATE: <u>Georgia</u>	ZIP CODE: <u>31705</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>vish_bodar@yahoo.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:

(A). If applicant resided at current residence less than 2 years list past address:

3. Manager/ Responsible Person Information (Agent): Managed by Applicant (Go to question #4)

Name: _____ Age: _____ Phone # _____
Address: _____ City: _____ State: _____ Zip: _____

CERTIFICATION OF APPOINTMENT

I, _____ the applicant of this alcohol application do hereby appoint the above agent who resides within the County of Dougherty, in the State of Georgia as my lawful and true manager/responsible person who conducts business for this establishment. This certification becomes a part of this application for the business known as _____ at _____.

Agent Signature _____ Date _____ Applicant Signature _____ Date _____

4. List all Corporations or firms associated with this business or its principal officers and their percentages of ownership (attach list if necessary):

	Name	Address	Percentage
A	KUPII 2012 Inc.	3503 Sylvester Rd. Albany, Ga. 31705	100%
B	_____	_____	_____
C	_____	_____	_____

5. List the owner of the property or the property manager & company who issued the lease (include address & phone number): Check one: Leased 120 # of Months Purchased/Owner

Faisal Ijaz _____ 702 Bear Creek Rd, Adel, Ga 31620 (347) 654-1279

6. Has the applicant or any person listed in this application ever been convicted of any felony under federal or state law? YES ___ NO . If yes, please provide details for each instance.

7. Has the applicant or any person listed in this application ever been convicted of any violation of federal or state law or regulation respecting to the manufacture, possession or sale of alcoholic beverages or who has forfeited his or her bond to appear in court to answer charges for any such violations?

YES ___ NO . If yes, please provide details for each instance.

8. Have you ever been denied or had an alcohol license that has been revoked?

YES ___ NO . If yes give date, location, and reasons.

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 _____)

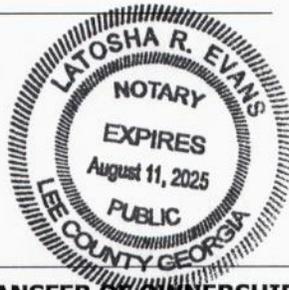
OATH

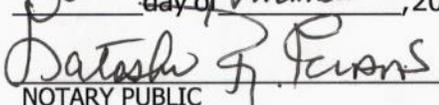
10. I, Krupali Vishal Bodar (The Applicant), being duly sworn according to law, do swear or affirm that the facts stated in the above application are true and correct. Further that any false information that I have provided and should have known to be false may lead this application to be denied or revoked 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. 
2. _____



Sworn to and subscribed before me this 08th day of November, 2023.

 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 1,500 ft.)

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

If Yes, License Number: DA22-000003 Last Year Licensed: 2022

Business Name: Pace Car Express

Licensee: SANDHU BRO LLC

Lic.No. DA23-000006

Fee 750.00

ABC Date 11/16/2023

Accepted by: mjm 

ADDITIONAL INFORMATION

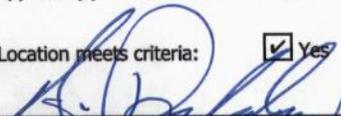
WORK SESSION DATE: Transfer

REGULAR MEETING DATE: Transfer

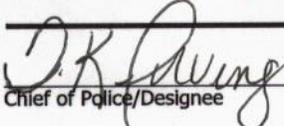
ZONING: C-3 DISTRICT: 6 

Applicant(s) meet criteria: Yes No

Location meets criteria: Yes No


Director/License Inspector 12/7/2023
Date

Recommendation: Approved Disapproved


Chief of Police/Designee 12/13/23
Date

Remarks:

County Clerk/Designee

Date

Approved

Disapproved

COMMENTS:

COPY OF ADVERTISEMENT

NOTICE OF APPLICATION FOR BEER AND WINE PACKAGE TRANSFER
 I, Krupali Vishal Bodar, trading as Pace Car Express at 3503 Sylvester Rd., Albany, GA 31705, give notice that I have applied for an Alcohol License to be considered as a Transfer. Albany Herald Run Dates: December 6, 13, 20, 27, 2023.

A JOINT RESOLUTION

CITY RES. NO. 23-R215

COUNTY RES. NO. 24 _____

ENTITLED

A JOINT RESOLUTION OF THE CITY OF ALBANY, AND DOUGHERTY COUNTY GEORGIA ESTABLISHING A CITY OF ALBANY/DOUGHERTY COUNTY SPECIAL INVESTIGATIVE UNIT TO ADDRESS ILLEGAL FIREARM POSSESSION, ILLEGAL DRUG ACTIVITY AND GANG VIOLENCE; REPEALING PRIOR RESOLUTIONS IN CONFLICT AND FOR OTHER PURPOSES.

WHEREAS, City of Albany Police Chief Michael Persley, Dougherty County Sheriff Kevin Sproul and Dougherty County Police Chief Kenneth Johnson, after careful study, seek creation of an ALBANY-DOUGHERTY SPECIAL INVESTIGATIVE UNIT (“SIU”); and

WHEREAS, the foregoing law enforcement professionals recommend a SIU with investigative jurisdiction over illegal firearm possession, illegal drug activity and gang violence; and

WHEREAS, creation of an SIU will be a valuable tool in protecting citizens of Albany and Dougherty County,

NOW THEREFORE BE IT RESOLVED by the Board of Commissioners of the City of Albany, Georgia and it is hereby resolved by authority of same:

SECTION 1. The Chairman and Clerk of the Dougherty County Commission are authorized to execute the attached Memorandum of Understanding in the name of and on behalf of Dougherty County, Georgia, and to affix the seal of the County thereto.

SECTION 2. The Mayor and City Clerk are authorized to execute the attached Memorandum of Understanding in the name of and on behalf of the City of Albany, Georgia and to affix the seal of the City thereto.

SECTION 3. This Agreement shall be effective this date and shall be subject to automatic renewal on each anniversary date of this Agreement, provided, either party may terminate this Agreement without any further obligation hereunder by providing the other party with sixty days written notice.

SECTION 4. All resolutions, or parts of resolutions, in conflict herewith are repealed.

CITY OF ALBANY, GEORGIA


MAYOR

ATTEST:


CITY CLERK

Adopted: December 12, 2023

Introduced By: 

DOUGHERTY COUNTY, GEORGIA

CHAIRMAN

ATTEST:

COUNTY CLERK

Adopted:

**MEMORANDUM OF UNDERSTANDING
BETWEEN THE CITY OF ALBANY, GEORGIA
AND DOUGHERTY COUNTY, GEORGIA
FOR CREATION OF ALBANY-DOUGHERTY
SPECIAL INVESTIGATIVE UNIT**

This Agreement is made and entered into this _____ day of _____, 2024, by and between DOUGHERTY COUNTY, GEORGIA, acting by and through its governing body, the Dougherty County Commission (hereinafter referred to as COUNTY), and the CITY OF ALBANY, GEORGIA, acting by and through its governing body, the City Commission, (hereinafter referred to as CITY),

WITNESSETH:

WHEREAS, this Agreement is made under the authority of Article IX, Section III, Paragraph I (a) of the Constitution of the State of Georgia; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party: and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement: and

WHEREAS, the CITY and COUNTY believe it to be in their best interest to create and establish the ALBANY-DOUGHERTY SPECIAL INVESTIGATIVE UNIT (“SIU”)

NOW THEREFORE, the COUNTY and CITY agree as follows:

The SIU will consist of 12 CITY employees and 12 COUNTY employees with its goals and policies to be established by a five (5) member Executive Board that establish goals and policies.

The Executive Board shall consist of the following five (5) members:

- District Attorney: Dougherty County District Attorney’s Office
- City Attorney: City of Albany
- Chief of Police: Albany Police Department
- Chief of Police: Dougherty County Police Department
- Sheriff: Dougherty County Sheriff’s Office

The Board will be responsible for the establishment of goals and policies for the operation of the SIU. They will also oversee the operations of the SIU through the Commander. They will be responsible for the preparation and implementation of a yearly budget. In the event of a matter being unresolvable, the matter will be referred to both the City Manager and the County Administrator for a final resolution.

The Agency Head will have the discretion of assigning personnel to the SIU based on manpower allocation and needs of the respective agency.

Further, the SIU is under the command of a Major who is assisted by an Assistant Commander (Captain or Lieutenant) and the Field Operations Commander (Captain or Lieutenant). See Exhibit A (Organizational Chart).

The Commander will be selected and appointed by a majority vote of the Executive Board and will serve at the pleasure of the Board. The Board shall be responsible for setting the salary and benefits of employment. The salary established must consider the current pay plans of the City if a city employee, and the County if a county employee. The duties of the Commander shall be to plan, direct and coordinate the daily activities of the SIU; supervise all unit personnel; recommend policy changes to the Board; prepare and submit an annual budget to the Board and City and County Commissioners; act as spokesperson for the SIU; and any other duties deemed appropriate by the Board.

The Commander position can be filled by either a city or county employee. If the Commander's position is filled by an external candidate, then the position will rotate between the City and County with the first rotation being the City. If an external candidate, the non-employer entity is responsible for paying 50% of all salary and benefits.

The remaining personnel assigned to the SIU will be composed of members from the Albany Police Department, Dougherty County Police Department, Dougherty County Sheriff's Office and the Dougherty County District Attorney's Office. The positions will consist of the following:

The SIU Assistant Commander is responsible for the administrative and logistical requirements of the unit. This includes oversight of property and evidence, asset forfeiture, intelligence and criminal history query and entry processes.

The SIU Field Commander is responsible for the assignment of personnel to conduct criminal investigations into allegations of the following:

- Gun-Related Investigations
- Vice Activities
 - Gambling
 - Prostitution, Human Trafficking, Labor Trafficking
- Organized Crime
 - Criminal enterprises with an illegal drug nexus
 - Illegal sale and/or possession of firearms or other weapons
 - Gangs and gang-related activity

- Illegal Drugs
 - Possession
 - Distribution
 - Manufacturing
- Any other specialized assignment, as determined by the members of the SIU Executive Board

Assistant District Attorney with the support of a Legal Administrative Assistant (the ADA falls under the command of the District Attorney)

Administrative Assistant for the SIU Commander

Evidence Custodian with the additional duty of being the Terminal Agency Coordinator

Intelligence Analyst to gather and analyze information for the support of unit operations; will also serve as a liaison to external intelligence units.

Six to Eight (6-8) officers assigned to the Uniform Team to conduct suppression and interdiction operations.

Six to Eight (6-8) officers assigned to the Investigative Team to conduct long-term investigations.

Administrative:

The SIU Commander will be responsible for all administrative and logistical needs of the unit. An annual budget will be recommended by the Executive Board to the City Manager and County Administrator for review and approval. The proposed SIU budget would then be recommended for approval for funding in the respective City and County annual budgets.

The Operation Expenses and Fixed Asset portions of the budget for the unit will be funded and shared equally by the City and County. The City will be responsible for general, facility and grounds maintenance. All capital improvement on the building will be the responsibility of the County. The City is responsible for 50% of these costs based on the prior year's audit.

- General maintenance: includes mopping, vacuuming, dusting, window cleaning, etc. Also, would include scheduled activities such as carpet cleaning, tile cleaning, floor polishing, etc. (typically performed on a monthly, quarterly, or yearly basis, dependent on the needs).
- Facility maintenance: includes repair of lights and plumbing, pest control, termite bonds (if applicable). Fire extinguisher, alarm maintenance and yearly testing along with preventative maintenance and repair of HVAC components.

The salaries and benefits of the City personnel will be the responsibility of the City who will pay these officers directly. The salaries and benefits of the County personnel will be the responsibility of the County who will these officers directly. The County will fund the ADA and City will fund the Legal Secretary. All personnel will have to submit to a drug screen and

polygraph exam prior to assignment to the SIU and will be subject to random testing while assigned to the unit.

All cash and/or property seized and received through asset forfeiture will become the property of the SIU. The seized assets can be used to fund operations, equipment, capital costs and further drug investigations in accordance with state and federal regulations. All vehicles seized or purchased will be titled through the County and will be insured on the County insurance policy. These vehicles will be maintained by the County Fleet Department or by the best alternate repair shop.

In regard to insurance and liability, the separate governing boards (City and County Commissions) shall waive the right to and agree that it will not bring any claim or suit against any other local governing authority for any Workers Compensation benefits paid to its own employee or dependents, that arise out of participation in or assistance with SIU operations or activities. Even if the injuries were caused wholly or partially by the negligence of any other local governing authority or officers, employees, or volunteers assigned by this participating law enforcement entity.

Any claim arising under OCGA 36-92-1 et. seq. is the sole responsibility of the employer of the employee using the motor vehicle. Each party may self-insure this obligation as per OCGA 36-92-4(a) or may purchase liability insurance. Nothing in this paragraph is to be construed as a waiver of sovereign immunity by either party. Nothing in this agreement shall constitute a waiver of any available immunities or defenses.

No termination of participation in the unit by any governing authority will be effective unless notice is given to the other governing authorities 90 days prior to the start of the next fiscal year which is the 1st of July.

All of the privileges and immunities from liability which exist in favor of the COUNTY or CITY are not affected by this MOU.

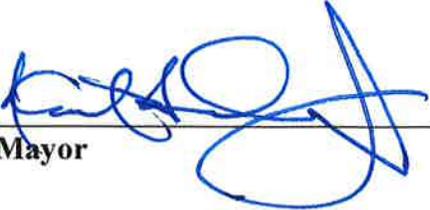
Each party to this MOU will be responsible for its own actions in providing services under this MOU and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

The parties to this MOU do not intend for any third party to obtain a right by virtue of this MOU.

By entering into this MOU, the parties do not intend to create any obligations express or implied other than those set out herein; further, this MOU shall not create any rights in any party not a signatory hereto.

CITY OF ALBANY, GEORGIA

DOUGHERTY COUNTY, GEORGIA



Mayor

Chairman

Attest:

City Clerk

Attest:

County Clerk

Approved as to Form:

C. Nathan Davis, City Attorney

Approved as to Form:

Alex Shalishali, County Attorney

Your Investment

Description	Price	Months	Subtotal
Managed Marketing Services Package <ul style="list-style-type: none">• <i>PIO Support Services</i>• <i>Social Media Management</i>• <i>Creative Design for Print</i>• <i>Video</i>• <i>Photography</i>	\$4,250	12	\$51,000
Total			\$51,000

Invoiced monthly



181 East Broad Street • P.O. Box 346
Camilla, GA 31730
Phone: 229.522.3552 Ext. 1618 • Fax: 229.522.3558 • Cell: 229.344.8850
breddick@swgrc.org • www.swgrc.org

GTIB 2024 Call for Projects

David Cassell, SRTA Strategic Programs Administrator

November 2023



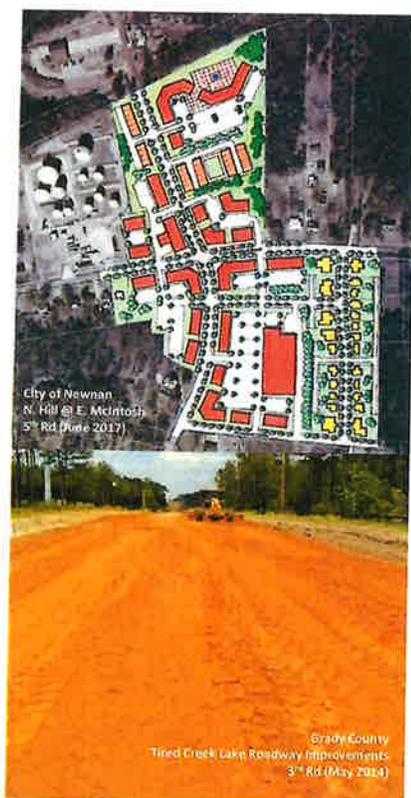
Georgia **Transportation**
Infrastructure Bank

Georgia Transportation Infrastructure Bank (GTIB) Overview

- Provides transportation funding on a competitive basis
- Both loan and grant applications will be accepted
- Eligibility:
 - Local governments (city, county, regional commission), CIDs, state government entities
 - Project eligibility is limited to road and bridge projects including associated bicycle, pedestrian and traffic control infrastructure
 - Costs can be related to preliminary engineering, right of way and/or construction



GTIB Funding is Available in 2024!

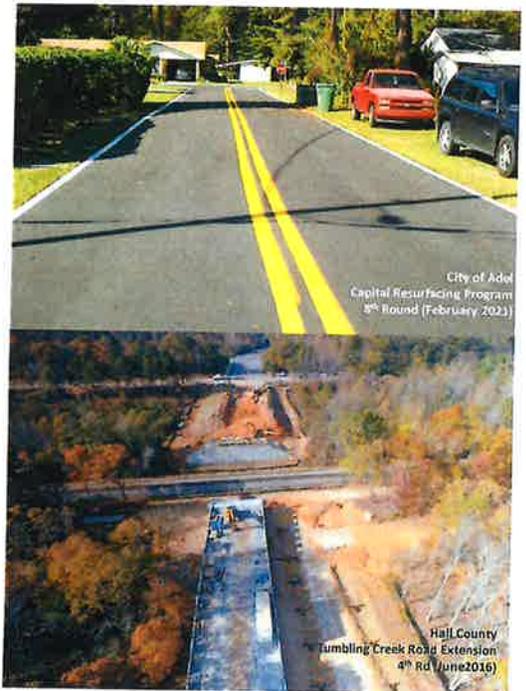


- Loan and grant applications will be accepted November 1st through January 25th
- Up to \$15M available
- Preferred applications:
 - Loans and loan/grant combinations (for the same project)
 - When requesting a loan and grant for the same project preference will be given to projects with loans larger than the grant
 - Grants providing significant matching funds and economic development benefits

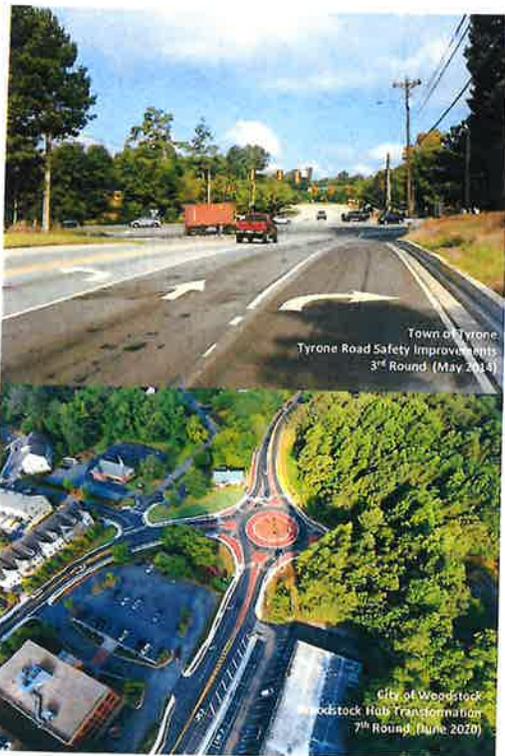


Applicants Should Strongly Consider Applying for Loans

- Loans will receive priority for funding including loan/grant combinations
- Loans compete better than grants – application award rates last round:
 - Loan-Only: 100%
 - Grant-Only: 7%
 - Loan/Grant Combos: 100% of loans, 80% of grants
- Leverage the State's low interest rates!
 - 5-Year Loan: 2.74%
 - 10-Year Loan: 2.59%
 - 15-Year Loan: 3.00%
 - 20-Year Loan: 3.40%
- Flexible terms – 5 to 20-year repayment schedules



Examples of Successful Loan Projects



• Pike County Resurfacing Project (10th Round - 2022)

- GTIB Loan: \$4,967,660
- GTIB Grant: \$993,532
- Repayment Source: LMIG, General Fund
- Repayment Terms: 10 years - 2.66%

• City of Woodstock Hub Transformation (7th Round – 2020)

- GTIB Loan: \$2,024,025.61
- GTIB Grant: \$1,250,000
- Repayment Source: SPLOST, TAD, General Fund
- Repayment Terms: 10 years - 1.56%

Key Program Parameters

- GTIB allows applicants to apply for a grant, loan or combination
- Maximum grant awards limited to 25% of total amount available (\$3.6M in this round)
 - Recent grant maximums have been closer to \$1M
- No maximum amount for loans – loans of up to \$6M have been awarded
- LMIG can be used to repay loans, state match required by law
- Funds provided on a reimbursable basis
- Governing body must authorize submittal of application



What it Takes to Apply



- Fill out Application and Financial Documentation Form (loan-only) and submit to GTIBinfo@sрта.ga.gov
- Send a check for \$250 to SRTA
- Governing bodies must authorize the submission of the application

GTIB Review Process

- GTIB Advisory Committee makes project recommendations to the SRTA Board:
 - ACCG
 - GDOT
 - GEFA
 - GMA
 - Governor's Office
 - OPB



Questions?

For more information go to
www.srta.ga.gov/gtib

OR

Email dcassell@srta.ga.gov
David Cassell
Strategic Programs Administrator



GTIB

Georgia **Transportation**
Infrastructure Bank



<p>COUNTY PROJECTS/COSTS/33%</p>	
<p>Roadway Improvements / \$10,095,000 Funding Dedicated to roadway improvements on arterial and residential roads.</p>	<p>Sidewalk Installation & Improvements \$1,800,000</p> <p>Funding Dedicated to sidewalk installation and improvements.</p>
<p>Alley Paving & Improvements/ \$1,400,000 Funding Dedicated to the rocked and paved alleys.</p>	<p>Road Striping / \$1,000,000 Funding Dedicated to road striping.</p>
<p>Multi-Purpose Trails/ \$6,750,000 Funding Dedicated to developing walking and biking trails in various locations of the County to provide access to the natural beauty of our parks and river corridor.</p>	<p>Funding Dedicated to replacing of old road signs County-wide. Signage/ \$442,500</p>
<p>Bridge Design & Replacement / \$3,800,000 Funding Dedicated to the design, permitting, and construction of County bridges.</p>	<p>Pavement Widening & Shoulder Improvements \$1,750,000</p> <p>Funding Dedicated to widening of narrow road lanes and for widening and/or road shoulder improvements.</p>
<p>Road & Pavement Condition Assessment \$250,000</p> <p>Funding Dedicated to the assessment, evaluation and cataloging of all County roads.</p>	<p>Traffic Calming/ \$1,000,000 Funding Dedicated to traffic calming devices on approved residential streets.</p>
<p>Economic Development Transportation Infrastructure Incentive/ \$1,000,000 Projects associated with the expansion of and/or locating business and industry in the community.</p>	<p>Total / \$29,287,500</p>



T-SPLOST II PROJECTS

Transportation Special Purpose Local Option Sales Tax

INSTRUCTIONS FOR APPLICATION SUBMITTAL

This standard Application will be used to evaluate all requests for loans and for grants. If applying for a grant, only this Application is required. If applying for a loan, this Application and the Financial Documentation Form found on the GTIB website <http://www.srta.ga.gov/gtib> are required.

- Read all information provided on the Loan and Grant pages of the GTIB website. This information provides details of the program regarding eligibility, loan/grant parameters, and Application requirements to verify that the proposed Applicant, project and terms are within the established guidelines.
- Answer all questions fully. There should be no blanks on any form. Missing information or omitted fields may cause the Application to be delayed or rejected.
- All Applicants, projects, and costs for which funding will be used must be “**eligible**” as specified on the GTIB website.
- The initial completed Application (and Financial Documentation Form if applying for a loan) must be submitted by email to GTIBinfo@srta.ga.gov. Within 2 weeks of submitting the Application by email, the Applicant must pay the Application Fee of \$250 via check made out to the State Road and Tollway Authority.
- Hard copy submissions are not required, however, the GTIB reserves the right to request hard copies of the application and/or supporting materials.
- Regardless of whether the request is approved, the Applicant is solely responsible for all of its costs incurred in participating in this program, including but not limited to completing all forms.
- Applicants have an affirmative obligation to update any information included on any application if such information is no longer accurate.
- Applicant Agency must be established and approved by appropriate governing body prior to the GTIB Application Deadline.

CHECKLIST FOR LOANS AND GRANTS

For both Grant and Loan Applications (all materials to be submitted electronically):

- All of the questions on the Application are answered.
- The requested GTIB financial assistance is within funding limits:
 - Loan requests must be for at least \$25,000.
 - No more than 25% of available GTIB funds will be awarded to a single grant application. Refer to the GTIB website for total available funding.
 - Grant requests over \$2 million are capped, specifically GTIB funds may constitute no more than 33% of total project value. There is no cap under \$2 million, applicants are encouraged to contribute as much local match as possible to make the request competitive.
- An electronic version of the Application has been submitted by e-mail to GTIBinfo@srta.ga.gov.
- A map of the project with beginning and end points clearly marked, providing sufficient detail on areas affected has been submitted.
- All estimates for project costs must be recent (preferably within the last six months) and developed by a credible expert, and should be provided in the year of expenditure indicating the anticipated inflation rate.
- The Applicant must provide proof of commitment of matching funds such as a city/ county commission resolution.
- The application has been authorized for submission by the applicant’s governing body.
- Any other project related documents necessary to complete evaluation. Applicants are advised to provide concise supporting information and/or to specify in the application the specific location where critical information can be found in supporting documents.

For Loan Applications only, also include:

- The signed Financial Documentation Form (form available on GTIB website).
- Documents as required in Section II of the Financial Documentation Form.
- A copy of the bond-rating letter or Official Statement (OS), if the jurisdiction has issued rated or insured debt in the past.

The following materials must be delivered to the State Road & Tollway Authority within two weeks of submitting the Application by e-mail:

- A check for the Application Fee of \$250 payable to the State Road & Tollway Authority. Please mail to:

**State Road & Tollway Authority
 C/O GTIB/Cindy Treadway
 245 Peachtree Center Avenue NE
 Suite 2200
 Atlanta, GA 30303**