



## REGULAR MEETING

September 13, 2021  
10:00 AM

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

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### AGENDA

*To comply with the request set forth by the Chairman of Dougherty County, GA and the guidelines of the Center for Disease Control (CDC) regarding the Coronavirus (COVID19) pandemic and social distancing, face coverings (masks) are required for all meeting participants.*

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](https://facebook.com/Dougherty.ga.us) or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Vice Chairman Victor Edwards.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
  - a. Consider for action the Minutes of the August 2nd Regular Meeting, August 9th Work Session and August 9th Public Hearing. **ACTION:**
6. Delegations *(The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others).*
  - a. County Administrator Michael McCoy present to discuss the proposed Incentive Based Vaccination Program for citizens of Dougherty County. Program partner representatives from Phoebe Putney Memorial Hospital, Department of Public Health, Albany Area Primary Health Care, EMA and EMS are also present.
  - b. Simone Turner, Regional Program Manager, Communities In Schools of Georgia, present to provide an update to the Commission on the program and to request a partnership.
  - c. EDC President Jana Dyke with the Albany-Dougherty Economic Development Commission (EDC), present to update the Commission with the Quarterly Report.

- d. William Wright, dba Afram-Tech, Inc. present to continue presentation on subsequent analysis of intervening issues with nine metro-counties in the State of Georgia as compatible to Dougherty County.
7. Zoning- Public Hearing. ***(Those wishing to speak on these matters should print their name on the Sign Up Sheet in the rear of the Chamber).***
- a. Travis Andrew Hellemn owner and applicant requests to rezone 10 acres of a 53.95 acre tract from AG (Agricultural District) to R-E (Estate District). The property is located 3916 Gravel Hill Rd. The Planning Commission recommends approval. Angel Gray, Planning Manager, will address.
8. Purchases.
- a. Consider for action the purchase of one (1) 2021 Dodge Charger in the amount of \$29,999 for the Sheriff's Office from Woody Folsom Chrysler Dodge Jeep Ram (Vidalia, Ga). The vehicle will replace a previously salvaged Charger. The vehicle is available for immediate delivery. Funding is budgeted in SPLOST VII- Sheriff's Vehicles. Assistant County Administrator Scott Addison and Deputy Chief Pamela Johnson will address. **ACTION:**
9. Additional Business.
- a. Consider for action the recommendation to accept the following Health and Dental Plan Renewal and Plan Design changes for the 2022 Plan Year from the Insurance Review Committee to:
- increase employee dental contributions by 15%;
  - package Life, STD, and LTD with provider Securian; and
  - offer employees a flexible spending account.
- ACTION:**
- b. Consider for approval the acceptance of the sole proposal from Quality Refrigerated Engineering and Construction for architectural services to develop the Feeding the Valley Food Bank CDBG-CV application. The location for the Food Bank is 1706 Ledo Road. County Administrator Michael McCoy and Brenda Wade, Southwest Georgia Regional Commission will address. Frank Sheppard, President & CEO, Feeding the Valley Food Bank is also present. **ACTION:**
- c. Consider for approval authorization to budget and expend up to \$338,000 of American Rescue Plan funding to administer two (2) incentive based vaccination events for residents of Dougherty County. The first program is scheduled for Saturday, September 18, 2021. **ACTION:**
- d. Consider for action the Zoning Consideration of Travis Andrew Hellemn; owner and applicant, request to rezone 10 acres of a 53.95 acre tract from AG (Agricultural District) to R-E (Estate District). The property is located 3916 Gravel Hill Rd. The Planning Commission recommends approval. **ACTION:**

10. Updates from the County Administrator.
11. Updates from the County Attorney.
12. Updates from the County Commission.
13. Consider for approval the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing 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

August 2, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 2, 2021. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, Deputy County Clerk Bristeria Hope, 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, the Chairman called for approval of the July 12<sup>th</sup> Work Session minutes.

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

The Chairman recognized James Morgan, County Extension Coordinator, to update the Commission with the quarterly report and to introduce Latrina West, the new 4-H Agent to the Board. Mr. Morgan shared that the senior and junior STEM summer camp programs had been completed.

The Chairman called for consideration of the recommendation to accept the quote to install new cameras at Turtle Grove & Riverfront Parks for the Public Works Department from single-source vendor Invision Technologies (Albany, GA) in the amount of \$22,110. Funding is budgeted in SPLOST VII – County Parks Improvement/Equipment.

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

The Chairman called for consideration of the recommendation to purchase one 2021 Hyundai Santa Fe SEL for the GBI Southwestern Regional Drug Enforcement Office from Albany Chrysler Dodge Jeep Ram-Hyundai (Albany, GA) for a not to exceed the amount of \$32,093. Funding will be provided by the GBI SWRDEO Grant Fund.

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

The Chairman called for consideration of the resolution providing for the execution and acceptance of the 2020-2025 Hazard Mitigation Plan.



Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-043 is entitled:

**RESOLUTION – DOUGHERTY COUNTY, GEORGIA  
DOUGHERTY COUNTY HAZARD MITIGATION PLAN 2020-2025**

The Chairman called for consideration of the acceptance and execution of the resolution providing for the use of the services of the Southwest Georgia Regional Commission for the purpose of preparing, submitting and administering a FY 2022 Community Development Block Grant-COVID (CDBG-CV) Food Bank application to the State of Georgia Department of Community Affairs.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 21-044 is entitled:

**RESOLUTION  
BY  
DOUGHERTY COUNTY BOARD OF COMMISSIONERS**

The Chairman called for consideration of the recommendation to amend the FY 2021 General Fund Budget from \$53,664,296 to \$54,427,231 for COVID-19 expenditures, Fund Balance Use expenditures, FEMA COVID Grant, Civic Life Grant, and CARES grant. It was also recommended to amend the Grants Fund from \$1,980,748 to \$2,038,756 to show the HEROS Grant and to create the Alternate Dispute Resolution Fund as requested by Superior Court Judge, Willie Lockette. County Administrator Michael McCoy addressed. Mr. McCoy said that this was presented at the Work Session and there has been an adjustment in the CARES ACT reimbursement which has been accounted for.

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

Mr. McCoy shared the passing of Eugene Mulkey and encouraged the Board to keep his family in prayers. Commissioner Jones encouraged individuals to get vaccinated and continue to wear face masks. Commissioner Gaines asked Mr. McCoy to provide her clarification on the non-rollback steps that are involved in the tax digest. Mr. McCoy said that he will follow up with an email.

Commissioner Johnson notified the Chairman that citizen Velma Robinson wanted to speak to the Commission on behalf of a concern she had at the judicial building. After she spoke, Chairman Cohilas asked Mr. McCoy to speak to Chief Haynes and Sheriff Sproul about this situation. The Chairman stated that the Sheriff is over the courthouse but he wanted to ensure that the COVID information is ADA compliance. The Chairman requested to receive a follow-up after this meeting.

There being no further business to come before the Commission, the meeting adjourned at 10:35 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

August 9, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 9, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Commissioners present were Victor Edwards, Russell Gray, Clinton Johnson, Anthony Jones, and Ed Newsome. Commissioner Gloria Gaines participated via the audio-conferencing feature. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, Deputy County Clerk Bristeria Hope, and other staff. The public and representatives of the media participated in person, via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman opened the Public Hearing for the proposed tax increase of 0.35% for the County-Wide Digest and the proposed tax increase of 0.30% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 15.569 and the Special Services millage rate is 9.1730. Citizen William Wright, dba Afram-Tech, Inc spoke in opposition to the tax digest. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman asked the Commission to review the minutes of the July 19th Regular Meeting and July 26th Work Session.

The Chairman recognized Walter Kelley, Library Board of Trustees Chairman to introduce Gail Evans as the new Library Director.

The Chairman recognized Fire Chief/EMA Director Cedric D. Scott to announce that Dougherty County had received a Storm Ready Community designation. Chief Scott said that a grassroots approach was used to help communities in all types of weather. He added that this would provide several ways to inform the citizens of various weather conditions. Chairman Cohilas provided gratitude for the storm-ready kickoff. Chief Scott thanked the Commission and the County Administrator for their support. He also said that the Emergency Operating Center (EOC) will be active starting today due to the rise of COVID numbers.

The Chairman recognized Public Information Officer Wendy Howell, Interim CIO of Technology and Communications John Dawson and IT Analyst Rodrick Smith to discuss the proposed Citizen Engagement Dashboard. Ms. Howell said that this was a response to a goal from the retreat regarding citizen engagement. Mr. Dawson provided comments on the system and Mr. Smith provided a presentation on the engagement dashboard.

The Chairman recognized William Wright, dba Afram-Tech, Inc. to continue the discussion of building capacity, programs for small businesses, and other concerns.

The Chairman called for discussion of the zoning consideration of Rupesh Rajkaran and Gupta Priyanka and Et. al, owner and Teramore Development, LLC, applicant request to rezone 1.909 acres from C-7 (Mixed-Use Planned-Development District) to C-2 (General Mixed-Use Business District). The property is located at the Southeast Corner of Gillionville and Lockett Station. The Planning Commission recommended approval. Paul Forgey, Planning and Development Services Director and Angel Gray, Planning Manager, addressed. The Public Hearing and Action are scheduled for August 16, 2021. Commissioner Gray asked to table this discussion until the Board understood the impact of this zoning request. Commissioner Jones concurred with Commissioner Gray and wanted to look at a moratorium on this matter. Commissioner Edwards requested that Mr. Forgey and Mr. McCoy get together to provide some options. Chairman Cohilas requested information be gathered from other counties that have passed a similar ordinance with information showing how it has been implemented. He would like to discuss the matter openly. The Chairman requested that Mr. Forgey and Ms. Gray provide policy information within the next 30 days for a future work session with data. Attorney Lee encouraged the Board to move forward with discussion on this matter and warned that creating an ordinance in the middle of a zoning consideration could put the County in jeopardy.

The Chairman called for discussion of the zoning consideration of Southland Cypress, LLC, owner and Brenda Clark, applicant request to rezone 62.538 acres from AG (Agricultural District) to R-E (Estate District). The property address is 512 Flowing Well Rd. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. The Public Hearing and Action are scheduled for August 16, 2021.

The Chairman called for discussion of the zoning consideration of Grady Blair Stone, owner and Metro Site, LLC applicant request for special approval to construct a new telecommunications tower with a total overall height of facility 315' in the C-3 (Commercial) District & C-8 (Commercial Recreation District). The property is approximately 20.82 acres and the property address is 2700 Liberty Expressway. The Planning Commission recommended approval. Angel Gray Planning Manager, addressed. The Public Hearing and Action are scheduled for August 16, 2021.

The Chairman called for discussion of the zoning consideration of the proposed text amendment to the Dougherty County Solar Ordinance (TITLE III, ARTICLE 1. Section 1.44. VII. Specific Requirements for Solar Energy Systems (A) i). The Planning Commission recommended approval. Paul Forgey, Planning and Development Services Director addressed. Angel Gray, Planning Manager was present. The Public Hearing and Action are scheduled for August 16, 2021. Mr. Forgey said that there are three recommended changes to the amendment: a clerical change to Mr. Forgey's title, the removal of restrictions to solar panels on street phasing roofs and the addition of lines to the fencing requirements for solar facilities. By making these changes, the County ordinances will be identical to the City of Albany.

The Chairman called for a discussion of the recommendation to accept the proposal for Professional Services of the Survey and Design of Fleming Road Widening Phase III for the Public Works Department from the lowest quoted vendor, Reliable Engineering, LLC (Albany, GA) in the amount \$69,000. Two vendors provided proposals with the highest being \$119,500. Funding is budgeted in T-SPLOST Road Projects. Assistant County Administrator Scott Addison

addressed. Public Works Director Chuck Mathis and Engineering Manager Jeremy Brown were present. Mr. Addison said that this was the third phase of Fleming Road that would carry out the widening to the county line.

The Chairman called for a discussion of the recommendation to purchase twenty sirens for use by the Dougherty County Emergency Management Agency from Sirens for Cities, Inc. (Jonesboro, GA) in the amount of \$519,892.40. Four proposals were received with Sirens for Cities, Inc. recommended as the most responsive and responsible proposer. Funding is budgeted in the Hazardous Mitigation Grant Program (HMGP) for \$750,000. County Administrator Michael McCoy addressed. EMA Director Chief Cedric Scott, Director of Disaster Recovery & Grant Programs, Georgia Collier-Bolling and City of Albany Buyer Joshua Williams were present. Mr. McCoy said that these sirens will expand throughout the unincorporated areas to alert citizens of weather warnings. The federal government will cover 75% of the cost and 5% will be covered by the state. The County is only responsible for \$103,000 (20%) that will come out of the Special Services District Funds.

There being no further business to come before the Commission, the meeting adjourned at 11:25 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DRAFT

DOUGHERTY COUNTY COMMISSION  
PUBLIC HEARING MINUTES

August 9, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 9, 2021, at 6:00 p.m. Chairman Christopher Cohilas presided. Commissioners present were Russell Gray, Anthony Jones and Ed Newsome. Also participating were County Administrator Michael McCoy, Deputy County Clerk Bristeria Hope, other staff, media and the public.

The Chairman opened the Public Hearing for a proposed tax increase of 0.35% for the County-Wide Digest and the proposed tax increase of 0.30% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 15.569 and the Special Services millage rate is 9.1730. There being no individuals present in support for or opposition to the proposed tax public hearing, the Chairman closed the Public Hearing at 6:01 p.m.

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CHAIRMAN

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COUNTY CLERK

## Communities In Schools (CIS) of Georgia in Dougherty County



### Proposal to the Dougherty County Board of Commissioners to Expand CIS Services in Dougherty County Schools FY 2022



**Communities In Schools is seeking a financial investment from the Dougherty County Board of Commissioners to expand services and increase the number of elementary school students receiving CIS Model services in Dougherty County Schools.**

**Who We Are:** Communities In Schools (CIS) is the nation's largest and most effective organization dedicated to removing barriers that prevent students from succeeding, thus keeping them in school and putting them on a path for graduation and productive futures. Our mission is to surround students with a community of support, empowering them to stay in school and achieve in life. Communities In Schools of Georgia (CISGA) has served the Albany community since the 2018-19 school year.

**What We Do:** In order to reach our goal of improving educational outcomes for all students, Communities In Schools mobilizes community resources, bringing them into schools to address students' unmet needs. School-based CIS Site Coordinators identify students at risk of not achieving their potential, assess their support needs and provide wraparound interventions and resources to change outcomes. Communities In Schools operates our system of wraparound services (the CIS Model) focused on achieving ABC outcomes - increased Attendance, improved Behavior and satisfactory Coursework - and engaging parents and families in support of their students, to help schools and students succeed.

The CIS Model targets academic and non-academic barriers to achievement and is provided by Communities In Schools of Georgia in three different tiers – schoolwide services that any student may participate in (Tier 1), and more intensive services and case management for students in need of on-going support through group (Tier 2) and individualized (Tier 3) services. By differentiating our supports, we can serve most students in a school and focus attention on targeted students that have significant needs. The programs, resources, and relationships seek to improve student academic and life skills, reduce toxic stresses on students, heal from existing trauma, build resiliency and encourage responsibility.

**CIS Presence in Dougherty County:** CIS of Georgia currently provides services in five of the lowest performing schools in the district. All of the school populations have high levels of economic disadvantage and all have 99% participating in the free and reduced-price lunch program. In total, CIS has placed 3 full-time CIS site coordinators in Dougherty County. The staffing and sites are:

- One Full-Time Site Coordinator serving 3 elementary schools, serving each of the schools 1/3 time. This position was originally funded through the Chief Turnaround Office with matching funds from CIS of Georgia in the 2018-19 school year. This year, the Office of School Improvement of Georgia Department of Education is funding the position with matching funds from the school and Dougherty County Schools.
  - 2020 and 2021 Schools: Alice Coachman, Northside and Robert H. Harvey Elementary Schools
  - 2018-19 Schools: Alice Coachman, Morningside and Turner Elementary Schools
- One Full-time Site Coordinator serving Martin Luther King Jr. Elementary School, since the 2019-20 school year. This position is funded by a 3-year grant from CIS National/AbbVie Foundation with matching funds from CIS of Georgia and Dougherty County Schools.

- One Full-time Site Coordinator serving Radium Springs Middle School. CIS has served this School since the 2018-19 school year with funding from CIS of Georgia.
- CIS of Georgia also had a Regional Program Manager located in Dougherty County who is responsible for supervision of site coordinators in Dougherty and Dooly Counties. The manager is also in charge of developing local resources partnerships and funding sources.

The table below provides details of the funding sources for CIS programming in Dougherty County. The funding pays for all program costs of CIS services, including salaries of site coordinators, training, program materials, travel for home visits, technology and evaluation for reporting to funders.

Currently, the school district is investing \$41,601 as matching funds for CIS services, 20.9% of the costs of providing CIS services in the 5 schools. Communities In Schools of Georgia has obtained funding from a variety of sources including funds from the Georgia Legislature, the GaDOE Office of School Improvement, a grant from CIS National/AbbVie Foundation and other sources. In all, CIS of Georgia has raised \$157,380 for CIS services in Dougherty County, 79.1% of current funding.

CIS in Dougherty County Funding Sources FY 2020-2021	CIS Site Coordinators (3) and all Program Costs	Percent of Total Costs
<b>Dougherty County Schools</b>	\$41,600.65	20.9%
<b>Communities In Schools of Georgia</b>	\$78,520.91	39.5%
Communities In Schools National	\$22,562.44	11.3%
GaDOE Office of School Improvement	\$56,297.00	28.3%
<b>Total Funds</b>	<b>\$198,981.00</b>	

#### Need for Expanding CIS Services at CIS-served Elementary Schools in Dougherty County

**Making the CIS Model Most Effective:** As noted above, CIS currently is serving 4 of the lowest performing elementary schools in Dougherty County. Three of those schools – Alice Coachman, Northside and Robert H. Harvey - are served by a single site coordinator and as such only have a site coordinator available to help students 1 to 2 days per week. Independent evaluations of the CIS Model have shown that the model is most effective for students and schools when a half- to full-time site coordinator is in place. This allows for a larger number of students at the school to be on CIS caseload and for the site coordinator to be available to address student challenges as they arise, decreasing classroom disruptions.

**Student Proficiency in Reading and Math:** In 2015, The World Economic Forum published a report that defined 16 crucial proficiencies for education in the 21st century. Literacy ranked first and numeracy ranked second as foundational core skills. The importance of reading on grade-level by the end of the 3rd grade and graduation was established more than 40 years ago in education research. An American Educational Research Association study found that students not reading on grade level by 3rd grade are four times less likely to graduate by age 19 than a child who does read proficiently by that time and if the students are economically disadvantaged, they are 13 times less likely to graduate on time (Hernandez, 2011). Students need firm foundations in reading and math to excel in other subjects.

Reading and Math Proficiency 2019	Alice Coachman	M.L. King, Jr.	Northside	Robert H. Harvey
Percent of 3 <sup>rd</sup> Graders Reading at or above Grade Level	9.4%	14.4%	18.9%	11.3%
Percent of Students Proficient or Excelling in Math	12.1%	10.7%	19.2%	14.7%



**Impact of Covid-19 Pandemic:** The Covid-19 pandemic has had a profound impact on our schools and will likely continue to have impacts for students. Virtual learning is difficult for all students, but is especially difficult for our youngest learners who may need more one-on-one support to excel. For student protection, schools have had to limit or eliminate community volunteers and tutors who would be able to provide much needed one-on-one support while in school. Our work this year has demonstrated that pandemic has also posed many personal challenges, with students and families facing myriad disruptions in their lives, including loss of family members, financial challenges, homelessness and other insecurities and upheavals that can further impact learning.

If the district is able to sustain in-school learning in the 2021-22 school year, the 2021 milestones indicate that our students have come back to school with significant needs for support to address learning deficits. Students will need help getting reacclimated to school and to deal with their social and emotional needs. Regardless of whether schools will be in or not in 2022, CIS can still help improve outcomes for Dougherty County schools.

### How CIS can Help with an Investment from the Dougherty County Board of Commissioners

Communities In Schools is seeking an investment of \$82,500 from the Dougherty County Board of Commissioners to expand services and increase the number of students at high needs CIS elementary schools in Dougherty County Schools.

An investment of \$82,500 from the Dougherty County Board of Commissioners will allow CIS of Georgia to add much needed manpower to support students at the elementary school level. CIS of Georgia would be able to place an additional full-time site coordinator at Robert H. Harvey elementary so that all the elementary schools served by CIS will have a half- or full-time site coordinator to serve schools and students. The investment will also pay the cost-share for placing 3 half-time CISGA AmeriCorps Foundations Tutorial Program members to work with students needing extra support in reading and math. The investment would allow us to increase the number of students on CIS caseload by 33%.

<b>FY2021-2022 Budget</b>	<b>Site Coordinators (4) and Program Costs</b>	<b>AmeriCorps Members (3)</b>	<b>Total</b>	<b>Percent of Budget</b>
<b>Board of Commissioners Request</b>	<b>\$75,000.00</b>	<b>\$7,500.00</b>	<b>\$82,500.00</b>	<b>26.20%</b>
<b>Dougherty County Schools</b>	\$41,600.65		\$41,600.65	13.21%
<b>Communities In Schools of Georgia (63%)</b>	\$78,520.91	\$10,050.00	\$88,570.91	28.13%
Communities In Schools National	\$22,562.44		\$22,562.44	7.17%
GaDOE School Improvement	\$56,297.00		\$56,297.00	17.88%
Corporation for National & Community Service (AmeriCorps)		\$23,315.00	\$23,315.00	7.41%
<b>Total</b>	<b>\$273,981.00</b>	<b>\$40,865.00</b>	<b>\$314,846.00</b>	<b>100.00%</b>

**CIS Site Coordinator:** CIS of Georgia is budgeting \$75,000 to place a full-time site coordinator and cover all program costs at Robert H. Harvey Elementary School. Costs include salary and benefits for the site coordinator, program materials and office supplies, training, supervision, technology, travel and evaluation support.

The CIS Site Coordinator (SC) is responsible for providing the CIS model at the school level. The site coordinator work with a school support team and school administration to develop a CIS school support plan, identifying school needs, setting schoolwide goals and providing schoolwide (Tier 1) supports, and support parent engagement. The CIS site coordinator also maintains a caseload of at-risk students who are in need of ongoing supports and services. The SC conducts individualized support planning for each student, including an

assessment of challenges and needs, services to be provided to address those needs and challenges, and setting of individualized goals. The site coordinator will provide direct services or referrals to other service providers, conduct regular check-ins with students, monitor progress and evaluate student performance. Our site coordinators have also been trained in evidence-based programming proven to be effective in improving outcomes for students. CIS of Georgia has specifically been focusing training for site coordinators this year on strategies to help students cope with challenges presented by the pandemic.

While CIS site coordinators have traditionally operated within schools, with the pandemic, throughout the CIS network, site coordinators have adapted and responded to living under various health restrictions with a renewed focus on building, strengthening, and maintaining relationships with students and families. While still relying on evidence-based practice, local affiliates have adapted delivery methods and applied the same personalized care and “whatever it takes” approach to integrating resources into school and family life. Using digital platforms such as Google Classroom, Zoom and Facebook, site coordinators established critical “check-ins” to ensure students are healthy and safe. CIS has also been able to support teachers during virtual instruction to identify disengaged students and conduct follow-up on a one-on-one basis to identify any engagement barriers. Site coordinators are navigating existing resources to support families—from running food delivery routes to working side-by-side with students’ parents and guardians as they access social services, unemployment filings and finding affordable physical and mental health services, while helping students, parents, and teachers navigate new technology platforms for learning. Our network was able to draw on our experience and best practices, history of innovation and strong partnerships to continue to support schools and students. Here are some of the ways Communities In Schools in Albany/Dougherty provided support and consistency for students and schools during these unprecedented circumstances:

- CIS Program manager and other staff helped coordinate lunch and food distributions, helping to meet a key basic need among students and families;
- CIS site coordinators provided for other basic needs such as hygiene products through blessing boxes;
- CIS site coordinators provided access to technology – laptops, chromebooks, internet to allow students to participate in online learning;
- CIS site coordinators served as liaisons between teachers and parents, strengthening communication and support for participation in online learning;
- Site coordinators delivered packets of schoolwork to students unable to participate in online learning and delivered completed work to teachers;
- Site coordinators conducted small group teleconferences and trainings, allowing students to maintain social connections, emotional and academic supports during quarantine;
- Site coordinators did regular check-ins with students on their caseload to ensure they were participating in school and to address emerging needs.

Regardless of how schools operate in the 2021-22 school year, our site coordinators will be able to work with and support students wherever they are.

CIS Results for Case Managed Elementary School Students in 2021:

- 99.4% were promoted
- 75% of students with poor academic performance improved their grades

**CISGA AmeriCorps Foundations Tutorial Program (AFTP):** CIS of Georgia has budgeted \$7,500 for placement of 3 CISGA AmeriCorps Foundations Tutorial Program members at our Dougherty County elementary schools due to low levels of proficiency among students in the elementary schools we serve. The CISGA AFTP places half-time AmeriCorps members within the schools to work one-on-one providing tutoring in reading and/or math for students or small groups of students needing extra support. CIS of Georgia AmeriCorps members receive training in providing reading and math tutoring, and the goal of the program is to help elementary school students gain proficiency in math and reading. The CIS site coordinator refers students for AFTP support, based on their needs assessment and monitors student progress throughout the year. Each member will work with at least 16 students providing tutoring 3 times per week.

While many schools have had to restrict community volunteers in a virtual setting, the AmeriCorps members are able to support students in person or virtually. This will provide much needed support to students whose development in math and reading has been impacted by the pandemic.

## Conclusions

Investment in CIS by the Dougherty County Board of Commissioners has the potential to make a significant impact on outcomes for Dougherty County's lowest performing elementary schools. CIS will be able to assist students in the transition back to school or support them at home should the schools need to operate virtually. The additional support will increase the number of students served and help to address performance gaps for minority and economically disadvantaged students, putting them on-track for successful learning, graduation and successful futures.

The early interventions should pay off economically for the Dougherty County community. Communities In Schools released the results of an economic impact study conducted by EMSI, one of the nation's leading economic modeling firms. The purpose of the study was to quantify the return on investment of 113 high school-serving CIS affiliates in its network to taxpayers, businesses, and students.

Among the significant findings are:

- The average annual rate of return to society is 18.4%.
- The benefit/cost ratio is 11.6, which means that every dollar invested in Communities In Schools creates \$11.60 of economic benefit for the community.
- High school graduates will be net contributors to their communities for an average of 44 years of their working life, using their increased income to purchase homes and cars, and paying taxes that will support police officers, firefighters and teachers.

We hope that the Board of Commissioners will join us as a partner in improving outcomes for students in Dougherty County.



Communities  
In Schools®

Georgia in  
Albany/Dougherty County

## In Schools and Beyond

to make sure all students succeed.

### Communities In Schools (CIS) of Georgia in Albany/Dougherty County

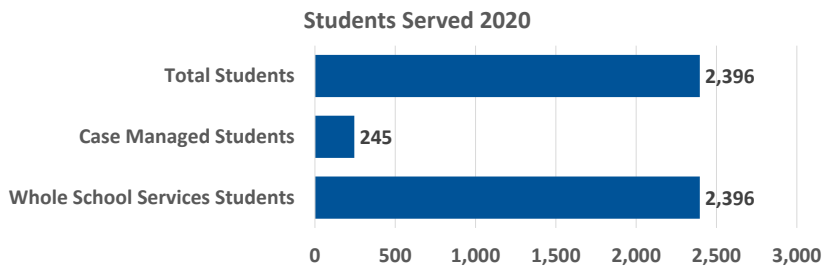
provides services that ensure every student, regardless of race, zip code, or socioeconomic background, has what they need to realize their potential in school and beyond.

In this time of crisis, CIS staff go beyond school walls to get basic needs items to families, connect students to mental health resources, and reengage them in learning—in the classroom and virtually.

#### Contact:

#### Simone Turner

Regional Program Manager  
Communities In Schools of Georgia  
sturner@cisgeorgia.org



### Schools Served

- Alice Coachman Elementary School
- Martin Luther King, Jr. Elementary School
- Northside Elementary School
- Radium Springs Middle School
- Robert H Harvey Elementary School

### Communities In Schools of Georgia in Albany/Dougherty County

#### \*Economic Impact

Annual rate of return to society = 18.4%.

Every dollar invested in CIS creates \$11.60 of economic benefit for the community.

High school graduates will be contributors to their communities for an average of 44 years of their working life.

\*EMSI's benefit-cost framework

## Our Results

2020 Case Managed Student Outcomes



**81%**  
Improved  
Academics



**70.7%**  
Improved  
Behavior



**75.4%**  
Improved  
Attendance



**94.3%**  
K-8 Students  
Promoted



**380**  
Volunteers  
Generated



**1,355**  
Parents  
Engaged

## Volunteers and Parents

## Celebrating Success

Communities In Schools (CIS) of Georgia in Albany/Dougherty County

**SWAG =  
Students  
Who  
Achieve  
Goals**



Communities In Schools (CIS) of Georgia in Albany/Dougherty County celebrated 125 students with SWAG (Students Who Achieve Goals) at Robert H. Harvey Elementary School for improving their academics and getting on the Honor Roll this semester!



## INVEST IN WHAT WORKS | Communities In Schools

We use a proven evidence-based model to help students stay in school.

### Services are offered in 10 areas.

- Academic assistance
- Basic needs and resources
- Behavior
- College, career preparation
- Community service
- Enrichment, motivation
- Family engagement
- Life and social skills
- Mental health
- Physical health

Support in each area is offered in three tiers.



**Tier 1: School-wide**  
Low-intensity, typically short-term services offered to all students



**Tier 2: Targeted Programs**  
Services typically provided in groups to students with a common need

▼  
CASE-MANAGED STUDENTS



**Tier 3: Individualized**  
The most intensive services for students with highly specific needs

## How does CIS work in schools and communities?

### CISGA state office

ensures fidelity of the model and provides training, tools and resources for implementation.

### CIS Local Affiliates

Nonprofit organizations oversee model implementation, build partnerships, and place site coordinators.



### CIS Site Coordinators

Work in schools to plan services and provide support to students.

### Community Partners

Service providers and other organizations in the community work with site coordinators to support students.



# AFRAM Tech, Inc.

*Information and knowledge is power and money!*

August 10, 2021

## CFR49-26 Workshop for DBE's

Mr. Chris Collins, Chairman  
Dougherty County Commission  
Board of Commissioners  
Mr. Michael McCarty, Administrator  
P O Box 1827  
Albany, GA 31702-1827



Presentation on or about 8/23 or 8/30; 09/13 and 09/27 or the date nearest work session

RE: Agenda Request Chatham County Vs. Dougherty County Presentation  
On or about your next work session on 8/23/or 08/30, 2021. Obviously,  
such a request does not infringe on our 1<sup>st</sup> Amendment to the United States  
Constitution. Nor does the same indicate a remand on issues that surface  
on the fly.

We intend to present on the First work session in September should  
it occur on or about September 13, 2021 to which we will continue our  
presentation on subsequent analysis of intervening issues with the 9  
metro-counties in the State of Georgia for compatibility with the same for  
Dougherty County as requested by Commissioner Gaines from District-5.

FYI, the "rich and powerful white man" has been to the well of the  
Government Center on 4-5 occasions talking about some neighbor in the  
neighbor hood having a business that the DCC does not have any way of dealing  
with. By the way the neighborhood he is vetting about in the Cherry Laurel  
Neighborhood, we are quite familiar with.

It is important to note that citizens with special needs have been  
under protection from at least 12 rulings by the U S Supreme Court, that  
essentially ruled that citizens with special needs cannot be warehoused,  
consequently we have to treat them with the same manner as we do any other  
neighborhoods. This is a part of the 1968 Fair Housing Act that was passed  
in Congress after the week passed on the occasion of the assassination of  
Dr. Martin Luther King, Jr. ,in Memphis, TN..

However, each time this "rich and powerful," citizen came to present  
whatever he was never interrupted or told he could not speak on another  
subject matter that the First Amendment to the United States Constitution  
guarantees to all Americans as well as foreigners with visas.

Therefore, this mean that the Dougherty County Commission nor any other division of government can infringe on our First Amendment rights under the U S Constitution. If Mr. Cohilas believe that "He," has no business trying to displace citizens rights nor does he belong in government because this is a government of, for, and by the people. In addition staff as well as the Chairman and Commissioners need to understand that the 1964 explicit read that it is unlawful for Mr. Cohilas, Madam Clerk Mr. or Mrs. Commissioner cannot discriminate on a sundry listing of legacy issues.

As the same are in this particular instance when a "European white man " can come to the well of the Government Center and speak as many times as he desires with or without any such request and speak for 45 minutes to an hour and 15 minutes. Be mindful of the same because you string along a dangerous rope.

Afram-Tech Inc has the right to protest for right on any of the other 27 amendments to the Constitution of the United States of America. In addition, we plan to present on or about September 27,2021 to provide an update on the SBA Supplemental Advance for small/minority and other disadvantaged business enterprises that we are providing workshops on weekly. It is important these firms are only eligible by invitation only and there are only some 1 million or so in the United States of America.

  
William Wright  
Presenter for Afram-Tech, Inc.



## MEMORANDUM

Date: September 3, 2021  
To: The Board of County Commissioners  
From: Albany Dougherty Planning Commission  
Subject: #21-047 Zoning (3916 Gravel Hill Road)

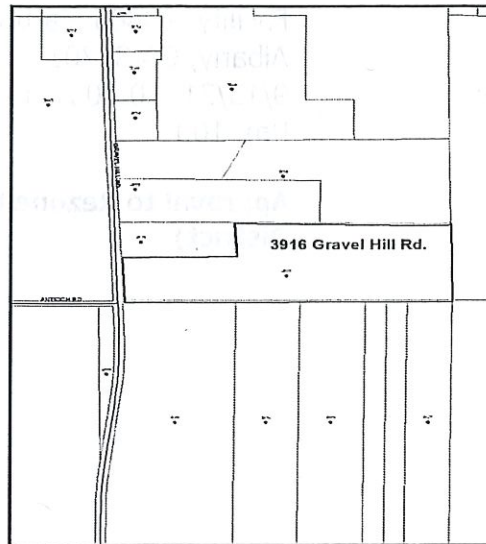
**Travis Andrew Hellemn (21-047)** has submitted an application on behalf of the owners to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 10 acres of a 53.95-acre tract from AG (Agricultural District) to R-E (Estate District). The property is located at 3916 Gravel Hill Rd. The property owner is the Travis Andrew Hellemn; the applicant is Travis Andrew Hellemn. **(District 6)**

Helen Young offered a motion to **approve** the request to rezone 10 acres of a 53.95-acre tract located at 3916 Gravel Hill Rd. from AG to R-E; seconded by Art Brown, the motion carried **7-0** with the following votes:

William Geer	Tie or Quorum
Billy Merritt	Yes
Art Brown	Yes
Jimmy Hall	Yes
Sanford Hillsman	Yes
Yvonne Jackson	Absent
Aaron Johnson	Absent
Charles Ochie	Yes
Helen Young	Yes
Heath Fountain	Yes



**STAFF ANALYSIS AND REPORT  
APPLICATION #21-047 REZONING**

**OWNER/APPLICANT:****Travis Hellemn****LOCATION:**

3916 Gravel Hill Rd.  
(Tax Parcel No. 00148/00001/27C)

**CURRENT ZONING/USE:**

Zoning:  
Use:

AG (Agricultural District)  
Agricultural

**PROPOSED ZONING/USE:**

Zoning:  
Use:

R-E (Residential Estate)  
Agricultural

**ZONING/ADJACENT LAND USE:**

North: Zoning:

AG (Agricultural District)

Land Use:

Residential

South: Zoning

AG (Agricultural District)

Land Use:

Agricultural Operations

West: Zoning:

AG (Agricultural District)

Land Use:

Agricultural Operations

East: Zoning:

AG (Agricultural District)

Land Use:

Agricultural Operations

**MEETING INFORMATION:**

Planning Commission:

9/02/21, 2:00 P.M., Robert Cross Multipurpose  
Facility – 3805 Martin Luther King, Jr. Drive,  
Albany, GA 31701

Public Hearing/Vote:

9/13/21, 10:00 A.M., 222 Pine Avenue,  
Rm. 100

**RECOMMENDATION:**

**Approval to Rezone from AG to R-E (Estate  
District)**

## **BASIC INFORMATION**

The applicant requests that the official zoning map of Dougherty County be amended to rezone 10 acres of 53.95 acres from AG (Agricultural District) to R-E (Estate District). The applicant and owner is Travis Hellemn. The applicant is agreeable to staff recommendation of rezoning from AG to R-E.

## **PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE**

This location is a developed 53.95-acre parcel with two homesites and has a private well and septic system. The subject parcel does lie in a small portion of the 500-year floodplain

## **RELEVANT ZONING HISTORY**

Based on reviewing the past zoning, the area was originally zoned AG when the City adopted zoning in 1970. The adjacent parcels to the north, south, east, and west also retain their original zoning.

## **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, the property and adjacent properties are used for agricultural use and have single-family residential dwellings. The proposed rezoning will allow a subdivision of the property for property owners to build single-family homes. An R-E (Estate District) designation is more suitable to the area given the development of adjacent properties. The larger lots required by R-E would better preserve the rural character of the location.

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

The rezoning of the subject property should not adversely affect the existing use or future usability of adjacent or nearby properties.

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.

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?*

The recommended R-E designation should not have an additional impact on the use of existing streets, transportation facilities, utilities, or schools.

**Road Classification:** Rural Major Collector

**Road Capacity:** The Average Daily Traffic (AADT) in 2017 for Gravel Hill Road was estimated to be 810. The traffic capacity for this road was not provided.

**Trip Generation:** Information on generated trips for the proposed use is not available from Trip Generation (2018). However, generated trips should resemble that of a single-family residence. According to Trip Generation, a single-family residence could generate nine (9) daily weekday trips.

**Accident Information:** Information from Traffic Engineering indicates that the property **is not** near a high-accident location.

**Analysis:** No adverse impact to the surrounding transportation network is anticipated as a result of the proposed development. Road capacity is available to accommodate traffic generated by the proposed use.

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

The Future Land Use Map recommends Agricultural/Forestry for this area. The recommended R-E (Estate District) designation is inconsistent with this land use recommendation. However, the use (residential) is allowed.

Because the R-E designation is more restrictive with a ten-acre minimum lot size, it is more suitable for the area land use.

The need for this type of housing (single-family) is supported by the Housing Element of the Comprehensive Plan (2026) which states the following: 'Protect stable, established neighborhoods from commercial encroachment while providing for properly designed and maintained commercial development along appropriate commercial corridors.'



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 did not identify any other existing or changing conditions that support the approval or disapproval of the rezoning application.

#### **RECOMMENDATION**

Staff recommends **approval** to rezone to R-E (Estate District) (County Only).



**APPLICATION TO AMEND THE ZONING MAP OF:**  
**Albany, Georgia Dougherty County, Georgia**

Property address: 3916 Gravel Hill Rd Albany, GA 31705  
 Name of property owner(s): Travis Andrew Helkenn  
 Mailing address: 3816 Gravel Hill Rd  
 City: Albany State: GA Zip code: 31705 Telephone: 229-809-0263

Name of applicant: Travis Andrew Helkenn  
 Mailing address: 3816 Gravel Hill Rd  
 City: Albany State: GA Zip code: 31705 Telephone: \_\_\_\_\_

**Zoning Classification:**

Present zoning district AG  
 Proposed zoning district RE

Current use: AG  
 Proposed use: Ag (only selling 10 acres) & one home

**Please attach the following documents:**

- A written legal description of the property giving the full metes and bounds description rather than plat reference.
- A copy of the deed verifying ownership status.
- Authorization by property owner form (if the property owner and applicant are not the same).
- A plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale (submit one copy of the plat if it is 11" x 17" or smaller. For larger plats, submit twenty copies).
- An 8" x 11" size map of the area (The map should be the same as the larger map).
- A disclosure of campaign contributions and gifts form.
- Filing fees should be paid when submitting the application. These fees are based on the zoning district that the applicant is applying for, and should be payable to the City of Albany.

**This application must be filed by the 10th of the month to be considered for the Planning Commission meeting of the following month.**

I hereby authorize the Planning & Development Services Department staff to inspect the premises of the above described property and to place a public notice sign on the premises as required by law. I also hereby depose and say that all statements herein, and attached statements submitted are true and accurate to the best of my knowledge and belief.

Sworn to and subscribed before me this 12 day of August, 2024.

Signature of applicant: Travis A Helkenn

Notary Public: Denise Clark My commission expires: June 7, 2026

(Staff use)

Posting fee: 400<sup>00</sup> Date paid: 8-12-24 Receipt: 146300  
ch# 1499

Denise Clark  
 Notary Public  
 Worth County  
 STATE OF GEORGIA  
 Commission Expires  
 7th Day of June, 2024



**APPLICANT/AGENT DISCLOSURE  
CAMPAIGN CONTRIBUTIONS**  
(Required by Title 36, Chapter 67A, Official Code of  
Georgia Annotated)

The applicant filed on this date: 8-12-2021, to apply for a rezoning approval affecting described property as follows:

3916 Gravel Hill Rd Albany, GA 31705

Yes ☐ No ☒

☒ Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating \$250 or more to a member or members of the City Commission or County Commission who will consider application number \_\_\_\_\_.

(Please list the name(s) and official position of the local government official; the dollar amount; description, and date of each campaign contribution).

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I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 12 day of August, 2021.

*James A. Webb*  
Signature of Applicant

*Devin Clark*  
Notary Public

Commission expires: \_\_\_\_\_





### VERIFICATION OF OWNERSHIP

Name of all owners: Travis Andrew Hellemn

Address: 3810 Gravel Hill Rd

City/State/Zip Code: Albany, GA 31705

Telephone Number: 229.809.0203

Property Location (give description if no address):  
3910 Gravel Hill Rd. Albany, GA 31705

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Travis A. Hellemn  
 Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Personally appeared before me \_\_\_\_\_, who  
 has stated that the information on this form is true and correct.

Devin C. Cline  
 Notary Public

August 12, 2021  
 Date

**In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_



**Description of Property located at 3916 Gravel Hill Rd Albany, Ga****Owner: Travis Andrew Hellemn**

Copied from Deed:

All that tract or parcel of land lying and being in Land Lot 105 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Beginning at the intersection of the South line of said Land Lot 105 with the East margin of Gravel Hill Road, and run thence North 3 degrees 30 minutes west along the East margin line of said Gravel Hill Road a distance of 496.7 feet to a point; run thence North 88 degrees 49 minutes East a distance of 1,089 feet to a point; run thence North 3 degrees 30 minutes West a distance of 400 feet to a point run thence North 88 degrees 49 minutes East along the South line of property previously conveyed to Leo K. Turner Sr and Martha Collins Turner by Warranty deed recorded in Deed Book 394, Page 237, Dougherty County Land Records, a distance of 2,033.6 feet to a fence line; run thence South 6 degrees 36 minutes East along said fence line a distance of 889.7 feet to the Southeast corner of said Land Lot 105; run thence South 88 degrees 45 minutes West along the South line of said Land Lot 105 to the point of beginning.

Copied from Qpublic website:

PT LL 105 1ST DIST

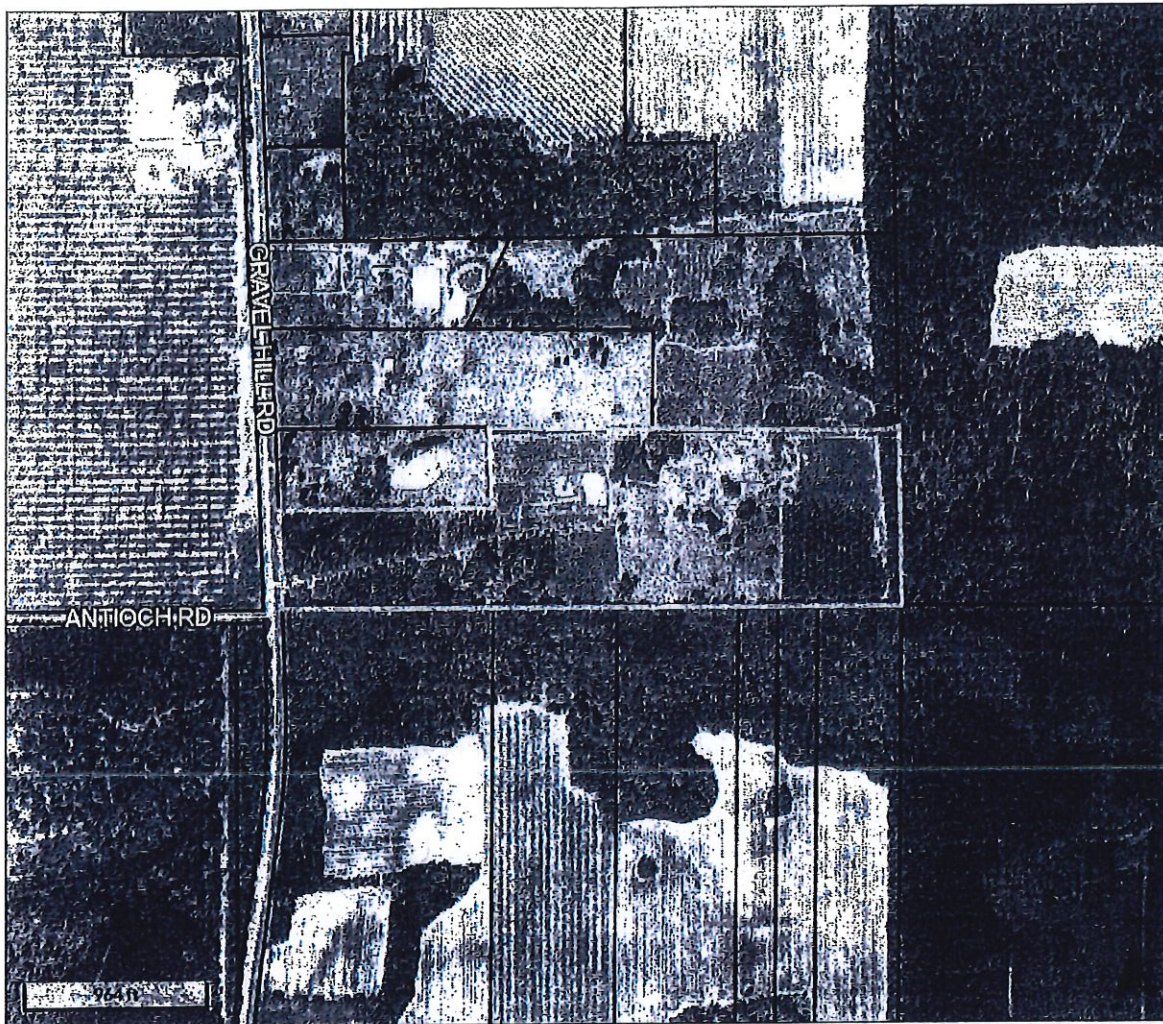
**EXHIBIT A****PROPERTY**

All that tract or parcel of land lying and being in Land Lot 105 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Beginning at the intersection of the South line of said Land Lot 105 with the East margin of Gravel Hill Road, and run thence North 3 degrees 30 minutes West along the East margin line of said Gravel Hill Road a distance of 496.7 feet to a point; run thence North 88 degrees 49 minutes East a distance of 1,089 feet to a point; run thence North 3 degrees 30 minutes West a distance of 400 feet to a point; run thence North 88 degrees 49 minutes East along the South line of property previously conveyed to Leo K. Turner, Sr. and Martha Collins Turner by Warranty Deed recorded in Deed Book 394, Page 237, Dougherty County Land Records, a distance of 2,033.6 feet to a fence line; run thence South 6 degrees 36 minutes East along said fence line a distance of 889.7 feet to the Southeast corner of said Land Lot 105; run thence South 88 degrees 45 minutes West along the South line of said Land Lot 105 to the Point of Beginning.

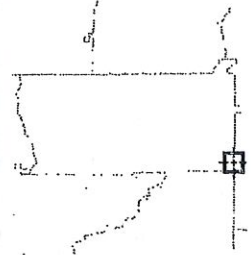
Also, all that tract or parcel of land lying and being in Land Lot 105 in the First Land District of Dougherty County, Georgia, and being all of the property lying between the East line of said Land Lot 105 and the fence line (possession line) which is the East line of the above described property shown on plat recorded in Plat Book 3, Page 313, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

Parcel ID: 00148/00001/27C





## Overview



## Legend

- ☐ Parcels  
☐ Roads

Parcel ID	00148/00001/27C	Owner	HELLEMN TRAVIS ANDREW	Last 2 Sales			
Class Code	Consv Use		3816 GRAVELHILL RD	Date	Price	Reason	Qual
Taxing District	02 DOUGHERTY COUNTY		ALBANY, GA 31705	3/11/2015	\$471000	01	U
Acres	53.95	Physical Address	3916 GRAVEL HILL RD	11/8/2011		25	U
		Fair Market Value	Value \$413700				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 8/12/2021

Last Data Uploaded: 8/12/2021 3:14:51 AM

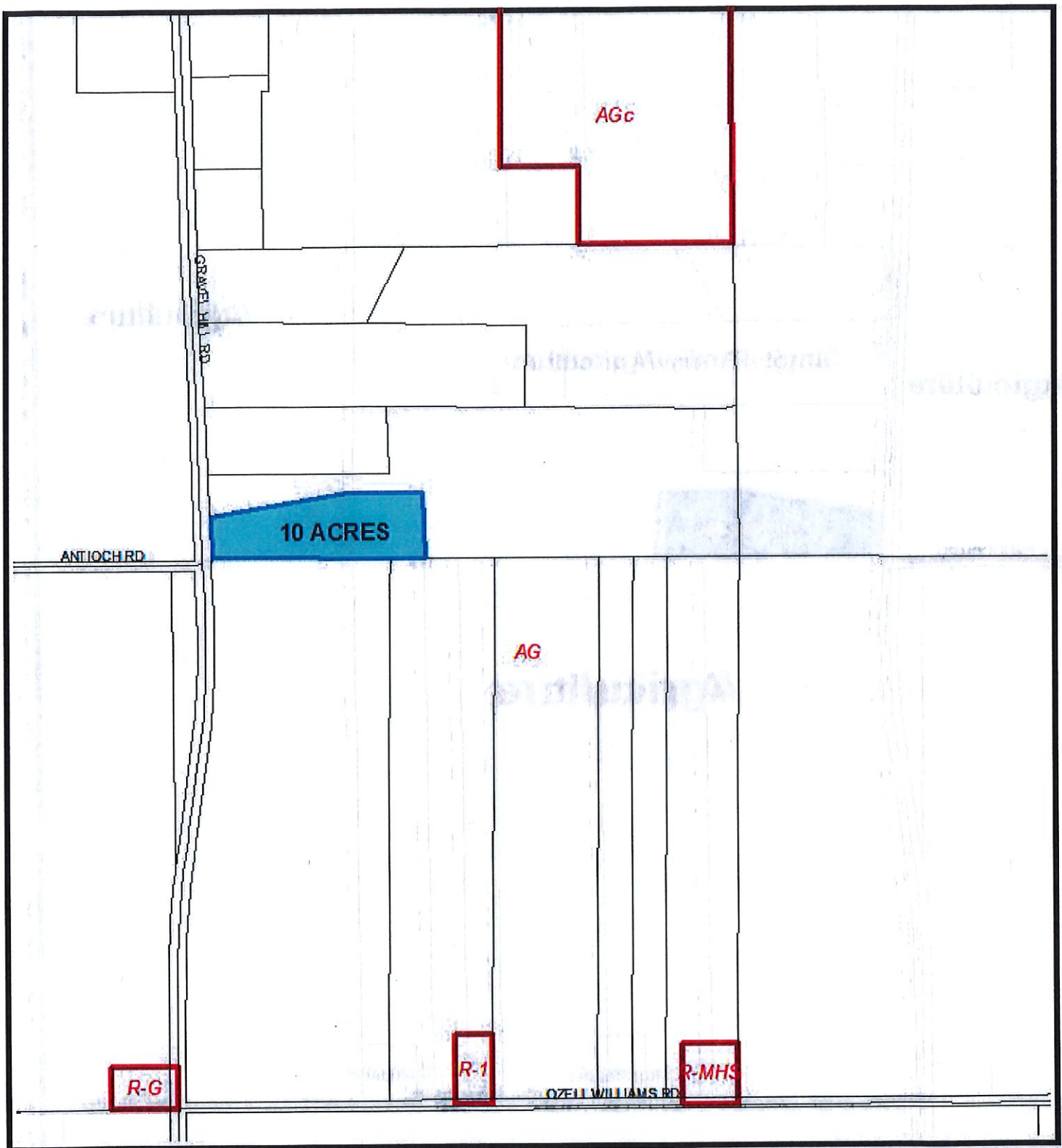
Developed by Schneider  
GEOSPATIAL







# LOCATION



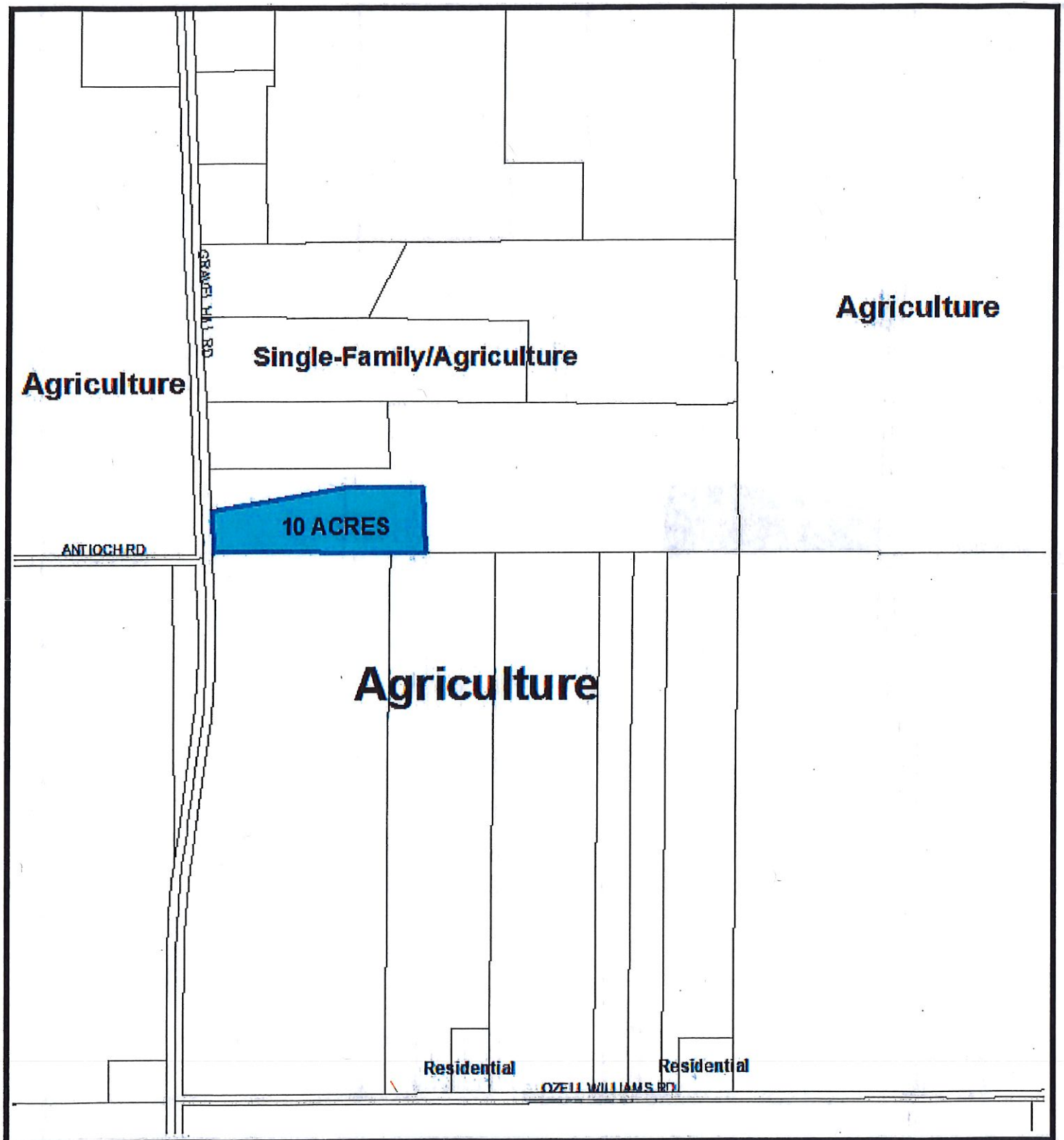
21-047 Rezoning  
 3916 Gravel Hill Rd.  
 Owner/Applicant: Travis Hellemn

0 250 500 1,000 1,500 2,000 2,500 Feet



Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change

# LANDUSE



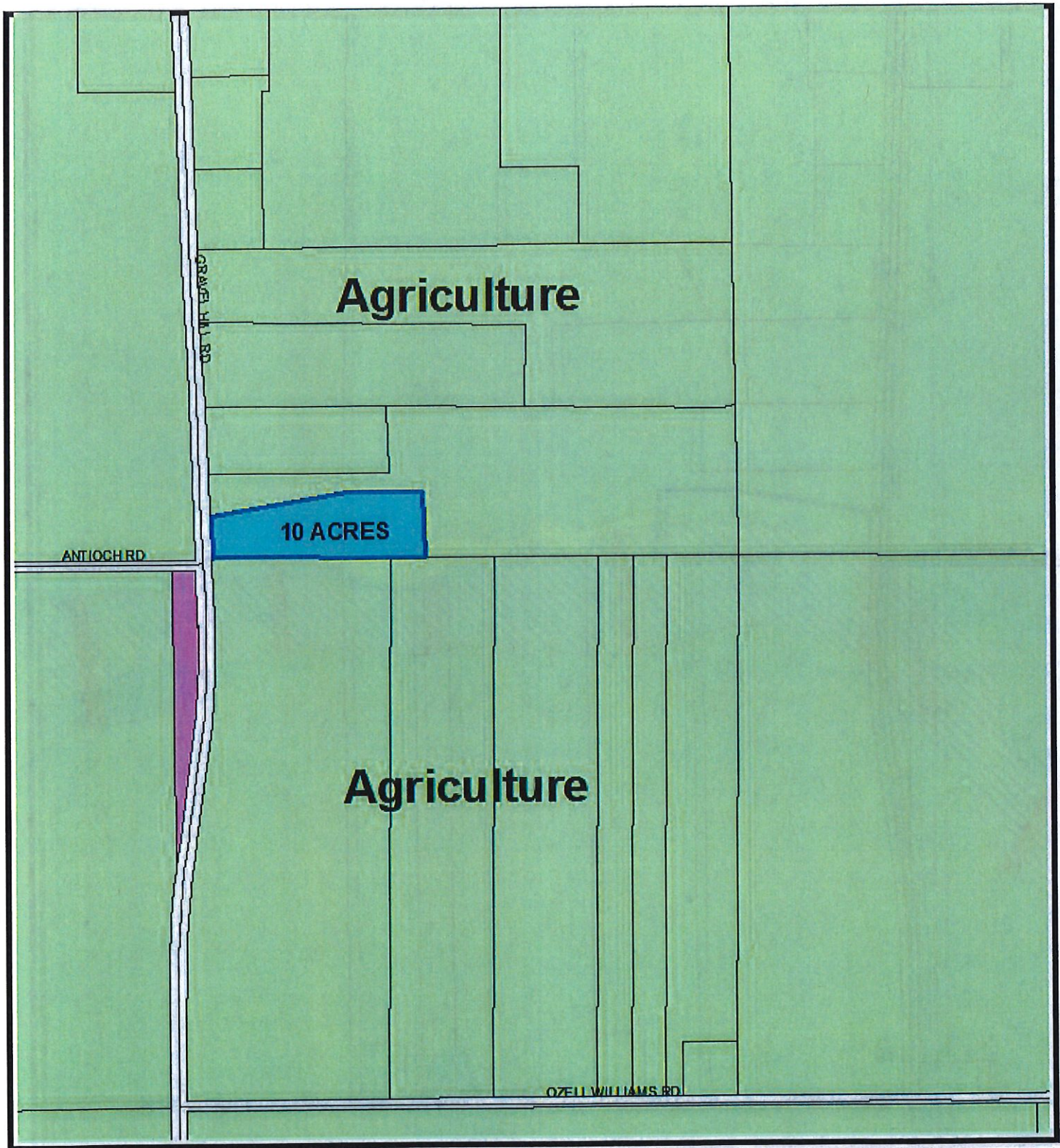
**21-047 Rezoning**  
**3916 Gravel Hill Rd.**  
**Owner/Applicant: Travis Hellemn**

0 250 500 1,000 1,500 2,000 2,500 Feet





# FUTURE LANDUSE



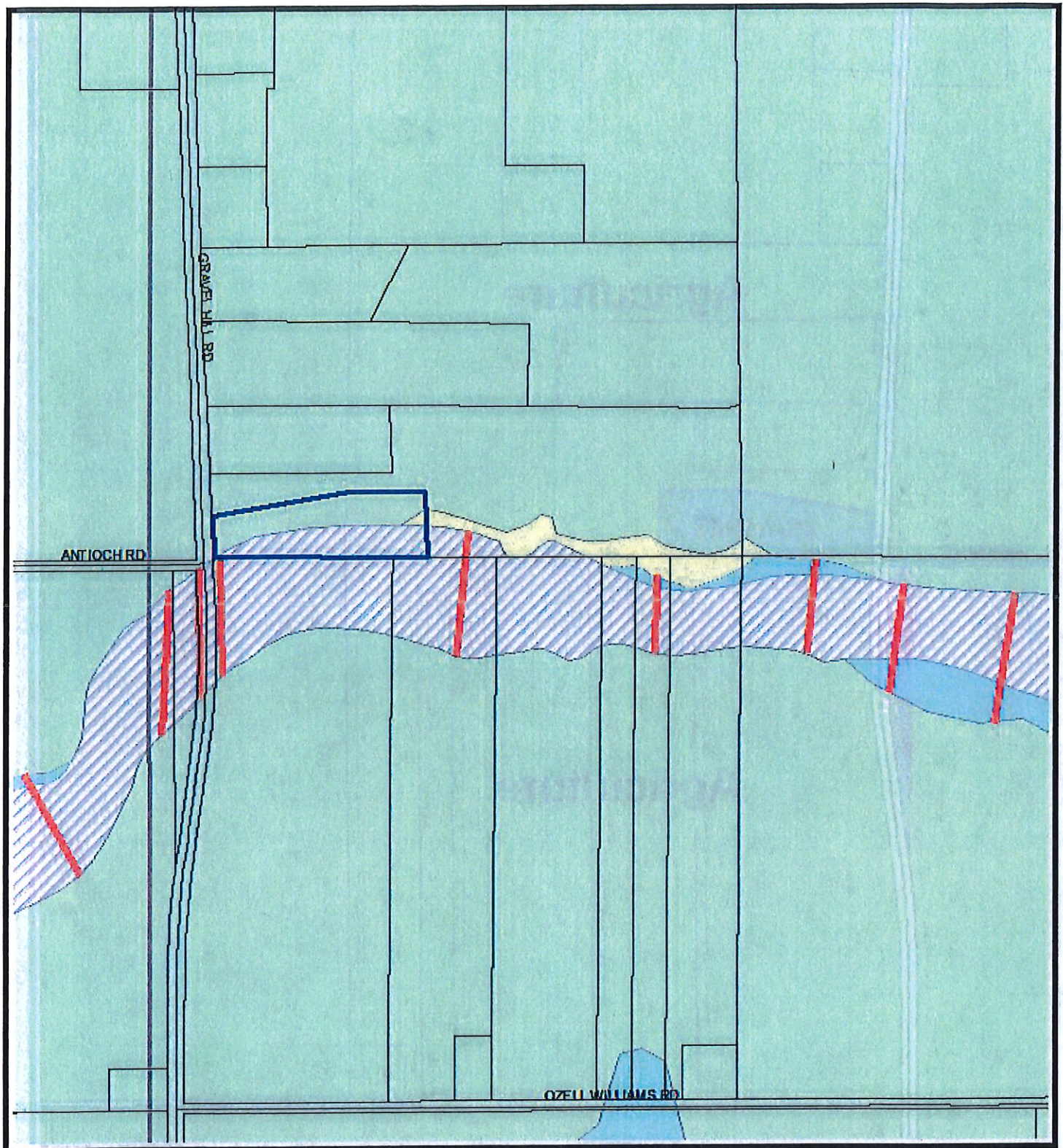
21-047 Rezoning  
3916 Gravel Hill Rd.  
Owner/Applicant: Travis Hellemn

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# FLOODPLAIN



**21-047 Rezoning**  
**3916 Gravel Hill Rd.**  
**Owner/Applicant: Travis Hellemn**

0 250 500 1,000 1,500 2,000 2,500 Feet



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## AERIAL



21-047 Rezoning  
3916 Gravel Hill Rd.  
Owner/Applicant: Travis Hellemn

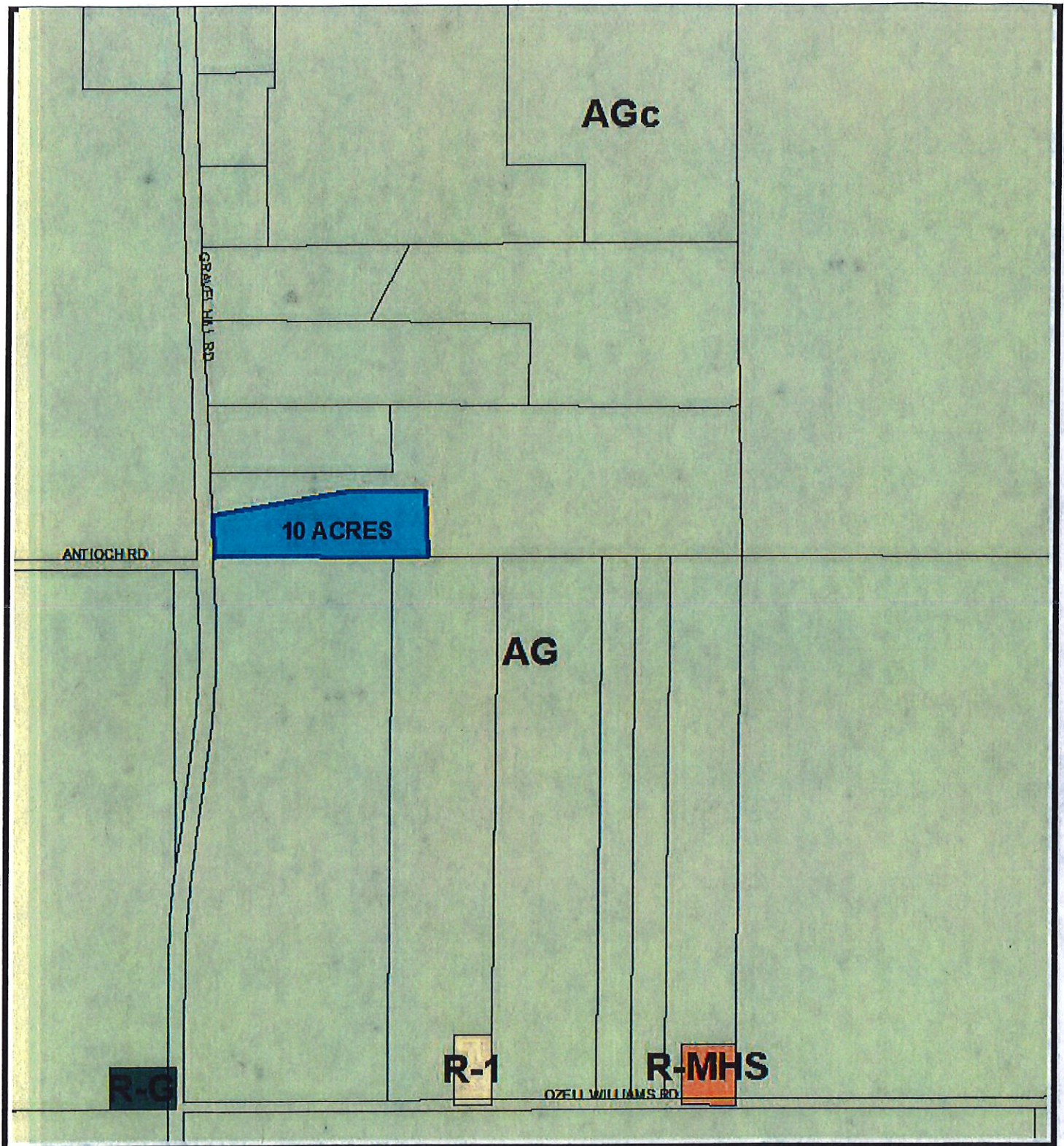
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# ZONING



**21-047 Rezoning**  
**3916 Gravel Hill Rd.**  
**Owner/Applicant: Travis Hellem n**

0 250 500 1,000 1,500 2,000 2,500 Feet



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# **REFRIGERATED WAREHOUSING, INC.**

*Quality Refrigerated Engineering & Construction*

Item 9b.

**To: Dougherty County Board of Commissioners**

**Attn: Michael McCoy (County Administrator)**

**Re: RFP-Architectural Grant Services**

**Project: Feeding the Valley**

**Location: Albany, GA**

# REFRIGERATED WAREHOUSING, INC.

Item 9b.

*Quality Refrigerated Engineering & Construction*

Date: 9/1/2021  
To: Dougherty County Board of Commissioners  
Attn: Michael McCoy (County Administrator)  
Re: RFP-Architectural Grant Services

Dear Mr. McCoy,

Refrigerated Warehousing Inc. is pleased to provide the following documentation in sequence with requested information.

If you or anyone have questions on any of this information or require information please do not hesitate to reach out to me directly at 770-881-0013 or [ajreid@rwizero.com](mailto:ajreid@rwizero.com).

Regards,



AJ Reid  
Refrigerated Warehousing Inc.  
General Manager  
7708810013  
[ajreid@rwizero.com](mailto:ajreid@rwizero.com)



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS**  
**REQUEST FOR PROPOSALS**  
**ARCHITECTURAL GRANT SERVICES**

Statements of qualifications and proposals are being requested from architectural firms with a strong record in successfully assisting local governments with the implementation of Community Development Block Grant (CDBG) programs. Responding firms should be technically qualified and licensed in the State of Georgia to provide these services.

Plans are to contract for architectural preliminary design services required for a potential FY2021 CDBG-COVID (CDBG-CV) project and, if funded, for architectural services for the implementation of the project. The purpose of the project is to provide expansion to Feeding the Valley's Food Bank building located on 1706 Ledo Road, Albany, GA 31707.

**Information which should be submitted for our evaluation is as follows:**

- 1) **History of firm and resources**
- 2) **CDBG/EIP/RDF experience, including other DCA grant programs**
- 3) **Key personnel/qualifications**
- 4) **Current workload**
- 5) **Scope and level of service proposed**
- 6) **Experience with similar projects and list of references**
- 7) **Fees and/or Percentages (if any) associated with the Preliminary Architectural Report (PAR) for the application, and Design and Construction Management Services, if the project is funded. The draft PAR would be needed to the County no later than October 29, 2021.**
- 8) **Errors and Omissions Insurance**
- 9) **Statement of Qualifications Form**
- 10) **Section 3 Certification Form (*Only Submit with your Proposal if you are claiming Section 3 Status.*)**

All contracts are subject to Federal and State contract provisions prescribed by the Georgia Department of Community Affairs. This project is covered under the requirements of Section 3 of the HUD Act of 1968, as amended and Section 3 Business Concerns are encouraged to apply.

**Dougherty County Board of Commissioners** also abides by the following laws as they pertain to HUD Assisted Projects: Title VI of the Civil Rights Act of 1964; Section 109 of the Housing and Community Development Act of 1974, Title 1; Title VII of the Civil Rights Act of 1968 (Fair Housing Act); Section 104(b)(2) of the Housing and Community Development Act of 1974; Section 504 of the Rehabilitation Act of 1973 as amended; Title II of the Americans with Disabilities Act of 1990 (ADA); and the Architectural Barriers Act of 1968.

Interested parties should request copies of the Statement of Qualifications Form and Section 3 Solicitation Package prior to preparing and submitting their proposal. Proposals should be received no later than **5:00 PM on Tuesday, September 7, 2021**. Proposals received after the above date and time may not be considered. We reserve the right to accept or reject any and all proposals and to waive informalities in the proposal process. Questions, Statement of Qualifications and Section 3 Certification form requests (i.e., request for Section 3 preference), and proposal packages should be submitted to the name and address listed below:

**Michael McCoy, County Administrator**  
**222 Pine Avenue, Room 540**  
**P.O. Box 1827**  
**Albany, GA. 31702**  
**(229) 431-2121**  
**mmcoy@dougherty.ga.us**



# Proposed Incentive Based Vaccination Program

## **BACKGROUND**

During the month of July COVID cases in Dougherty County began to increase at an alarming rate. In August, Phoebe experienced its highest caseload of COVID patients since the start of the pandemic. Along with the resurgence of the virus there has been a dramatic increase in the number of deaths which necessitated the return of mobile morgue to the community.

In an effort to address the resurgence and the negative effects on the community, the Emergency Management Agency (EMA) launched the Strive for 75 Campaign. The goal of the campaign is to increase the percentage of those vaccinated in Albany and Dougherty County to 75 percent in 75 days through education and collaborations throughout the community. Currently, only 33% of Dougherty County's residents are fully vaccinated. The State's fully vaccinated rate is 42.8% and nationally it's 54.1%.

In keeping with the goal of the Strive for 75 Campaign an incentive-based vaccination program has been developed and will occur on Saturday, September 18<sup>th</sup> (The 2<sup>nd</sup> program date has not been determined as of this writing). Dougherty County residents that participate will receive a \$100 prepaid gift card for volunteering to receive a vaccination shot. Our partners include Phoebe, DPH, and AAPHC. Funding is being requested from the County's ARP funds as community vaccination programs are eligible projects and are consistent with the Interim Final Rules that have been issued by the U.S. Treasury.

## **GOAL**

The goal of the campaign is to increase the percentage of those vaccinated in Albany and Dougherty County to 75 percent in 75 days through education and collaborations throughout the community.

## **PROPOSED BUDGET**

Pre-Paid Debit Cards	304000	(3,000 Cards)
Port a Toilet	1000	
Staffing	20000	
Tents	6000	
Equipment	3000	
Food	2000	
Supplies	2000	
<b>Total</b>	<b>\$338,000</b>	

**BENEFIT**

1. COVID 19-vaccines are effective. They can keep you from getting and spreading the virus that causes COVID-19.
2. COVID-19 vaccines also help keep you from getting seriously ill even if you do get COVID-19.
3. Getting vaccinated yourself may also protect people around you, particularly people at increased risk for severe illness from COVID-19.

**RECOMMENDATION**

Approve