



WORK SESSION

May 23, 2022
10:00 AM

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

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 optional 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 or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Chairman Christopher Cohilas.
2. Roll Call.
3. Minutes.
 - a. Minutes of the May 2nd Regular Meeting and May 9th Work Session.
4. 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. Public Works Director Chuck Mathis present to provide an update on Putney Park.
 - b. Sheriff's Office Captain Ted Thomas present to request funding for the Albany Dougherty Youth Unit Summer Program.
 - c. William Wright, representative for AFRAM Tech, Inc. present to continue his update to the Commission.
5. Purchases.
 - a. Recommendation to purchase two chillers for the Dougherty Mental Health Facility in the amount of \$310,366 from SafeAire Heating & Cooling (Albany, Ga). The two 120-ton chillers are replacements and funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison will address. Facilities Management Director Heidi Minnick is present. **Action on this item is scheduled in the following Special Called Meeting.**

- b. Recommendation to purchase one 2022 Ford Escape for the Sheriff's Office from Wade Ford (Smyrna, GA) in the amount of \$28,163.34. Four vendors submitted bids with the highest being \$49,043. Two bids would require order submission prior to board approval. Funding is budgeted in SPLOST VII. Assistant County Administrator Scott Addison will address. City of Albany Interim Procurement Manager Joshua Williams, Buyer Corey Gamble and Deputy Chief Terron Hayes are present. **Action on this item is scheduled in the following Special Called Meeting.**

- 6. Additional Business.
 - a. Recommendation to declare the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Scott Addison will address. **Action on this item is scheduled in the following Special Called Meeting.**
 - b. Recommendation to accept the Resolution declaring a 2017 Nissan Pathfinder (from the Solid Waste Department) as surplus and authorize the sale through Underwriters Safety & Claims. Assistant County Administrator Scott Addison will address. **Action on this item is scheduled in the following Special Called Meeting.**
 - c. Discussion of the request from Lanier Engineering, Inc., consultant for JFT Public Properties (Developer), for Dougherty County to ask the City of Albany to authorize the developer, at his expense, to extend City sanitary sewer into the unincorporated area of Dougherty County. Project site is located at 2005 Beattie Road. Jeremy Brown, Engineering Manager will address. Representatives from Lanier Engineering are present. **Action on this item is scheduled in the following Special Called Meeting.**

- 7. Updates from the County Administrator.
 - a. REMINDER-** Due to the observation of the Memorial Day Holiday, there will be no meeting on May 30, 2022. The next meeting will be a Regular Meeting on June 6, 2022.

- 8. Updates from the County Attorney.

- 9. Updates from the County Commission.
 - a. REMINDER -** There will be a Special Called Meeting following the Work Session.

- 10. Adjourn.

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
REGULAR MEETING MINUTES

DRAFT

May 2, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on May 2, 2022. 2nd Vice-Chairman Russell Gray presided and called the meeting to order at 10 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Anthony Jones, and Ed Newsome. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. Chairman Christopher Cohilas and Commissioner Clinton Johnson were absent.

Attorney Lee said that under normal procedures when the Chairman and Vice-Chair are both absent, the next person to hold the gavel would chair the meeting. He added that out of an abundance of caution, he suggested that the Board make a motion to allow Commissioner Russell Gray to serve as Vice-Chairman.

Commissioner Gaines moved for approval for Commissioner Russell Gray to serve as Vice-Chairman. Upon a second by Commissioner Edwards, the motion for approval passed unanimously.

After the invocation and Pledge of Allegiance, the 2nd Vice-Chairman called for approval of the minutes for the April 4th Regular Meeting and April 11th Work Session.

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

The 2nd Vice-Chairman recognized Dana Glass, CEO of Aspire Behavioral Health and Developmental Disability Services, to provide an update on services. She provided an overview of services offered. During the pandemic, the number of individuals served did decrease; noting that they typically serve close to 10,000 people. She mentioned that about 70% of the population served was within Dougherty County and that all case management funding was removed by the state about four years ago. She requested continuation of the

current \$60,201.96 funding in addition to \$66,750 to provide an engagement specialist position for a total request of \$126,951.96. She shared that the opioid settlement is coming and 75% will go to the state and 25% will go to the counties that opted in the lawsuit. Ms. Glass answered questions of the Board.

The 2nd Vice-Chairman called for consideration to accept the quote for the repair design of the existing structure for the Radium Springs Water Tower from TAE, Inc. (Raleigh, NC) in the amount of \$15,000. This recommendation will be Phase 2 of the project. Funding will be provided by the Special Services District.

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

The 2nd Vice-Chairman called for consideration of the resolution providing for acceptance and execution of the contract to accept the bid to provide Drainage Improvements for Dougherty County Public Works from Jim Boyd Construction (Albany, GA) in the amount of \$196,595.60 subject to execution of the contract by the County Administrator. Funding is budgeted in SPLOST VII.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-024 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND
ACCEPTANCE OF A BID FROM JIM BOYD CONSTRUCTION
(ALBANY, GA) IN THE AMOUNT OF \$196,595.90 FOR THE PURPOSE
OF PROVIDING DRAINAGE IMPROVEMENTS AS SPECIFIED BY
DOUGHERTY COUNTY PUBLIC WORKS, REPEALING
RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The 2nd Vice-Chairman called for consideration of the proposed board appointment. Upon nomination by Commissioner Gaines, the recommendation for Simon T. Abela to replace Joanne Conger was unanimously accepted for the Keep Albany Dougherty Beautiful to serve a three-year unexpired term ending December 31, 2024.

The 2nd Vice-Chairman called for consideration of the resolution providing for the approval and execution of an amendment to Dougherty County's Legal Services Agreement with the law firm of Blasingame, Burch, Garrard & Ashley, P.C. relative to the law firms pursuing all civil remedies against manufacturers of prescription opiates on Dougherty County's behalf. County Attorney Spencer Lee addressed. Attorney Lee said that the case has proceeded and there was not going to be a fee if there was no settlement. The amendment was provided by the Georgia Rules of Professional Conduct which provides disclosure of fees if any are paid.

Commissioner Gaines moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 21-025 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND
EXECUTION OF AN AMENDMENT TO DOUGHERTY COUNTY'S
LEGAL SERVICES AGREEMENT WITH THE LAW FIRM OF
BLASINGAME, BURCH, GARRARD & ASHLEY, P.C. RELATIVE
TO THE LAW FIRMS PURSUING ALL CIVIL REMEDIES
AGAINST MANUFACTURERS OF PRESCRIPTION OPIATES ON
DOUGHERTY COUNTY'S BEHALF; REPEALING RESOLUTIONS
OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

Mr. McCoy shared that Commissioner Jones received his leadership and intergovernmental relations speciality certificates from ACCG at the recent annual conference. Commissioner Johnson also received his leadership specialty certificate and was installed as the 3rd Vice President of ACCG. Mr. McCoy announced that Chairman Cohilas received the Emory Greene Leadership Award; the highest award provided by ACCG.

The 2nd Vice-Chairman called for a discussion relative to Dougherty County, Georgia vs. 1000 Liberty Expressway SE, Dougherty Superior Court Civil Action File No. 21 CV 644 -3 (Complaint In Rem For Nuisance Abatement). Attorney Lee provided the history of the property which included disclosure of bankruptcy and ownership of another entity. There are now new owners and they were present to request that the Board provide an extension for time to be in compliance and begin construction. Attorney Lee requested direction from the Board and the representative requested an extension to May 27th. Commissioner Jones was against the extension and requested that the County be reimbursed for all fees paid. Attorney Lee stated that the County would seek the reimbursement and outlined the process if the County continued

with the current legal proceedings. After a very lengthy discussion, it was agreed that the owners will be given an opportunity to complete the beautification request and the County will delay filing until May 13th; and may drop the lawsuit contingent upon the new owners due diligence. There was also discussion about the County continuing the lawsuit as a dual process. Commissioner Gaines asked about the status of the company hired to complete the antigen test study and Mr. McCoy will follow up. Commissioner Gray reminded the Board that early voting started that today.

There being no further business to come before the Commission, the meeting adjourned at 11:26 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

May 9, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on May 9, 2022. Vice-Chairman Clinton Johnson presided and called the meeting to order at 10:00 am. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones and Ed Newsome. County Administrator Michael McCoy participated via the audio-conferencing feature. Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware and other staff were also present. 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. Chairman Christopher Cohilas was absent.

The Vice-Chairman asked the Commission to review the minutes of the April 18th Regular Meeting and April 25th Work Session.

The Vice-Chairman recognized Keep Albany Dougherty Beautiful Chairman, Jeanette Henderson to introduce the new KADB Executive Director, Jwana Washington to the Board.

The Vice-Chairman recognized Frank Wilson, Albany Dougherty Juneteenth Committee Representative, to discuss plans for the 2022 Juneteenth Celebration Weekend and to petition for County sponsorship. Vice-Chairman Johnson asked Mr. Addison to work with Attorney Lee and Mr. McCoy to determine if the County could legally provide funding.

The Vice-Chairman recognized Facilities Management Director Heidi Minnick to accept the Proclamation recognizing May 9-15, 2022 as Facilities Management Week in Dougherty County. Commissioner Jones provided positive comments about leadership and staff. The proclamation read as follows:

WHEREAS, facilities management is a vital unit for county government; and

WHEREAS, the members of the facilities management teams are ready to provide services to maintain county units 24 hours a day, seven days a week, and

WHEREAS, the facilities management team is responsive, proactive, and cost-efficient, working together with many county units to provide services; and

WHEREAS, the facilities management team functions in a service-oriented aspect, promoting civility, mentoring, innovation, excellence coupled with dedication and pride; and

WHEREAS, the facilities management team consists of a staff of custodians, building superintendents, repair and maintenance technicians, administrators, and others who have gone above and beyond through the COVID-19 Pandemic; and

WHEREAS, the members of the facilities management teams, work together to ensure safety, striving for excellence in every task they perform daily; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of the Dougherty County Facilities Management division by designating Facilities Management Week; now

THEREFORE, we, the Board of Commissioners of Dougherty County, Georgia in recognition of this event do hereby proclaim the week of May 9-15, 2022 as

FACILITIES MANAGEMENT APPRECIATION WEEK
“Celebrating Facilities Management: Standing Tall Beyond the Pandemic”

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Great Seal of the County of Dougherty on this 9th day of May in the year of our Lord two-thousand and twenty-two.

BOARD OF COMMISSIONERS
DOUGHERTY COUNTY, GEORGIA

Christopher S. Cohilas, Chairman

The Vice-Chairman recognized District 6 Residents Dr. James Hill, Ms. Elizabeth Lovett and Mr. Chris Quinn to support the demolition of property on US 19/Liberty Expressway. Attorney Lee outlined the legal process and Commissioner Gray shared that the property had a previous owner and reminded the Board of the agreement made with the new owner.

The Vice-Chairman recognized William Wright, representative of Afram Tech, Inc. to request money to support his efforts to commemorate the Juneteenth Holiday and his New Deal/Main Street program to educate the community. Mr. Wright will continue his presentation the following week.

The Vice-Chairman called for a discussion of the zoning application for Fish House Campgrounds, Inc., owner and Lanier Engineering (22-021), applicant, request to rezone 73.261 acres from C-2 (General Mixed-Used District) and C-7 (Mixed Use Planned-Development District) to C-1 (Neighborhood Mixed-Use Business District). The property is located at 2908 Gillionville Road. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. The Public Hearing and Action are scheduled for May 16, 2022.

The Vice-Chairman called for a discussion of the zoning application for Fish House Campgrounds, Inc, owner and Lanier Engineering, Inc., applicant (22-022) request for Special Approval to operate a Women's Recovery Center in a C-1 (Neighborhood Mixed-Use Business District). The parcel is a 73.261 acre developed parcel. The property is located at 2908 Gillionville Road. The Planning Commission recommended approval. Angel Gray, Planning Manager, addressed. The Public Hearing is only scheduled for May 16, 2022. Due to the zoning procedure for a Women Recovery Center, action will have to be taken six months after the public hearing is conducted. She shared that this center will be an extension of services provided by The Anchorage.

The Vice-Chairman called for a discussion to purchase 400 sign posts and anchors for the Public Works Department from Big Green Sign Company (Dublin, GA) in the amount of \$29,440. Three quotes were obtained with only two vendors being able to provide all material; the highest quote received was \$34,300. Funding is available in TSPLOST. Assistant County Administrator Scott Addison and Public Works Director Chuck Mathis addressed. Mr. Mathis clarified for Commissioner Edwards that the vendor we used previously has completed his task and was used to replace the signs damaged from the storms.

The Vice-Chairman called for a discussion to purchase forty body-worn cameras and supporting cloud storage software from single source vendor Motorola Solutions (Allen, TX) in the amount of \$253,760. Funding is available in the American Rescue Plan Act (ARPA). Assistant County Administrator Scott Addison addressed. Assistant DCP Chief Takesha Irving was present.

The Vice-Chairman called for a discussion to accept the proposal for ARPA Grant Administration and Management Services for Dougherty County from Government Services Group (GSG – Tallahassee, Florida) in a not to exceed amount of \$350,000. Twelve vendors submitted proposals. Funding is available in ARPA funds. Assistant County Administrator Scott Addison addressed. The proposal analysis group consists of Scott Addison, EMS Director Sam Allen, Assistant Finance Director Wendy Vogel and Compliance Officer Tina Strassenberg were present. Mr. Addison also expanded on the additional services of the vendor and the fee structure for billing.

The Vice-Chairman called for a discussion to approve the alcohol application from Sandhu Bro LLC., Faisal Ijaz licensee, dba Pace Car Express, at 3503 Sylvester Hwy for Package- Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval. Chief Deputy Anthony Donaldson, Code Enforcement Department addressed.

The Vice-Chairman called for a discussion to accept the proposed amendment to the Dougherty County American Rescue Plan Act (ARPA) Project Spending Plan for Fiscal Year 22. Assistant County Administrator Scott Addison addressed. The changes reflected the actual numbers for the premium pay raise in the Special Service District, which decreased eight percent and included technology and safety vehicles. Commissioners Gray and Mr. Addison answered questions of the Board. Upon a specific request regarding broadband, it was shared that staff knew that money will not be spent this fiscal year, so funding could be amended to be included in the new FY.

Commissioner Edwards asked Planning and Development Services Director Paul Forgey about the status of plans for Paradise Village. Upon the consent of the Vice-Chairman, per the request of the Board, Mr. Forgey will invite the company to come and provide an update. Commissioner Edwards also shared that Commissioner Johnson submitted Chairman Cohilas' name for the ACCG Emory Greene award.

There being no further business to discuss the Commission the meeting adjourned at 11:22 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Scott Addison
Assistant County Administrator

Item 5a.

Agenda Item

Date: May 16, 2022
Meeting Date: May 23, 2022
Subject/Title: Chiller Replacement (2)
Presented for: Decision
Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

Dougherty County Facilities Management needs to replace two 120-ton chillers for the Dougherty Mental Health facility.

History/Facts and Issues

Dougherty County Facilities Management needs to replace two 120-ton chillers for the Dougherty County Mental Health facility. Four contractors were contacted and quotes were obtained for three brands of chiller, Trane, Carrier, and York. Safe Aire Heating and Cooling (Albany, Ga), RHC HVAC (Albany, Ga), Johnson Controls (Leesburg, Ga), and Mechanical Services of Central Florida (Leesburg, Ga) were contacted and provided quotes.

Recommended Action

Recommend Dougherty County Commission accepts the quote from Safe Aire Heating and Cooling to replace two 120-ton chillers at the Dougherty County Mental Health facility for a total expenditure of \$310,366.

Funding Source

SPLOST VII Dougherty County Mental Health Facility

Quotes meeting specifications

SafeAire Heating & Cooling (Albany, Ga)
Trane \$183,463 & \$178,463 total \$361,926
Carrier \$157,683 & \$152,683 total \$310,366



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Scott Addison
Assistant County Administrator

Item 5a.

Quotes meeting specifications <continued>

Johnson Controls (Leesburg, Ga)
York \$191,800

Mechanical Services of Central Georgia (Leesburg, Ga)
Trane \$196,036
Carrier \$178,008
York \$181,388

RHC HVAC (Albany, Ga)
Trane \$158,347.33 (advised as of 16 May cost up 18%) \$186,849.85
York \$162,356.70
Carrier \$183,686.90

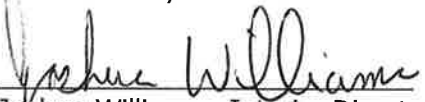


PROCUREMENT RECOMMENDATION

DATE: May 20, 2022

TITLE: Sheriff Escape
REFERENCE NUMBER: 22-065
OPENING DATE: May 13, 2022
BUYER: Corey Gamble

DEPARTMENT: DOCO Sheriff's Office
ACCOUNT NUMBER: 3243310.542200
BUDGETED AMOUNT: \$118,721.00
DEPARTMENT CONTACTS: Ken Faust


Joshua Williams, Interim Director

RECOMMENDATION:

Recommend the purchase of one (1) 2022 Ford Escape SE from Wade Ford for a total expenditure of \$28,163.34.

BACKGROUND INFORMATION:

Bid Ref. #22-065 was advertised on April 14, 2022 and the bid opening was held on May 13, 2022. One week later (05/20/2022), Ford Mo. Company shut down the order bank, causing a shortage of units available for the bid process. This resulted in the lowest Bidders not being able to meet the requirements of the Bid. Wade Ford of Smyrna Ga. had several hundred units in the order bank prior to the cutoff. After research, it was determined the unit should be purchased from Wade Ford because of the lack of availability from other vendors.

COUNTY ADMINISTRATOR ACTION:

APPROVED () DISAPPROVED () HOLD

COMMENTS:

5/20/2022
DATE


COUNTY ADMINISTRATOR

List of Documents Attached:

CITY OF ALBANY GEORGIA PROCUREMENT DIVISION TABULATION OF BIDS DEPT: DOCO Ford Escape OPEN DATE: 5/13/2022 TIME OF OPENING: 2:30 p.m. BID REF: 21-065		Wade Ford Jarid Ison Gov. & Com. Fleet Sales (678) 303-3800 jison@wade.com	Streamline Assets and Solutions Erica Leverette CEO (404) 737-2021 streamlineassetsandsolutions.com	Allan Vigil Ford Hop Mosel Gov. & Law Enfor. Sales (678) 364-3983 hop@allanvigilford.com	Sunbelt Ford Lincoln of Albany Harry Prisant Fleet Manager (229) 883-3100 harryprisantft@gmail.com
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Est. QTY	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	2021 Ford Escape SE	\$28,163.34	\$28,163.34	\$49,043.00	\$49,043.00	\$27,537.00	\$27,537.00	\$27,798.34	\$27,798.34
TOTAL			\$28,163.34		\$49,043.00		\$27,537.00		\$27,798.34

FOB Point/Terms	Net 30	Net 30	Net 30	Net 30
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COMMENTS PENDING APPROVALS	September ETA	ETA 3 weeks from purchase order	Last day to order 05/20/2022	Last day to order 05/20/2022 - 30+ week ETA
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ADDU		
Description	Unit Number	Condition
2012 Jaguar XF	32-22-1246	Good
2020 BOOM BD150-T Scooter	32-22-2027	Good
2003 Chevrolet Tahoe	32-22-0343	Fair
2003 Mercedes CLK500C	32-22-0309	Fair
2006 BMW 750Li	32-22-0637	Good

Requested Surplus and Disposal to Underwriters Safety and Claims

Dougherty County Solid Waste		
Description	VIN Number	Condition
2017 Nissan Pathfinder	5N1DR2MM1HC630048	Non-salvageable



Christopher Cohilas, *Chairman*
Ed Newsome, *District 1*
Victor Edwards, *District 2*
Clinton Johnson, *District 3*
Russell Gray, *District 4*
Gloria Gaines, *District 5*
Anthony Jones, *District 6*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Michael McCoy, *County Administrator*
W. Spencer Lee, IV, *County Attorney*

May 23, 2022

Mr. Steven Carter, City Manager
401 Pine Avenue
Albany, GA 31701

RE: Sewer Extension Policy – Beattie Road

Dear Mr. Carter,

Dougherty County has received a letter from Lanier Engineering, Inc., consultant for JFT Public Properties (Developer), indicating their desire to develop a 41 residential lot subdivision at 2005 Beattie Road. It is also the Developer's intent to serve the development with City sanitary sewer.

The Developer will be responsible for the costs associated with the proposed sewer services, such as construction, design fees, impact fees, etc. Dougherty County nor the City of Albany will have any financial responsibility concerning this project.

On behalf of the Developer, Lanier Engineering has requested that the County ask the City of Albany to authorize this extension of the City's sanitary sewer, as per Section 60-136 of the City of Albany's Code of Ordinances.

Dougherty County supports residential development and requests your consideration to extend sewer service and accept the infrastructure once complete.

Sincerely,

Christopher S. Cohilas
Commission Chairman

Attachments: Lanier Request Letter
cc: Bruce Maples (COA), Jeremy Brown (DC)

