



REGULAR MEETING

July 17, 2023
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 Lorenzo Heard.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
 - a. Consider for action the minutes of the June 5th Regular Meeting, June 12th Work Session, June 26th Regular Meeting and June 26th Special Called Meeting. **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. Scott Steiner, President & CEO, Phoebe Putney Health System, is present to provide an update to the Board.
 - b. Citizen Sherry Jones is present to discuss land concerns.

7. Purchases.
 - a. Consider for action the Resolution providing for acceptance of the Contract for Services between Dougherty County and GMASS (Georgia Mass Appraisal Solutions and Services, Inc.) in the amount of \$1,482,000 to provide a countywide revaluation. The payment will be made in installments for three years. Funding is budgeted in the General Fund in the amount of \$1,700,000. **ACTION:**

8. Additional Business.
 - a. Consider for action the Resolution providing for the acceptance of the proposed project category list for T-SPLOST II. **ACTION:**
 - b. Consider for action the recommendation from Disaster Recovery and Grants to accept the funding and retroactive application for three Community Violence Prevention Grants for Dougherty County Police in the total amount of \$832,322.70. All are 100% funded grants with no local match. **ACTION:**
 - c. Consider for action the Resolution declaring the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction. **ACTION:**
 - d. Consider for action the proposed Board appointment. ***Appointments are made by nominations.***

Albany-Dougherty County Land Bank - Two (2) appointments for a two-year term ending July 31, 2025. Incumbents Thelma Adams-Johnson and Larry Thomas desire reappointment. There are two new applicants: Sam Farkas and Julian Marcus. The Land Bank reported that the incumbents are in good standing and recommends their reappointment. **ACTION:**

9. Updates from the Assistant County Administrator.
 - a. REMINDER - There will be no Commission meeting on Monday, July 24, 2023. The next meeting will a Work Session on Monday, July 31, 2023 in Room 100.
 - b. REMINDER - The Recreation Committee will be meeting with the City of Albany on Monday, July 24, 2023 at 1 pm in Room 120 regarding the proposed Albany-Dougherty Tennis Center.

10. Updates from the County Attorney.

11. Updates from the County Commission.

12. Consider for action the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing potential litigation and personnel 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

June 5, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on June 5, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Ed Newsome and Anthony Jones. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

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

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

The Chairman recognized Steven Belk, Parks and Recreation Director, to provide an update to the Board. Mr. Belk provided information about Driskell Park, Henderson Park preparations, and funding received from the Governor Kemp grant (\$6.6 million; with 2.2 million allocated for three community parks). Summer programs being held at the three facilities and other partnerships with the Sheriff's Office were shared. He added that there are upcoming plans for the community which include specific events in the County. Journey to Juneteenth events information was provided to the Board. Due to the closing of the skate park, more events will be planned for children on the first and second Fridays of the month. The collaborative partners that help to enhance the involvement of the children in the community were mentioned.

The Chairman recognized Public Works Director Chuck Mathis who introduced the three high school students that are interning with the department during the summer.

Citizens were present to speak about action taken by the Board on May 22, 2023. Tom Gieryic was opposed to the action taken by the Board. Mike Burrell, a citizen of District 6, spoke about the unwarranted dismissal of the County Administrator. Ms. Maurice Cook, a citizen of District 6, spoke positively of Commissioner Jones and Michael McCoy. Annie Hill spoke as a concerned citizen and not an employee regarding the actions taken against of Mr. McCoy and asked that the Board recognize his achievements. Sabrina Hayes did not speak in favor or against the action but asked the citizens to respect the decision being made. Joyce Barlow did not speak in favor or against the action but she shared her thoughts as a concerned citizen about

the betterment of Dougherty County. She encouraged the Board to resolve the issue so that the County can move forward and provided points for the Board to consider. Reverend Lawrence Knighton spoke about the fiscal concerns and funding received by the area. He outlined that economic development focus needs to be made. He also shared that the previous actions made by the previous Board and Attorney were not addressed. Othellious Cato spoke about validating actions of the Board and stated that people voted for representation; and if the actions were not desired, action will be taken during elections. Cassandra Richardson requested that the Board respect [their] positions; and pleaded if actions were not taken correctly, for [the Board] to please correct them. If [the actions] were correct, then the Board should [try to] continue to make this city the “Good Life City” for all individuals. Colette Jenkins spoke in favor of supporting the Board’s decision. Diana Brown spoke in favor of the termination and was disappointed regarding the media being selective on the topics shared in the meeting.

The Chairman called for consideration to approve the alcohol application from JNKR Inc., Rushabh Bharat Patel licensee, dba Lotus, at 1000 Liberty Expressway for Package- Beer and Wine. The Albany-Dougherty Marshal’s Office recommended approval.

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 declaring one 2011 Peterbilt Dump Truck and one 2017 Adapco Guardian 190 G4 ULV Machine as surplus and authorizing an Intergovernmental Transfer of the same in the sale amount of \$11,200 to the Randolph County Board of Commissioners.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 23-026 is entitled:

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR DECLARING SURPLUS A
COUNTY OWNED 2011 PETERBILT DUMP TRUCK AND A 2017
ADAPCO GUARDIAN 190 G4 ULV MACHINE AND AUTHORIZING
THE SALE OF SAME IN AN INTERGOVERNMENTAL TRANSFER
TO THE RANDOLPH COUNTY BOARD OF COMMISSIONERS FOR
THE SUM OF \$11,200; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.**

The Chairman called for consideration to amend the SPLOST VII budget in the amount of \$10,556,060.58. SPLOST VII collections ended on March 31, 2023 and the budget must be amended to report the collections received over the budgeted amount. The SPLOST VII

projects within the SPLOST Fund need to be amended by \$3,800,181.81 and interest earned amended by \$650,654.72. Projects approved by the Board in the May 1, 2023 Regular Meeting for Putney Park and Morgue need to be entered in the SPLOST Fund as approved leaving an unappropriated amount of \$1,395,836.53.

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

The Chairman called for consideration to increase and amend the General Fund budget by \$3,198,040 for a total budget of \$62,179,734 and increase and amend the Special Services District Fund in the amount of \$221,362 for a total budget of \$9,213,290. The budgets must be amended to reflect the amounts recommended in the Payroll Cost Study. Funding is available in ARPA and was budgeted at the beginning of FY23, but the actual budget for each department was not known until the study was received. This amendment is necessary to allocate to each department the amount that the study increased the department's budget.

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

The Chairman called for consideration of the resolution declaring the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction. County Clerk Jawahn Ware addressed. Mrs. Ware shared the standard approval for ADDU and she recommended approval.

Commissioner Jones moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 23-027 is entitled:

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

The Chairman called for consideration of the recommendation from Planning & Development and Public Works to apply for a US Department of Transportation Safe Streets for All (SS4A) Planning and Demonstration Grant (#20.939) in the amount of \$200,000 - \$250,000. The project scope and resulting cost have not been fully determined. This is a joint city and county application with a (County) local match of \$20,000- \$25,000. The plan would identify streets and roads in each jurisdiction that need safety improvements. The plan recommendation would include cost estimates separately for each government (unless there are roads that need improvements that go through both). The county's match will be provided from TSPLOST2.

Finance Director Martha Hendley addressed. Planning Director Paul Forgey, Public Works Director Chuck Mathis and Engineering Manager Jeremy Brown were present.

Commissioner Jones moved for approval. Commissioner Edwards seconded the motion. Under discussion, Mr. Forgey explained how the plan scope will identify the roads for improvements. The focus is to identify areas and ranks by need for safety and not solely the desire for improvement. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for the presentation and review of the proposed FY 2024 budgets as recommended by the Finance Committee. Finance Committee Chairman Clinton Johnson and Finance Director Martha Hendley addressed.

Chairman Johnson provided accolades for the work done and proudly presented a conservative budget. Mrs. Hendley started the presentation of the General Fund 2022/2023 Year End Projections. The beginning fund balance on July 1, 2022, was \$17,121,212 (unaudited) with estimated revenues over/under expenditures is \$9,444,098 leaving an estimated fund balance on June 23, 2023 of \$26,565,310. Information for taxes levied has not been received and was not recorded on the sheet provided. The proposed FY 2023/2024 General Fund M&O is \$66,892,096, CIP is \$237,928. The CIP fund balance is decreasing and has a proposed ending balance in FY 2024 of \$762,344. It was noted that most of our capital improvements are funded by SPLOST and the budgeted items listed are those not qualified for SPLOST payment. The proposed budget for the Alternate Dispute Resolution is \$90,000 with an increase in the fund balance to \$173,203.

For the Special Service District Fund, the beginning (unaudited) unrestricted net position on July 1, 2022, was \$8,609,037 with revenues less expenditures is \$650,699, leaving an estimated ending net position on June 30, 2023 of is \$9,259,736. The millage rate is 9.173. The tax digest was not known during the presentation. The proposed FY 23/24 budget is \$9,848,536. Under discussion, Commissioner Edwards requested that \$50,000 still be budgeted for home demolition.

The Solid Waste Enterprise Fund was discussed. The beginning (unaudited) unrestricted net position on July 1, 2022, was \$28,728,605 with an estimated income from the operation of \$462,500, leaving an estimated net position on June 30, 2023, of \$29,191,105. The cash balance and closure/post-closure amounts were shared. The proposed M&O FY 2023/2024 for the Solid Waste Enterprise Fund is \$4,266,826 and the capital outlay is \$3,070,000. It was noted that management is recommending increasing the tipping fees rate from \$38.97 to \$41.70 which is the 2022 CPI rate of 7%. Options on how the Board can handle the reimbursement due from loans made during the storms were shared. Attorney Shalishali will provide clarity regarding a question of Commissioner Gaines.

The total budget for Confiscated Funds (that include ADDU, Sheriff's Office and District Attorney) is \$510,400. The DHS Building Fund proposed budget for FY 2023/ 2024 M&O is

\$204,454 and CIP is \$580,000. The fund balance has increased and has an estimated fund balance of \$3,174,762. The Lease Commercial Fund is proposed for FY 2023/ 2024 to be \$54,550. Our total grant fund is budgeted at \$2,440,786 for the upcoming fiscal year. The Law Library budget is \$316,025. It was noted that the County is not funding the Self-Help Library in the amount of \$202,675 due to a grant being received.

There is a decrease in the proposed FY 2023/2024 Drug Abuse Treatment Educate (DATE) fund in the amount of \$57,000. It was clarified for Commissioner Johnson that the increase for the Sheriff's Youth Programs to \$15,000 is for the current FY (2022/2023).

Mrs. Hendley explained how the encumbrances for the ARPA fund must be handled and the proposed funding for FY 2023/ 2024 is \$1,769,505. The funds collected and budgeted for the opioid epidemic litigation were \$129,110. Attorney Shalishali discussed some of the funding uses for the funding and shared that additional details will be provided. Mrs. Hendley shared with the Board that a Jail contract increased in the amount of \$686,174. She also said that she plans to present this amendment and any other received prior to the Board's vote on June 26th.

The Chairman called for consideration of the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing potential litigation and personnel issues.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. The Board was in executive session from 12:10 pm – 2:26 pm.

Upon reconvening, the Chairman moved to rescind the Board's vote on May 22nd to relieve the County Administrator of his duties and to rescind the offer of the Assistant County Administrator. Upon a second by Commissioner Gray, the motion for approval passed unanimously.

The Chairman moved to terminate the County Administrator for just cause for failure to exercise good judgment in his decision to appoint an Assistant County Administrator without discussing the action with the members of the Board pursuant to Section 1-3-25 paragraph 9 of the municipal code to allow for disapproval of the appointment. Commissioner Johnson seconded the motion. Commissioner Newsome asked for the motion to be reread. Under discussion, Commissioner Gray asked for clarification regarding when written notice needed to be provided [to Mr. McCoy]. County Attorney Shalishali shared that code was not specific about receiving the written statement prior to or after the termination. The Chairman stated that a written statement will be provided after [the vote]. The motion passed with four ayes and three nays by Commissioners Newsome, Gray and Jones.

Under Commissioner updates, Chairman Newsome shared that he was not pleased with the vote and stated his concerns. Commissioner Gray wanted to clarify if Barry Brooks was employed as the Assistant County Administrator, and the County Attorney said yes. Commissioner Gray also asked for someone to be appointed as interim immediately to continue county business.

There being no further business to come before the Commission, the meeting adjourned at 2:34 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

June 12, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on June 12, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 am. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware and other staff. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the roll call and the invocation, Chairman Heard asked the Commission to review the minutes of the May 15th Regular Meeting, May 22nd Work Session and May 25th Special Called Meeting.

The Chairman opened the public hearing for the proposed FY 2023-24 budgets. No one was present to speak for or against the proposed budgets. Mrs. Hendley reminded the Board that the only change consisted of increasing one of the Jail's contracts and she said that all changes will be presented at the end of the month. She also addressed questions from Commissioner Gaines pertaining to the funding of interest bearing accounts. There being no further discussion, the Chairman closed the public hearing.

The Chairman recognized James Morgan, County Extension Coordinator, to update the Commission with the quarterly report. Mr. Morgan shared that this is his final report to the Board [he will be moving] and his last day is June 28th. He thanked the Commission for the support and tokens of appreciation were presented. He shared the plan of action provided by his supervisor to replace his position. The Commission provided well wishes to Mr. Morgan on his new journey.

The Chairman called for a zoning discussion for Deborah Johnson, owner and Johnathan Johnson, applicant (23-030) request for special approval to convert an in-home daycare serving up to six clients to a daycare learning center to allow an increase of up to 18 daycare clients on a 1-acre parcel zoned R-2 (Single-Family Residential). The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. The Public Hearing and Action are scheduled for June 26, 2023. It was noted that there will be a conditional approval presented during the public hearing. Ms. Gray shared that all signage must comply with the Dougherty County ordinance. She requested that Commissioner Edwards defer his other questions to the public hearing.

The Chairman called for a discussion to accept the bid for six 2023 Police Pursuit Utility AWD vehicles from the lowest, responsive, and responsible bidder, Wade Ford (Smyrna, GA) in the amount of \$261,960. Two bids were received with the highest being \$271,200. Funding is

budgeted in SPLOST VII. Assistant County Administrator Barry Brooks and City of Albany Buyer Corey Gamble addressed. Captain Jason Hager was present.

The Chairman called for a recommendation from the Library to apply for the Georgia Public Library Service Grant in the amount of \$600,000 to renovate the Westtown Branch. This grant requires a 50% match. Funding for the local match in the amount of \$300,000 will come from SPLOST VI and VII. Library Director Gail Evans addressed. Finance Director Martha Hendley was present. Ms. Evans said that the time limit on the MMR funding received had expired. They are now applying for another MMR grant and a capital outlay grant. She shared that an application does not mean that we will receive it. It is projected that one grant will be received; however, there will be a funding shortfall for the renovation unless the scope is changed.

The Chairman called for a recommendation from the Library to apply for the Georgia Public Library Service Capital Outlay Grant in the amount of \$1,000,000 for capital improvements at the Westtown Branch. This grant requires a 10% match. Funding for the local match in the amount of \$100,000 will come from SPLOST VII. Library Director Gail Evans addressed. Finance Director Martha Hendley was present. Ms. Evans shared the particulars of this request in addition to the one previously discussed and added a high-level review of the planned renovations.

The Chairman called for a recommendation to retroactively apply and accept the Criminal Justice Coordinating Council and the Council of Accountability Courts Judges 2024 Accountability Court Operating Grant for FY 2024 (J24-8-064) in the amount of \$124,182 with a 12% match. The match is traditionally met through the use of DATE (Drug Abuse Treatment Education) funds. The grant is a reimbursement grant provided by the Criminal Justice Coordinating Council. The grant must be applied for and accepted by the Commission each year. Grant Administrator Patricia Griffin addressed. Finance Director Martha Hendley was present. Ms. Griffin asked for approval of this recovery grant and shared that the other items listed on the agenda fund their programs.

The Chairman called for a recommendation to accept the Criminal Justice Coordinating Council and the Council of Accountability Courts Judges 2024 Accountability Court Operating Grant for FY 2024 (K52-8-004) in the amount of \$199,988. The grant is a reimbursement grant provided by the Criminal Justice Coordinating Council and no match is required. The grant must be accepted by the Commission each year. Finance Director Martha Hendley and Grant Administrator Patricia Griffin were present to address.

The Chairman called a recommendation to accept the Criminal Justice Coordinating Council and the Council of Accountability Courts Judges 2024 Accountability Court Operating Grant for FY 2024 (K52-8-005) in the amount of \$177,776. The grant is a reimbursement grant provided by the Criminal Justice Coordinating Council and no match is required. The grant must be accepted by the Commission each year. Grant Administrator Patricia Griffin addressed. Finance Director Martha Hendley was present. Ms. Griffin addressed the question from Commissioner Edwards regarding the use of DATE funds. Upon the request of Commissioner Edwards and the consent of the Chairman, Ms. Griffin will meet with Chief

Ostrander regarding enrolling inmates to receive services, especially pertaining to substance abuse. She also shared some of the actions that they take now at the Jail.

The Chairman called for a discussion of the board appointments. County Clerk Jawahn Ware addressed.

ASPIRE Behavioral Health & Developmental Disability Services Board –

There are three appointments with a three-year term ending June 30, 2026. Incumbents Coroner Michael Fowler (Elected official appointment) and Richard Ware desire reappointment. Incumbent Leonard Minter is deceased. There are two new applicants: Becky Farkas and Jeanette Henderson.

Chehaw Park Authority – There is one appointment with a three-year term ending July 1, 2026. Incumbent Scott Steiner desires reappointment. There are no new applicants.

The Chairman called for the continued presentation and review of the proposed FY 2024 Budgets as recommended by the Finance Committee. Finance Director Martha Hendley shared that there were no additional changes because she addressed all during the public hearing.

Commissioner Edwards asked about scheduling a ribbon cutting for the Rescue Mission. Mr. Brooks said that he will provide an update. Commissioner Gray shared that Commissioner Newsome was selected as the Albany Herald’s Readers’ Choice favorite County Commissioner. Commissioner Gaines asked about the Juneteenth event and Public Information Officer Wendy Howell provided an update. Commissioner Jones asked Ms. Howell to send an itinerary.

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

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

There being no further discussion, the Board entered into Executive Session at 11:00 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

June 26, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on June 26, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Ed Newsome and Anthony Jones. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the invocation and Pledge of Allegiance by the Chairman, he called for approval of the minutes for the May 15th Regular Meeting, May 22nd Work Session and May 25th Special Called Meeting.

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

The Chairman recognized Parks and Recreations Director Steven Belk and Recreation Supervisor Tee Taylor to provide an update on the Juneteenth events. It was shared that the final event was held on Saturday, June 17th, and over 800 individuals participated which included 500 children. It was well received and the Board was thanked for the partnership. Commissioner Edwards requested that the next event also be indoors and Mr. Belk said that the citizens shared the same thoughts. Mr. Belk asked for the community to come out and support events because they are for both the City and County residents. Compliments were provided by the Board on the Juneteenth event and the program held on Sunday, June 25th at Radium Springs.

The Chairman recognized citizen Bruce Capps who spoke in opposition to the renovation of the Westtown Library Branch. He shared that he was in favor of libraries but based on the statistic he provided, there is an average of three patrons attending per hour. He encouraged the Board to consider the numbers prior to approving the grant request. Commissioner Johnson suggested that Mr. Capps present his request to the Library Board.

The Chairman opened the public hearing for Deborah Johnson, owner and Johnathan Johnson, applicant (23-030) request for special approval to convert an in-home daycare serving up to six clients to a daycare learning center to allow an increase up to 18 daycare

clients on a 1-acre parcel zoned R-2 (Single-Family Residential). The Planning Commission recommended approval with the condition that the driveway be enlarged to accommodate two-way ingress and egress traffic. Paul Forgey, Planning Director addressed. Mr. Forgey shared that the current zoning does allow the request for special approval. There is no proposed negative impact to traffic, but the ordinance will require five additional parking spaces to be available. The individuals who spoke in opposition to the zoning expansion were David Reese, Lloyd Brown, Dr. Art Brown, Mr. and Mrs. Lewis, Penny Sesberry, Nathaniel Dickerson, Dean Brown, Dr. Morris, Dr. Alma Noble, Wallace Miller, and Juanita Wright. Most shared that their opposition was due to them wanting to maintain a residential area [and not have a commercial appearance]. The individuals in favor of the zoning expansion were Johnathan Johnson, Walter Johnson, Octavia Parker and Tara Johnson who shared that the daycare was already established, and this would help expand childcare services for the needed families. There being no additional comments regarding the proposed matter, the Chairman closed the public hearing.

The Chairman called for consideration to accept the bid for six 2023 Police Pursuit Utility AWD vehicles from the lowest, responsive, and responsible bidder, Wade Ford (Smyrna, GA) in the amount of \$261,960. Funding is budgeted in SPLOST VII.

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

The Chairman called for consideration of the recommendation from the Library to apply for the Georgia Public Library Service Grant in the amount of \$600,000 to renovate the Westtown Branch. This grant requires a 50% match. Funding for the local match in the amount of \$300,000 will come from SPLOST VI and VII. Library Director Gail Evans was present to address.

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

The Chairman called for consideration of the recommendation from the Library to apply for the Georgia Public Library Service Capital Outlay Grant in the amount of \$1,000,000 for capital improvements at the Westtown Branch. This grant requires a 10% match. Funding for the local match in the amount of \$100,000 will come from SPLOST VII. Library Director Gail Evans was present to address.

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

The Chairman called for consideration to retroactively apply and accept the Criminal Justice Coordinating Council and the Council of Accountability Courts Judges 2024 Accountability

Court Operating Grant for FY 2024 (J24-8-064) in the amount of \$124,182 with a 12% match. The match is traditionally met through use of DATE funds. The grant is a reimbursement grant provided by the Criminal Justice Coordinating Council. The grant must be applied for and accepted by the Commission each year.

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

The Chairman called for consideration to accept the Criminal Justice Coordinating Council and the Council of Accountability Courts Judges 2024 Accountability Court Operating Grant for FY 2024 (K52-8-004) in the amount of \$199,988. The grant is a reimbursement grant provided by the Criminal Justice Coordinating Council and no match is required. The grant must be accepted by the Commission each year.

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

The Chairman called for consideration to accept the Criminal Justice Coordinating Council and the Council of Accountability Courts Judges 2024 Accountability Court Operating Grant for FY 2024 (K52-8-005) in the amount of \$177,776. The grant is a reimbursement grant provided by the Criminal Justice Coordinating Council and no match is required. The grant must be accepted by the Commission each year.

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

The Chairman called for consideration of the proposed board appointments.

Upon nomination by Commissioner Johnson, the new applicant Jeanette Henderson was unanimously appointed to the ASPIRE Behavioral Health & Developmental Disability Services Board to serve a three-year term ending June 30, 2026 to replace Leonard Minter. Upon nomination by Commissioner Johnson, the incumbents Coroner Michael Fowler and Richard Ware were unanimously reappointed to the ASPIRE Behavioral Health & Developmental Disability Services Board to serve a three-year term ending June 30, 2026.

Upon nomination by Commissioner Johnson, incumbent Scott Steiner was unanimously reappointed to the Chehaw Park Authority to serve a three-year term ending July 1, 2026.

County Clerk Jawahn Ware addressed updates on the changes to the Economic Development Commission Bylaws. EDC President & CEO Jana Dyke and EDC Board Member Matt Reed were present. Clarification on the updated EDC Bylaws was received May 17, 2023. To be in compliance with the approved EDC Bylaws that were amended on August 4, 2022, the City and County have to take retroactive action. The notable changes are (1) the City and County will each appoint six representatives. (The previous appointment was four); (2) The term of office, except for those serving by virtue of office, is now three years. (The previous term was two years); (3) one appointment has to be made to replace Dr. Anthony Parker. Rev. Lawrence Knighton was appointed in the October 3, 2022 Regular Meeting to fill the unexpired vacancy of Dr. Parker until December 31, 2022. However, when the reappointments for those expiring in December 2022 were presented to the County Commission, Rev. Knighton and Dr. Emmett Griswold were both appointed to the one position scheduled to expire on December 31, 2024. As a result, the County now has seven representatives instead of six. Ms. Dyke shared that the changes in the number of appointees started in 2021 (prior to her employment) and the presentation is being made for basic housekeeping purposes. Ms. Dyke also clarified the bylaw changes never updated regarding the Chairman's appointment. The position was never exclusively for the Chairman; it has been for a Dougherty County Board representative. Mrs. Ware said that Board will vote on the Dougherty County Commission representative to serve on the Economic Development Commission for a three-year term moving forward.

The Chairman called for the recommendation to amend the Economic Development Commission term of Matt Reed to expire December 31, 2025, to reflect the amendment of the EDC Bylaws. The term expiration of December 31, 2024 was approved in the November 21, 2022 Regular Meeting.

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

The Chairman called for the recommendation to amend the appointment to the Economic Development Commission term expiring December 31, 2024. The Board needed to rectify the additional Board member appointment of either Rev. Lawrence Knighton or Dr. Emmett Griswold.

Upon nomination by Commissioner Johnson, the recommendation of Dr. Emmett Griswold to be appointed to the position passed with five ayes and two nays by Chairman Heard and Commissioner Gaines. The nomination for Rev. Lawrence Knighton made by Commissioner Gaines failed by receiving two votes from Chairman Heard and Commissioner Gaines.

The Chairman called for the recommendation of the Economic Development Commission member rectification to amend the term of Dr. Emmett Griswold to expire

December 31, 2025 to reflect the amendment of the EDC Bylaws. The term expiration of December 31, 2024 was approved in the November 21, 2022 Regular Meeting. The appointment of Lawrence Knighton made in the November 21, 2022, Regular Meeting is void.

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

The Chairman called for discussion of the nomination to the Economic Development Commission.

Upon a nomination by Commissioner Gray, the incumbents Commissioner Clinton Johnson and Chris Hatcher were unanimously reappointed to the Economic Development Commission to serve a three-year term ending June 30, 2026.

The Chairman called for the zoning consideration of Deborah Johnson, owner and Johnathan Johnson, applicant (23-030) request for special approval to convert an in-home daycare serving up to six clients to a daycare learning center to allow an increase up to 18 daycare clients on a 1-acre parcel zoned R-2 (Single-Family Residential). The Planning Commission recommended approval with the condition that the driveway be enlarged to accommodate two-way ingress and egress traffic.

Commissioner Edwards moved to deny the special approval request. Commissioner Gaines seconded the motion to deny. Under discussion, Commissioner Edwards shared that his motion was made due to the public outcry and he appreciated the passion of the Johnson family. There being no further discussion, the motion to deny passed unanimously.

The Chairman called for consideration of the nomination for Commissioner Anthony Jones to serve as the County Voting Delegate at the NACO Annual Conference Business Session in Travis County, TX. Chairman Heard addressed.

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

The Chairman called for consideration of the resolution providing for the acceptance and execution of the Contract of Sale of Real Property for 203 Skywater Blvd, Albany, GA in the amount of \$78,685.59 and 3600 Namdi Street, Albany, GA in the amount of \$238,800 under the HMGP 4297-008A Grant Award. Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, and Grant Consultant Georgia Collier-Bolling were present to address.

Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously. Resolution 23-028 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND
EXECUTION OF A CONTRACT FOR SALE OF REAL PROPERTY
FOR 203 SKYWATER BLVD AND 3600 NAMDI STREET
PURSUANT UNDER HAZARD MITIGATION GRANT PROGRAM
4297-008A; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for the continued presentation and review of the proposed FY 2024 budgets as recommended by the Finance Committee. Finance Director Martha Hendley addressed. She shared the changes made to the Jail Medical Services contract and mentioned the service agreements with the City of Albany. There was an increase in fund usage and the General Fund M&O now will be \$67,624,107. Amendments were made to the CIP fund to include library computers and the proposed FY 2023/ 2024 total budget is \$262,928. She noted changes to the Special Services Budget which is now \$9,883,229. The total proposed FY 2023/2024 budget is \$91,258,919 which is a 0.3% decrease from the amended FY 2022/2023 budget of \$91,496,520.

The Chairman called for consideration to accept the proposed FY 2023-2024 Budget in the amount of \$91,258,919.

Commissioner Johnson moved for approval. Commissioner Newsome seconded the motion. Under discussion, Commissioner Gaines asked about the non-compliance of the audit from last year and Mrs. Hendley confirmed that it will be completed soon. There being no further discussion, the motion passed unanimously.

County Attorney Shalishali provided an update on the funding received in the amount of \$1,231.83 from the opioid litigation. He shared that 70% of the funding must be used for opioid treatment, programming, educational purposes and abatement; noting that this is a nonexclusive list. Commissioner Gaines asked who would spearhead this and Chairman Heard shared that it is the Board's decision.

Commissioner Johnson asked Mr. Brooks to get an update on the County's parcel GIS system. Mr. Forgey was present and shared that only the City was looking at the services. Consultant Georgia Collier Bolling clarified that the County was looking at using the services as well. Commissioner Johnson stressed the importance of the program and Mr. Forgey shared how it can be used. Commissioner Gray extended a thank you to Public Information

Officer Wendy Howell for overseeing the transition of the County with the new logo and being a voice for Dougherty County. Commissioner Jones thanked the Board for allowing him to serve as the voting delegate for NACO.

The Chairman called for the consideration of the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing real estate and then to adjourn. Commissioner Johnson moved for approval. Upon a second by Commissioner Jones, the motion for approval passed unanimously.

There being no further discussion, the Board entered into Executive Session at 12:01 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
SPECIAL CALLED MEETING MINUTES

DRAFT

June 26, 2023

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on June 26, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 1:11 pm. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome in addition to County Attorney Alex Shalishali, County Clerk Jawahn Ware and other staff. Attorney Patrise Perkins-Hooker and Paralegal Valinda Johnson-Brown were the General Counsel representing Dougherty County and Michael McCoy was present with his General Counsel, Attorney Maurice King and law student Zacchaeus West. Judge Mark Anthony Scott was present to serve as the public hearing officer. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman opened the public hearing on a personnel issue that was being held pursuant to the County Code of Ordinances, Section 1-3-23 based upon the request of County Administrator Michael McCoy. Chairman Heard clarified that the hearing does not call for public comment and he outlined the process and purpose of the hearing. The hearing was then deferred to Judge Scott who stated that the statute is silent [regarding procedural aspects] and the purpose of the hearing is for reconsideration or upholding of the Board of Commissioners action; but a framework is needed to conduct the hearing. After introduction of legal representatives, Attorney King shared that he disagreed with the Judge's rendering regarding the procedures and process for the hearing. The hearing went into recess at 1:21 pm pending the arrival of Court Reporter Tamika Burnette. The hearing reconvened at 2:22 pm.

Attorney King asked for a continuing objection regarding the entire proceeding but clarified that his request was not a waiver for Michael McCoy. The Judge rendered that this was not a civil service case and asked Attorney King to proceed. Under Attorney King's opening statement, the request for the Board to recuse themselves was denied. Attorney Perkins-Hooker reviewed the procedural process regarding Mr. McCoy. Based upon the concerns raised by Attorney King, Attorney Perkins-Hooker in opening remarks cited a case of similar nature in Effingham County pertaining to the removal of their County Administrator. She found no reason not to proceed in any manner that deals with the procedural issues that are addressed and will allow Mr. King to introduce any evidence. She clarified that the Dougherty County Board of Commissioners are the ultimate decision makers, and this process was established at the time the County Administrator was employed.

Attorney Perkins-Hooker called Chairman Lorenzo Heard for question and Attorney King cross examined. Upon completion, there was a recess taken from 3:32 pm-3:50 pm. The following witnesses were called for questioning by Attorney King: Public Information Officer Wendy Howell, County Clerk Jawahn Ware, Human Resources Director Erica Potts, Commissioner Anthony Jones, Commissioner Russell Gray and County Administrator Micheal McCoy. Statements and questions were presented, with breaks in between, until

approximately 7:50 pm and the meeting was deferred to the Chairman who closed the public hearing.

The Chairman called for consideration the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing personnel issues. Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. The Board was in executive session from 7:55 pm – 8:11 pm. [The court reporter ceased recording].

Upon reconvening, Commissioner Johnson made a motion that the Board exit from Executive Session and return to the open meeting. The motion and inaudible second were approved unanimously by roll call.

Chairman Heard asked for consideration of his motion that the Board uphold its June 5, 2023 majority decision to terminate Michael McCoy’s employment as County Administrator. Commissioner Johnson provided a second and Commissioner Gray made a parliamentary inquiry regarding the motion being made by the Chairman; to which Commissioner Edwards stated that it is not illegal for the Chairman to do so. Upon roll call, the motion passed with four ayes and three nays made by Commissioners Newsome, Gray and Jones.

There being no further business to come before the Commission, the meeting adjourned at 8:13 pm.

[No exhibits presented in the public hearing were provided for the recording by the County Clerk].

CHAIRMAN

ATTEST:

COUNTY CLERK

**A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND EXECUTION OF THE
CONTRACT FOR SERVICES BETWEEN DOUGHERTY COUNTY, GEORGIA AND
GEORGIA MASS APPRAISAL SOLUTIONS AND SERVICES, INC., TO PROVIDE
COUNTYWIDE REVALUATION; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.**

WHEREAS, the Board of Commissioners of Dougherty County, Georgia has considered and is hereby desirous of approving and executing the Contract for Services between Dougherty County and Georgia Mass Appraisal Solutions and Services, Inc., to provide a countywide revaluation in the amount of \$1,482,000 while budgeting an amount up to \$1,700,000.

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

SECTION I Contract for Services between Dougherty County and Georgia Mass Appraisal Solutions and Services, Inc., to provide a countywide revaluation in the amount of \$1,482,000 and budget amount up to \$1,700,000 is hereby approved and adopted and the Dougherty County Chairman and Administrator are hereby authorized to execute any and all other documents necessary to the full implementation of said Contract for Services.

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

This the 17th day of July, 2023.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Lorenzo L. Heard, Chairman

ATTEST:

County Clerk

Contract for Services

County of Dougherty

State of Georgia

THIS CONTRACT is made and entered into this 17th day of July 2023 (the "Effective Date"), by and between DOUGHERTY COUNTY, GEORGIA, a political subdivision of the state of Georgia, acting by and through its Board of Tax Assessors (herein, the "County") and Georgia Mass Appraisal Solutions and Services Inc, (G.M.A.S.S.) (herein the "Company") for the purposes of providing appraisal services as more defined below.

In consideration of the promises, covenants, and conditions set forth herein, the County and the Company agree as follows:

- Updated cost schedules and inventoried real property.
- Physical field review of all commercial, industrial, agricultural and residential parcels, with the exception of pre-billed mobile homes but to include all homesteaded mobile homes.
 - Field reviews will consist of grading, observed condition and depreciation
 - A front and back photo of all improvements will be taken
 - Non returned items will be measured and recorded for taxation
- Desk Audits will be performed for exempt property types. Utilizing aerial photography exempt property already listed on the tax digest will have a desk audit performed to verify use and size.
- Developing cost schedules for all improvement types
 - Schedules will be based on cost values that when adjusted to local market conditions will produce fair market values.
- Neighborhood and location adjustments and tables will be developed and applied where market conditions dictate.
- Developing Urban land schedules to properly value residential, commercial and industrial land.
 - These schedules will be developed using methods of lot, front foot, square foot or acreage as deemed appropriate by company and county.
- Developing land values for small and large rural tracts
- Documenting work
- Reviewing sales for timber value
- Reviewing sales for other non-land value items
 - Using improvement values as determined by GMASS and approved by County Chief Appraiser
 - Irrigation and other non-land item values will be assigned by GMASS
- Providing list of sales with extracted values, timber and other non-land values

- Developing a small acre break
- Classifying small tracts according to accessibility and desirability
- Classifying tracts above small acre break (large tracts) as open land, woodland and ponds.
 - Open land and woodland will be broken down into 9 productivity classes based on NRCS soil information and Department of Revenue ratings
 - Ponds will be assigned one of 3 classes based on clearing, dam construction and waterline
 - Accessibility and desirability codes will be assigned
 - Values for each land classification will be established
- Developing an accessibility/desirability schedule that will contain adjustments for size, location and characteristics inherent within the parcel
 - Schedule shall begin at an acre level of .01 and extend to the largest tract acreage in the county
 - Schedule shall contain acre increments of one acre to the small acre break point
 - Acre increments above the small acre break point shall be determined by market analysis
 - Acreage increments of a tenth will be present to accommodate parcels less than one acre
 - Values around the small acre break will be blended to present as smooth as possible transition from small acreage to large acreage valuation
- Determining the absorption rate for large tracts where insufficient sales exits
 - Absorption rate will be incorporated into accessibility/desirability table
- Providing narrative descriptions of all land schedules and their components
- Data transfer of all collected field data into county's CAMA (WinGAP).
- Review and edit all data, information and values prior to mailing of assessment notices
- Generating sales ratio studies for all property types that meet the requirements of the Georgia Department of Revenue and the Dougherty County Board of Assessors.
- Providing an appraiser registered with the Georgia Real Estate Appraiser Board for hearings and appeals review. **20 days are included with this proposal (over entire 3 year period) to use at the county's discretion. Any days over 20 will be charged a per diem rate.**

Scope of Service (County)

- Provide GMASS with adequate office workspace (table & chairs)
- Provide a computer for remote access using LogMeIn or VPN
- Provide GMASS with one local network connection for laptops to be used when personnel are present in the office
- Provide qualified sales for all property types
- Provide aerial photography or GIS layers for property valuation work

Cost of Services:

The cost for providing the services above shall be as follows:

Contract amount for year 1 (2024)	\$494,000.00
Contract amount for year 2 (2025)	\$494,000.00
Contract amount for year 3 (2026)	\$494,000.00
Additional Costs	
Per Diem for Appraiser in Hearings (includes expenses)	\$750.00
Per Diem for Appraiser in Superior Court	\$1,000.00

Term: The term of this Contract shall begin on the Effective Date and shall expire on _____, 2026. .

Termination: The County or the Company may terminate this contract for any reason by giving the other party 30 days' written notice. Upon termination under this provision, the County shall be responsible for paying the Company for the services provided prior to termination. If the County has paid the Company more than the value of the services provided, the Company shall pay the County the value of the overage.

Invoices: In exchange for the services provided for in this Contract, the County shall pay the Company the amount \$1,482,000.00. Invoices will be submitted monthly for a period of 36 months. All invoices will be submitted to the Board of Tax Assessors for approval and will be delivered by the 10th of each month. Invoices are net 30 days and interest (1.5 %) will be added to all late payments after 30 days.

Contract Assignment: The Company shall not be authorized to assign this Contract, or any of the Company's rights, duties or obligations under the Contract to any other person or entity without the express written consent of the County, which consent shall be provided or withheld in the sole and absolute discretion of the County.

Venue: All suits arising out of or related to this Contract shall be filed in the Superior Court of Dougherty County, Georgia.

Choice of Law: This Contract shall be governed by and interpreted in accordance with the laws of Georgia. Likewise, Georgia law shall govern any dispute between the parties.

Insurance: The Company shall carry no less than One Million Dollars (\$1,000,000.00) in comprehensive general liability insurance during the pendency of this Contract. The Company shall name the County as an additional insured under the policy(ies).

This 17 day of July, 2023.

X

For DOUGHERTY COUNTY

X

For GMASS

**A RESOLUTION
ENTITLED
A RESOLUTION TO APPROVE DOUGHERTY COUNTY’S LIST OF PROJECT
CATEGORIES FOR A 2023 TRANSPORTATION SPECIAL PURPOSE LOCAL
OPTION SALES TAX REFERENDUM; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.**

WHEREAS, the Board of Commissioners of Dougherty County, Georgia is considering placing the referendum question before the voters of Dougherty County to allow the continuation of the Transportation Special Purpose Local Option Sales Tax (TSPLOST);

WHEREAS, the Board of Commissioners of Dougherty County, Georgia has developed a list of TSPLOST project categories and intends on inviting the City of Albany, which is the qualified municipality in Dougherty County eligible to receive TSPLOST proceeds, to review and identify projects categories qualifying for TSPLOST;

WHEREAS, it is in the best interest of the health, safety, and welfare of the citizens of Dougherty County to designate qualifying project categories for consideration by the voters in such TSPLOST referendum;

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

SECTION I The qualifying project categories listed by the Board of Commissioners of Dougherty County, Georgia in Exhibit “A” attached hereto and incorporated herein by reference are approved and ratified for inclusion and consideration in the 2023 TSPLOST referendum in Dougherty County.

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

This the 17th day of July, 2023.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Lorenzo L. Heard, Chairman

ATTEST:

County Clerk



DOUGHERTY COUNTY T-SPLOST II PROJECT LIST

ROADWAY IMPROVEMENTS		\$10,095,000
Roadway Improvements	\$10,095,000	
Funding Dedicated to roadway improvements on arterial and residential roads		
SIDEWALK INSTALLATION/IMPROVEMENTS		\$1,800,000
Sidewalk Installation/Improvements	\$1,800,000	
Funding Dedicated to sidewalk installation and improvements		
ALLEY PAVING/IMPROVEMENTS		\$1,400,000
Alley Paving/Improvements	\$1,400,000	
Funding Dedicated to the rocked and paved alleys		
ROAD STRIPING		\$1,000,000
Road Striping	\$1,000,000	
Funding Dedicated to road striping		
MULTIPURPOSE TRAILS		\$6,750,000
Multipurpose Trails	\$6,750,000	
Funding Dedicated to developing walking and biking trails in various locations of the County to provide access to the natural beauty of our parks and river corridor		
SIGNAGE		\$442,500
Signage	\$442,500	
Funding Dedicated to replacing of old road signs County-wide		
INTERSECTION IMPRVS, ROAD PROJECTS & TRAFFIC CALMING		\$7,800,000
Bridge Design & Replacement	\$3,800,000	

Funding Dedicated to the design, permitting, & construction of County bridges

Pavement Widening & Shoulder Improvements \$1,750,000
Funding Dedicated to widening of narrow road lanes and for widening and/or road shoulder improvements

Road & Pavement Condition Assessment \$250,000
Funding Dedicated to the assessment, evaluation and cataloging of all County roads

Traffic Calming \$1,000,000
Funding Dedicated to traffic calming devices on approved residential streets

Economic Development Transportation Infrastructure Incentive \$1,000,000
Projects associated with the expansion of and/or locating business and industry in the community

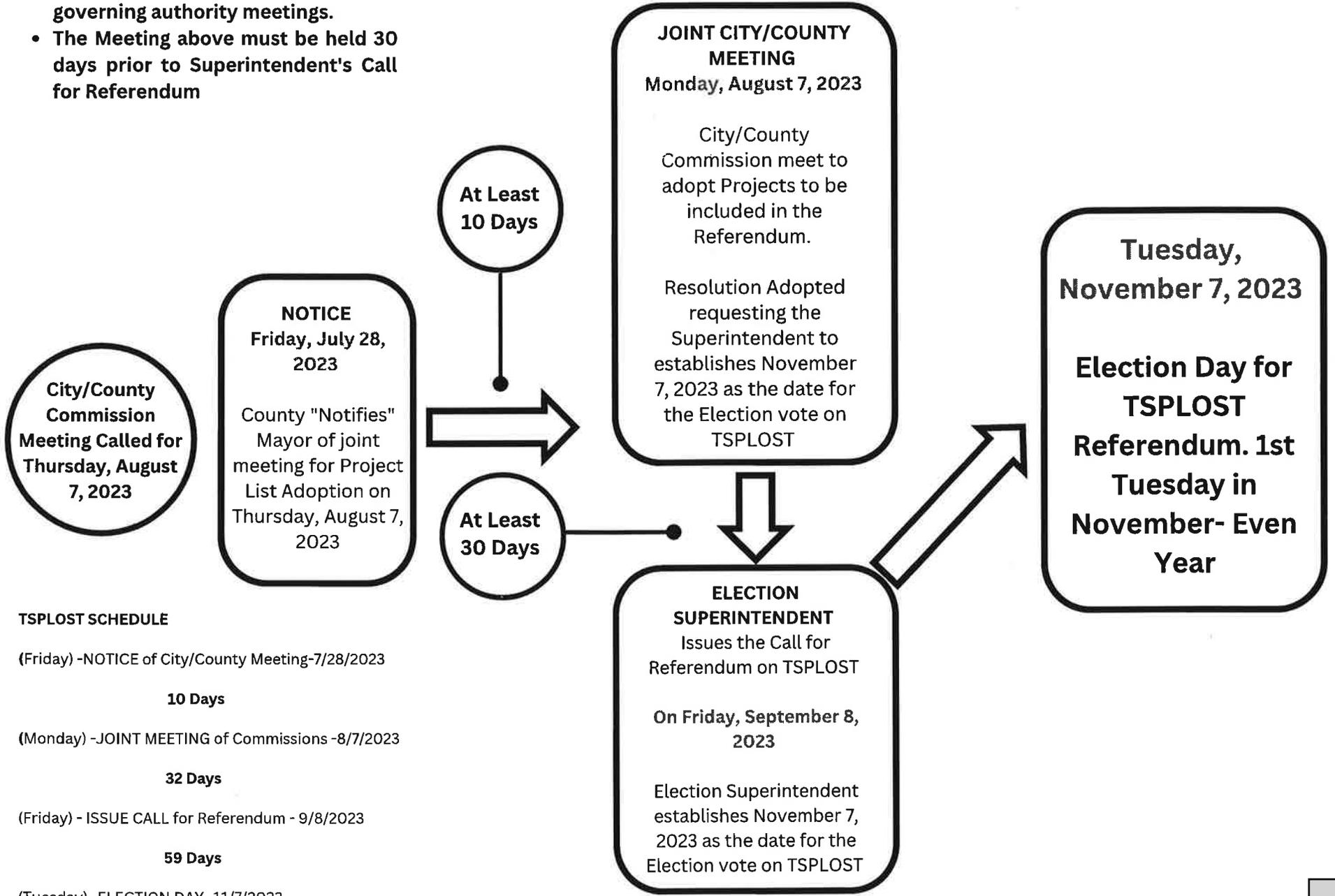
TOTAL - COUNTY SHARE ** \$29,287,500

(NOTE: Total Revenue Estimate revised in consultation with City Finance)

O.C.G.A. 48-8-263

- Prior to Call for Referendum, County must provide City written Notice at least 10 days prior to call of governing authority meetings.
- The Meeting above must be held 30 days prior to Superintendent's Call for Referendum

T-SPLOST REFERENDUM TIMING



TSPLOST SCHEDULE

(Friday) -NOTICE of City/County Meeting-7/28/2023

10 Days

(Monday) -JOINT MEETING of Commissions -8/7/2023

32 Days

(Friday) - ISSUE CALL for Referendum - 9/8/2023

59 Days

(Tuesday) -ELECTION DAY -11/7/2023

GRANT REQUEST AUTHORIZATION FORM



DATE: 6-15-23				
DEPARTMENT: CDBG-DR & Grants/DCPD				
GRANT PROGRAM: Community Violence Prevention				
GRANTING AGENCY: Office of Planning and Budget (OPB)				
CFDA # (IF FEDERAL GRANT)				
PROGRAM TITLE:				
FUNDING REQUEST:				
FEDERAL	STATE	LOCAL MATCH	OTHER	TOTAL REQUEST
	X	\$0.00		\$832,322.70
IF LOCAL MATCH IS REQUIRED, ARE FUNDS AVAILABLE IN CURRENT BUDGET? YES ____ NO ____		Comments: (In-kind, direct appropriation, etc.)		
INDIRECT COSTS? YES ___ NO X	AMOUNT:			
REIMBURSEMENT GRANT: YES <input checked="" type="checkbox"/> NO ____				
PROJECT DIRECTOR OR OFFICIAL: Asst. Police Chief Tateshea Irving/Harriet Hollis, CDBG-DR & Grants Program Manager		229-430-6600	E-MAIL: tirving@dougherty.ga.us/hhollis@dougherty.ga.us	
APPROVING SUBMISSION (PRINT NAME & TITLE) Harriet Hollis, CDBG-DR & Grants Program Manager	SIGNATURE: <i>Harriet Hollis</i>		DATE: 6-18-23	
REVIEWED BY FINANCE:	SIGNATURE:		DATE:	
REVIEWED BY COUNTY ADMINISTRATOR:	SIGNATURE:		DATE:	
COUNTY COMMISSION ACTION:	APPROVED: YES ____ NO ____		DATE:	

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

WHEREAS, Dougherty County, Georgia owns the attached list of vehicles; and

WHEREAS, the County has neither an immediate or foreseeable future use for said vehicles;

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia and **IT IS HEREBY RESOLVED** by Authority of same:

SECTION I. That the vehicles specified in the list attached hereto are hereby declared surplus and the Assistant County Administrator or County Clerk is authorized to dispose of or to sell the same via an online auction.

SECTION II. That the County Administrator or County Clerk is authorized to execute documents necessary to effectuate sale of said vehicles.

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

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

By: _____
CHAIRMAN

COUNTY CLERK
Adopted: July 17, 2023

ADDU		
Description	Unit Number	Condition
1991 Cadillac Brougham	32-22-9111	Poor
1995 Ford Crown Victoria	32-22-9549	Poor
2005 Mercedes Benz	32-22-0549	Poor
2005 Chevrolet Avalanche	32-22-0559	Poor

Albany Land Bank Authority

Incumbents

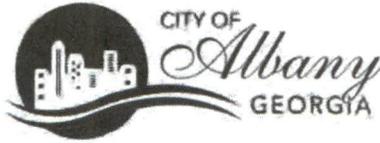
Thelma Adams-Johnson

Larry Thomas

Two new applicants

Sam Farkas

Julian Marcus



Albany-Dougherty Land Bank Authority

Board of Directors Application Form

The Albany-Dougherty Land Bank Authority is governed by a seven-member Board of Directors. Three members are appointed by the County and four by the City. Board members serve staggered two-year terms. All must be residents of their respective appointing government.

To be eligible to serve on the Land Bank Board of Directors, interested persons must have documented experience in subject matter relating to the operation of a Land Bank. This includes but not limited to: real estate, banking, property development, finance and/or accounting. To be considered for the Land Bank Board of Directors, please provide the following information:

County applicants must submit form by 5 p.m. Friday, May 12, 2023 to iware@dougherty.ga.us. Questions may be addressed to Paul Forgey at pforgey@albany.ga.us or (229) 438-3901

Name: Sam Farkas
Physical address: 1205 West Third Avenue
Mailing if different: Post Office Box 93 Albany 31702
Phone: 229-881-0136
Email: Sandyfarkas@GMail.com

Why do you want to serve on the Land Bank Board?

My name is Sam Farkas, Jr. and I wish to be on the Albany-Dougherty Land Bank board because the Farkas family has been a constant in owning, developing, and maintaining hundreds of properties and businesses in Albany- Dougherty county since the mid-1800s. No other family or group has kept such a large footprint in our community.

Six generations of the Farkas family have contributed to the "glory" days of our community. I wish to serve on the board to bring my skills in an attempt to manage properties in our area that will return us to those days.

Those skills include the following:

*I developed and ran a successful business in Albany called Container Waste Services.

*In conjunction with that, I bought, developed, and managed a grinding operation in a warehouse at 501 Maxwell St in Albany.

*I bought and remodeled the State Theater in Albany and operated a business there for 7 years, until I sold the property.

*I remodeled and repurposed the Farkas Estate properties. I now manage and rent 13 properties on W. Broad St., and 3 on Jackson St. in Albany.

I am sure I can bring the skills developed over the years to the board, and I would very much like to share these skills with our community. I wish to share the experiences of my real estate successes, property development, entrepreneurial talents, and inventive ideas.

Thank you,



Sam Farkas, Jr.

Julian Oliver Marcus

Item 8d.

Sales Director | Project Manager

ojulianmarcus1@gmail.com • (229) 881-7669
[LinkedIn: Julian Oliver Marcus](#) • Albany, GA

Dynamic Bilingual Leader offering extensive experience in Sales & Growth Initiatives, Process Optimization, Project Management and Team Development across Medical Device and Pharmaceutical environments, coupled with deep experience leading manufacturing operations and managing construction projects. Sales Strategist with a career history that spans the developing and scaling of sales initiatives across the medical device industry, while offering a deep understanding of organizational system design, value-based vision, and functional transformation. Recognized for consistently utilizing keen analysis to drive organizational implementations and improvements. Innovative thinker able to utilize critical thinking and strategic mindset to understand the environment and gain access to solidify partnerships.

Areas of Expertise

- ◆ Revenue Generation
- ◆ Team Leadership & Development
- ◆ Stakeholder Engagement
- ◆ Product Demonstrations
- ◆ Project Management
- ◆ Opportunity Identification
- ◆ Strategic Planning
- ◆ Business Development
- ◆ Relationship Development
- ◆ Purchasing
- ◆ Market Trend Analysis
- ◆ Account Management
- ◆ Fluent in Spanish
- ◆ Consultative Support
- ◆ Grant Administration

Professional Experience

Marcus Poultry Owner/Operator

1994 – Present

Key decision maker that heads the planning, organizing, directing, and control of live poultry production across a 40-acre farm, with four poultry houses and a part-time crew of 25, including poultry catchers, forklift operators, and semi operators. Lead live haul, feed haul, and garage activities, coordinating breeder production, broiler production, hatcheries, feed mills and nutrition to produce least-cost live broilers at the desired quantity and quality. Establish that all production of live poultry that meets corporate standards for processing.

- Introduced a sanitation process that decreased sanitation time from five to three days, cutting product costs by 20% and significantly reducing equipment wear.
- Consistently ranked as the #1 Boiler Producer among local group.
- Key internal negotiator of various contracts for poultry and by-product sales.
- Spearheaded the production of 40.5M pounds of live chickens for processing annually for 20 consecutive years.
- Designed and implemented process that increased By-product production by 25% and By-product sales by 20%.

Kowa Pharmaceuticals America Pharmaceutical Sales Representative

2022 – 2022

Spearhead new client acquisition, retaining high value relationships by focusing on quality of client experience. Own the achievement of client sales forecasts through impactful discussions with healthcare providers and office staff that allowed client to gain insight to demonstrate product's value to patients. Develop and execute consistent sales management processes, including a disciplined approach to prospecting, forecasting, and follow-ups to leads. Utilize patient-focused clinical dialogue to engage with every member of the office at the right level.

- Partnered with health care professionals as a product expert to tailor products, services, and support.
- Maintained an in-depth knowledge of products and of competitive products to support market awareness.
- Cultivated an environment for learning, best practice sharing, and accountability, creating opportunities for new business and pipeline expansion.
- Leveraged knowledge in the complexity and nuances of cultivating long term relationships with clients to better identify and execute ideal pathways towards generating a partnership that secured new revenue.
- Continually ranked in the top ten among Top Reps and Top Trending Reps and tied with the #1 Sales Representative in the country.
- Ranked #8 of 300 Nationwide in 4th Quarter Momentum Contest across Kowa Pharmaceuticals America.

Inhealth Systems & Services Territory Sales Manager

Built innovative sales strategies to secure new business for the market segment. Expanded territory through prospecting and lead generation, increasing the customer base and exceeding sales quotas. Analyzed local market trends and competitive actions to develop plans that grew sales volume and market share. Provided on-site support to troubleshoot product issues. Monitored market conditions, product innovations, and competitors' sales to target new opportunities.

- Gained recognition as the top Manager that drove 20% of the business for the state of Georgia
- Proposed customized solutions and partnerships that cultivated the trust of new and potential accounts.
- Introduced Neb Doctors Respiratory, Lactation, Compression, and Air Flow Vest products to three accounts in Pediatrics, Asthma & Allergy Specialty, OBGYN, and Family Practitioners that expanded territory.
- Conducted equipment demonstrations of Neb Doctor Products that boosted staff comprehension.
- Amplified the distribution of nebulizer units in the field to 1500 and of breast pumps Brest Pumps 20+ a month.
- Assessed and optimized equipment inventory across 200+ accounts and in the warehouse.

Additional Experience

Merchandising Representative, Georgia Lottery Corporation, Thomasville, GA
Sales Representative, R.J. Reynolds Tobacco Company, Columbia, GA

Education

Bachelor of Arts, Foreign Language, Spanish
Albany State University

Bachelor of Science, Business Administration, Management
Ft. Valley State College

Professional Training

International Marketing & Law, University of Georgia, London, Brussels & Belgium Exchange Program
French History, Grammar, Phonetics, University of Laval, Quebec, Canada
Mexican History & Culture, Universidad Autónoma de Yucatán, School of Anthropology, Menda, Yucatán, MX
Civil Law, Penal Law, Oenal Process Theroy, Universidad Autónoma de Yucatán, School of Law, Menda, Yucatán, MX
Spanish Phoenitcs and Grammer, Universidad, Autónoma de Yucatán, School of Educaiton, Menda, Yucatán, MX

Honors & Awards

Kowa Pharmaceuticals Momentum Contest Winner
Top Ten Recruitment Award - Georgia Lottery
Top Ten Recruiter, Georgia Lottery, Ranked #1
Highest Percentage Increase in Sales - Georgia Lottery
Top Ten Recruiter - Georgia Lottery - Ranked #3
Top Ten Recruiter - Georgia Lottery - Ranked #6
#1 Recruiter - Georgia Lottery - Thomasville District