



## WORK SESSION

September 16, 2024  
10:00 AM

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

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## AGENDA

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at [facebook.com/Dougherty.ga.us](https://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. Minutes.
  - a. Minutes of the August 19th Regular Meeting, August 19th Tax Public Hearing, August 26th Work Session, August 26th Special Called Meeting and August 29th Special Called Meeting.
5. 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. Gloria Baker, Yvette Greene, Cynthia Reliford Smith, Tristan Richardson, and Sebeca Pledger Jordan are present to accept the proclamation recognizing September as Alopecia Awareness Month in Dougherty County.
6. Zoning.
  - a. Fred Orton, applicant and owner (24-038) requests to rezone a 44.57-acre parcel from R-2 (Single-Family Residential District) and AG (Agricultural District) to AG (Agricultural District). The rezoning would allow for the portion of property zoned R-2 to align with Agricultural uses. The property is at 2615 Liberty Expressway SE. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address. *The Public Hearing and Action on this item are scheduled for the September 23, 2024 Regular Meeting.*

7. Purchases.
  - a. Discussion of the ratification of the emergency repair to Fleming Road in the amount of \$196,225 to Reeves Construction Company (Albany, Ga). The Commission provided consensus to the repair in the July 29, 2024 Work Session. Assistant County Administrator Barry Brooks and Public Works Director Chuck Mathis will address.
8. Additional Business.
  - a. Recommendation for the Dougherty County Commission to allow the County Administrator, as well as his/her designee, to have the authority to approve or deny requests for transfers of alcohol licenses in the unincorporated area in lieu of having action by the Board of Commissioners. The City of Albany updated their policies in 2022 allowing the change. The Marshal's Division is requesting that the Dougherty County Board of Commissioners take the same action to allow staff in the Code Enforcement Department to follow the same procedures for both entities. Assistant County Administrator Barry Brooks and Chief Deputy, Anthony Donaldson will address.
  - b. Discussion of the revised cost estimate to pave the Poinciana Street (north) alley. Assistant County Administrator Barry Brooks and Public Works Director Chuck Mathis will address.
  - c. Recommendation to declare the listed vehicles and equipment as surplus and authorize the disposal of or sale of same via an online auction. Assistant County Administrator Barry Brooks will address.
  - d. Recommendation to accept the Financial Advisory Services Agreement from Davenport Public Finance in an amount not to exceed \$10,000. This amount is within the Administrator's authority to accept, however, when combined with the \$15,000 agreement from May for work related to the County's FY 24-25 budget and 2024 tax digest, the cumulative amount exceeds the Administrator's \$20,000 limitation. Assistant County Administrator Barry Brooks will address.
  - e. Continued discussion from the Government Affairs Committee regarding the consulting for federal and state government relations. Government Affairs Committee Chairman Gloria Gaines and Assistant County Administrator Barry Brooks will address.
9. Updates from the County Administrator.
10. Updates from the County Attorney.
  - a. **REMINDER** - There will be a Special Called meeting following the Work Session.
11. Updates from the County Commission.
12. Adjourn.

### **Dougherty County's Vision Statement**

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

### **Dougherty County's Mission Statement**

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

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

## DOUGHERTY COUNTY COMMISSION

## REGULAR MEETING MINUTES

August 19, 2024 DRAFT

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 19, 2024. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Russell Gray, Anthony Jones, and Ed Newsome. Also present were Acting 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. Commissioners Gloria Gaines and Clinton Johnson were absent.

After the invocation and Pledge of Allegiance by the Chairman, he called for approval of the minutes for the July 15th Regular Meeting, July 29th Work Session, and July 29th Special Called Meeting

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

The Chairman opened the public hearing for the proposed tax increase of .15% for the County-Wide Digest and the proposed tax increase of .15% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 19.069 and the Special Services millage rate is 9.173. There being no individuals present in support of or opposition to the proposed tax public hearing, the Chairman closed the public hearing.

The Chairman recognized Vivek Bist, Agriculture and Natural Resources Agent, to update the Commission with the quarterly report. Our new 4H Agent, Jennifer Edwards, a former 4Her under Commissioner Jones, was introduced and presented information to the Board. Commissioner Jones provided sentiments and words of advice. Ms. Edwards addressed questions by Commissioner Edwards regarding diversity and low participation of young black males by sharing her plans for engagement. Dougherty County Extension Nutrition Education Program Assistant Vannessa Washington was present.

The Chairman called for consideration of the resolution providing for the acceptance and execution of Addendum 2 of the Third-Party Administrative Services Agreement between Charles Taylor and Dougherty County Board of Commissioners.

Commissioner Gray moved for approval. Upon a second by Commissioner Newsome, the minutes were unanimously approved. Resolution 24-032 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION FOR APPROVAL OF ADDENDUM 2 OF

THE THIRD-PARTY ADMINISTRATIVE SERVICES  
AGREEMENT WITH CHARLES TAYLOR TPA, LLC;  
REPEALING RESOLUTIONS OR PARTS OF  
RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the recommendation to increase the Tipping Fee rates at the Landfill effective October 1, 2024. The rates for MSW Garbage, Inert C&D, and residential self-haul will increase from \$38.97 to \$40.97, the rates for asbestos will increase from \$43.26 to \$45.26 and the rates for liquids will increase from \$71.72 to \$73.72. The last increase was effective July 1, 2016.

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

The Chairman called for consideration of the nomination of Commissioner Anthony Jones to serve as the County's Voting Delegate at the ACCG Legislative Conference Business Session on October 10, 2024 in Athens-Clarke County.

Upon a nomination by Commissioner Gray, Commissioner Jones was unanimously approved to serve as the County's Voting Delegate at the ACCG Legislative Conference Business Session on October 10, 2024, in Athens-Clarke County.

Mr. Brooks said there are two additional Tax Public Hearings scheduled. The first will be at 6 p.m. on August 19th and the second at 10 a.m. on August 26th, both in Room 100. He also provided an update on HB581 and suggested that the Board participate in the October 1<sup>st</sup> event in Tifton, Ga. Some information he received was shared from a recent City-County meeting hosted by the SWGA Regional Commission.

Commissioner Newsome shared his opinion on HB581, and Commissioner Edwards asked about the absentee ballot information he received. Commissioner Gray provided information on the best course of action to take, and Mr. Brooks said that we would work with our PIO and media partners to educate our citizens. Commissioner Gray also gave a preemptive welcome to those visiting our area for the ACCG Summer Policy Meeting being held in Dougherty County. Commissioner Jones provided kudos to Mr. Brooks and Facilities Management on the concerns with cats, the Humane Society, and the assistance they were starting to provide. Attorney Shalishali shared information on the local neutering and spaying programs. Chairman Heard asked that a moment of silence be held for the death of Public Works employee Lucius "Mickey" Amburn.

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

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

There being no further discussion, the Board entered into Executive Session at 10:45 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DRAFT

## DOUGHERTY COUNTY COMMISSION

## PUBLIC HEARING MINUTES

August 19, 2024

The Dougherty County Commission held a Public Hearing in Room 100 of the Albany-Dougherty Government Center on August 19, 2024, at 6:00 p.m. Chairman Lorenzo Heard presided. Present were Commissioners Russell Gray, Anthony Jones, and Ed Newsome. Also present were Acting County Administrator Barry Brooks and County Clerk Jawahn Ware.

The Chairman opened the public hearing for the proposed tax increase of .15% for the County-Wide Digest and the proposed tax increase of .15% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 19.069 and the Special Services millage rate is 9.173. There being no individuals present in support of or opposition to the proposed tax public hearing, the Chairman closed the public hearing at 6:03 p.m.

After the public hearing, citizen Roger Harell shared his concern about the neighboring property depreciating his value. Chairman Heard shared actions that the County is taking in regard to Code Enforcement. Mr. Brooks was familiar with the property of concern on OakHaven and he and Commissioner Gray shared that the property was in foreclosure. Mr. Brooks explained the process by law and Mr. Rogers' contact information was obtained for a follow-up.

There being no additional comments or concerns, everyone left the chamber at 6:09 p.m.

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CHAIRMAN

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COUNTY CLERK

## DOUGHERTY COUNTY COMMISSION

## WORK SESSION MEETING MINUTES

August 26, 2024 DRAFT

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 26, 2024. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were Acting County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. Commissioners Gloria Gaines and Russell Gray were absent.

After the invocation by Chairman Heard, he asked the Commission to review the minutes of the August 5th Regular Meeting and August 12th Work Session.

The Chairman opened the public hearing for the proposed tax increase of .15% for the County-Wide Digest and the proposed tax increase of .15% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 19.069 and the Special Services millage rate is 9.173. There being no individuals present in support of or opposition to the proposed tax public hearing, the Chairman closed the public hearing.

The Chairman recognized Bianca Hamilton, co-Executive Director of Sowega Birthworkers Collective, to provide information and receive the proclamations for National Breastfeeding Month and National Black Breastfeeding Week. Co-Director Victoria Snowden was not present. Doulas were present and recognized and Ms. Hamilton answered questions from the Board highlighting the SOWEGA Birthworkers Collective events being held during the week.

The Chairman called for a recommendation to purchase five new 2024 Ford Interceptors from Wade Ford (Smyrna, GA) in the amount of \$237,500 for the Sheriff's Office. The vehicles are available for immediate delivery. Funding is budgeted in SPLOST VIII. Acting County Administrator Barry Brooks and Sheriff's Office Major Ken Faust addressed. Major Faust addressed the questions of Commissioner Johnson.

The Chairman called for a recommendation to utilize single source provider, Dana Safety Supply, Inc. (Weston GA) to outfit five new 2024 Ford Interceptors in the amount of \$41,080.55. Funding is budgeted in SPLOST VIII. Acting County Administrator Barry Brooks addressed. Sheriff's Office Major Ken Faust was present. Mr. Brooks shared that this was related to the previously discussed item.

The Chairman called for a recommendation to purchase five new 2024 Ford Explorer Pursuit Vehicles for \$47,387 each and one new 2023 Ford Explorer Admin Vehicle for \$40,945 from State Contract Vendor Wade Ford, (Smyrna, GA) for a total expenditure of \$277,880 for the Dougherty County Police Department. The vehicles are available for immediate delivery.

Funding is budgeted in SPLOST VIII. Acting County Administrator Barry Brooks addressed. Captain Jason Hagar was present. Mr. Brooks answered questions from Commissioners Johnson and Jones regarding supply chain management, replacements, and pricing.

The Chairman called for a recommendation to purchase three new 2023 Ford F-150 Regular Cab trucks for \$41,125 each and one new 2023 Ford F-150 Super crew truck for \$47,645 from State Contract Vendor Wade Ford (Smyrna, GA), for a total expenditure of \$171,020 for Solid Waste. The vehicles are available for immediate delivery. Funding is budgeted in Solid Waste - Capital Outlay. Acting County Administrator Barry Brooks addressed. Solid Waste Interim Director Melvin Williams was present.

The Chairman called for a recommendation to purchase a Boom Mower with attachments from Sourcewell Contract Vendor National Equipment Dealers, LLC (Lexington, NC) in the amount of \$205,546.75 for Solid Waste. There is a four-month delivery time frame. Funding is budgeted in Solid Waste - Capital Outlay. Acting County Administrator Barry Brooks addressed. Solid Waste Interim Director Melvin Williams was present.

The Chairman called for a discussion of the proposed resolution providing for the approval of a stipend for the Coroner to supplement his annual salary. County Attorney Alex Shalishali addressed. Due to the Coroner's role as a public official and his salary being created by the General Assembly, it was confirmed that the County could provide a supplement without going back to the delegation. The adjustment of the gross amount of \$833 per month will be effective with the next pay period. It was noted that the amount will be continued during Mr. Fowler's tenure as Coroner.

The Chairman called for a discussion of the proposed resolution establishing a Judicial Building Master Planning Task Force, providing for the purpose, of establishing membership, organization, support, goals, and funding. Acting County Administrator Barry Brooks addressed. The resolution was requested to be approved, which allowed the tenants to have a voice. Chair of the Public Works Subcommittee Commissioner Newsome will chair the Task Force and funding for renovations will be brought back for approval. Commissioner Newsome confirmed that the plan would take about 14 months to complete and the blueprints have been created. Mr. Brooks addressed the question from Commissioner Edwards about using a resolution by providing a response that a resolution would be used to confirm the constitution of the Task Force. It was shared that it was not being placed in law by an ordinance. Mr. Brooks and Commissioner Newsome addressed questions of Commissioner Jones regarding the displacement of the individuals by sharing that the construction would be preplanned and staged.

The Chairman called for a discussion of the cost estimate to pave the Poinciana Street (north) alley. Acting County Administrator Barry Brooks and Public Works Director Chuck Mathis addressed. Mr. Brooks shared that this request was presented by Commissioner Edwards. The current alley has a "crush and run," which would not last as long as a paved alley. Mr. Mathis said that permission would be required by the railroad for the portion of the project on their property and the cost estimate for all sections would be over \$800,000. Upon the question of Commissioner Newsome, Mr. Brooks mentioned that TSPLOST has allocations for alley paving but the cost estimate was not listed in the initial funding consideration. Commissioner Edwards clarified what the original request was and what was done historically regarding paving and how

paving Red Bud went against prior practices. Mr. Mathis shared that the Board approved the paving of Red Bud and would have the ability to do the same with this request. He added that he would work with Commissioner Edwards to obtain clarification on the specific portions to be paved and would provide a new cost estimate. Commissioner Edwards recognized the citizens in the area who were present in the meeting.

Mr. Brooks reminded the Board of the Special Called Meeting following the Work Session. It was noted that the Finance Committee will meet immediately following the Executive Session in Room 120. In observance of Labor Day, there will be no County Commission meeting on Monday, September 2nd. The next meeting will be a Regular Meeting on September 9th. The Dougherty County Commission Retreat will be held September 17 to 19, 2024 at the Macon Convention Center. Human Resources needs action prior to the September 9<sup>th</sup> meeting for our benefits and we may have to have a Special Called Meeting if NFP does not provide latitude on their deadline. Commissioner Johnson shared that he was absent last week because he was at an ACCG meeting to discuss how to revamp the lifelong learning program. He gave updates on the Southern Policy Committee Meeting and shared the presentation provided by Commissioner Gray. He asked to work on the DNR request. The Chairman reminded everyone that Commissioner Gaines was still out due to traveling and provided kudos to Commissioner Johnson for working with ACCG.

There being no further business, the meeting adjourned at 10:56 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

August 26, 2024

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on August 26, 2024 immediately following the Work Session. Chairman Lorenzo Heard presided and called the meeting to order at 11:03 a.m. Present were Commissioners Victor Edwards, Clinton Johnson, Anthony Jones, and Ed Newsome. Also present were Acting County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. Commissioners Gloria Gaines and Russell Gray were absent.

The Chairman called for consideration of the recommendation to purchase five new 2024 Ford Interceptors from Wade Ford (Smyrna, GA) in the amount of \$237,500 for the Sheriff's Office. Funding is budgeted in SPLOST VIII.

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

The Chairman called for consideration of the recommendation to utilize single source provider, Dana Safety Supply, Inc. (Weston GA) to outfit five new 2024 Ford Interceptors in the amount of \$41,080.55. Funding is budgeted in SPLOST VIII.

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

The Chairman called for consideration of the recommendation to purchase five new 2024 Ford Explorer Pursuit Vehicles for \$47,387 each and one new 2023 Ford Explorer Admin Vehicle for \$40,945 from State Contract Vendor Wade Ford, (Smyrna, GA) for a total expenditure of \$277,880 for the Dougherty County Police Department. Funding is budgeted in SPLOST VIII.

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

The Chairman called for consideration of the recommendation to purchase three new 2023 Ford F-150 Regular Cab trucks for \$41,125 each and one new 2023 Ford F-150 Super crew truck for \$47,645 from State Contract Vendor Wade Ford (Smyrna, GA), for a total expenditure of \$171,020 for Solid Waste. Funding is budgeted in Solid Waste - Capital Outlay.

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

The Chairman called for consideration of the recommendation to purchase a Boom Mower with attachments from Sourcewell Contract Vendor National Equipment Dealers, LLC (Lexington, NC) in the amount of \$205,546.75 for Solid Waste. Funding is budgeted in Solid Waste - Capital Outlay.

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 providing for the approval of the 2024 Millage Rates for the County-Wide General Fund, Special Services District Fund, Dougherty County School System and the State of Georgia.

Commissioner Johnson moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously. Resolution 24-033 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION ASSESSING THE RATE OF TAXATION FOR  
COUNTY PURPOSES ON ALL TAXABLE PROPERTY IN  
DOUGHERTY COUNTY, GEORGIA AND ON ALL TAXABLE  
PROPERTY IN THE SPECIAL SERVICES DISTRICT OF  
DOUGHERTY COUNTY, GEORGIA FOR 2024; REPEALING  
PRIOR RESOLUTIONS OR PARTS OF RESOLUTIONS IN  
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

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

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

There being no further discussion, the Board left the chambers at 11:07 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

August 29, 2024

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on August 29, 2024. Chairman Lorenzo Heard presided and called the meeting to order at 1:00 p.m. Present were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, Ed Newsome, and Anthony Jones. Also present were Acting County Administrator Barry Brooks and County Clerk Jawahn Ware. The public participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. Commissioner Gloria Gaines was absent.

Upon the request of the Chairman to consider the business items, Commissioner Russell Gray motioned that all items listed on the agenda be approved. Upon a second by Commissioner Edwards, the following recommendations from the Insurance Review Committee were approved unanimously:

- to approve changes to the Dougherty County Group Health Plan benefits provider for Accidental Insurance from Trustmark to Voya and for Critical Care Insurance from AFLAC to Voya;
- to approve the renewal of administrative services provided under the Dougherty County Group Health Plan benefits by Meritain Health;
- to approve the renewal of benefits provided under the Dougherty County Group Health Plan benefits by Delta Dental and Humana;
- to approve the renewal of the SunLife aggregate insurance. This insurance provides protection for the Dougherty County Group Health Plan against unexpected losses or high claims; and
- to approve the renewal of the life insurance benefits provided under the Dougherty County Group benefits by Securian Life.

NFP Consultant Ross Conway was available to address via teleconference. HR Director Erica Potts, HR Assistant Director Catina Abner, and HR Specialist II, Brandy Folsom were present.

There being no further business to come before the Commission, the meeting adjourned at 1:01 p.m.

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CHAIRMAN

ATTEST:

\_\_\_\_\_  
COUNTY CLERK

# Board Of Commissioners

## Dougherty County Georgia



### DOUGHERTY COUNTY BOARD OF COMMISSIONERS PROCLAIM THE MONTH OF SEPTEMBER 2024 ALOPECIA AWARENESS MONTH IN DOUGHERTY COUNTY

WHEREAS, Alopecia is a medical condition that causes hair loss due to an autoimmune disorder which damages hair follicles. This condition can affect hair on the scalp, eyebrows, and various parts of the body, with hair loss occurring in small or large patches; and

WHEREAS, Alopecia affects an estimated 6.8 million individuals across the United States, with no regard to age, race, or gender. While the condition can develop in anyone, it frequently begins during childhood, often leading to significant physical, emotional, and psychological effects on those affected; and

WHEREAS, September is recognized as Alopecia Awareness Month, a time dedicated to raising awareness about this condition and supporting those living with it. Established in 1986 as a week-long recognition, Alopecia Awareness has since grown into a national movement, championed by individuals and organizations alike; and

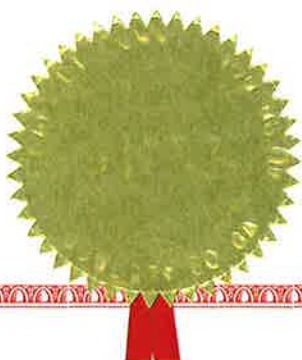
WHEREAS, the Dougherty County Board of Commissioners acknowledges the importance of educating the public about alopecia, promoting research, and supporting residents impacted by the condition. National organizations such as the National Alopecia Areata Foundation (NAAF) work tirelessly to advocate for individuals with alopecia, providing resources, promoting research, and offering support to families; and

WHEREAS, during Alopecia Awareness Month, we encourage all citizens to learn more about this condition, promote understanding and acceptance, and offer support to the millions of individuals nationwide, including those in Dougherty County, who are affected by alopecia; and

WHEREAS, we especially recognize Gloria Baker, Yvette Greene, Cynthia Reliford Smith, Tristan Richardson, and Sebeca Pledger Jordan, each of whom are individuals living with alopecia, for their courage, strength, and resilience in the face of this condition; and

NOW, THEREFORE, BE IT RESOLVED that the Dougherty County Board of Commissioners does hereby proclaim the month of September 2024 as Alopecia Awareness Month in Dougherty County. We encourage all citizens to join in this effort to increase awareness, foster inclusivity, and support ongoing research for treatment and prevention of alopecia.

This the 16th day of September 2024.



BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
LORENZO L. HEARD, Chairman  
Dougherty County Commission



## MEMORANDUM

Date: September 5, 2024

To: Dougherty County Board of Commissioners

From: Albany-Dougherty Planning Commission

Subject: 24-038 Rezoning 2615 Liberty Expressway SE

Fred Orton (24-038) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone a 44.57-acre parcel from R-2 (Single-Family Residential District) and AG (Agricultural District) to AG (Agricultural District). The rezoning would allow for the portion of property zoned R-2 to align with Agricultural uses. The property is 2615 Liberty Expressway SE parcel (00174/00001/084). The property owner/applicant is Fred Orton. District 6

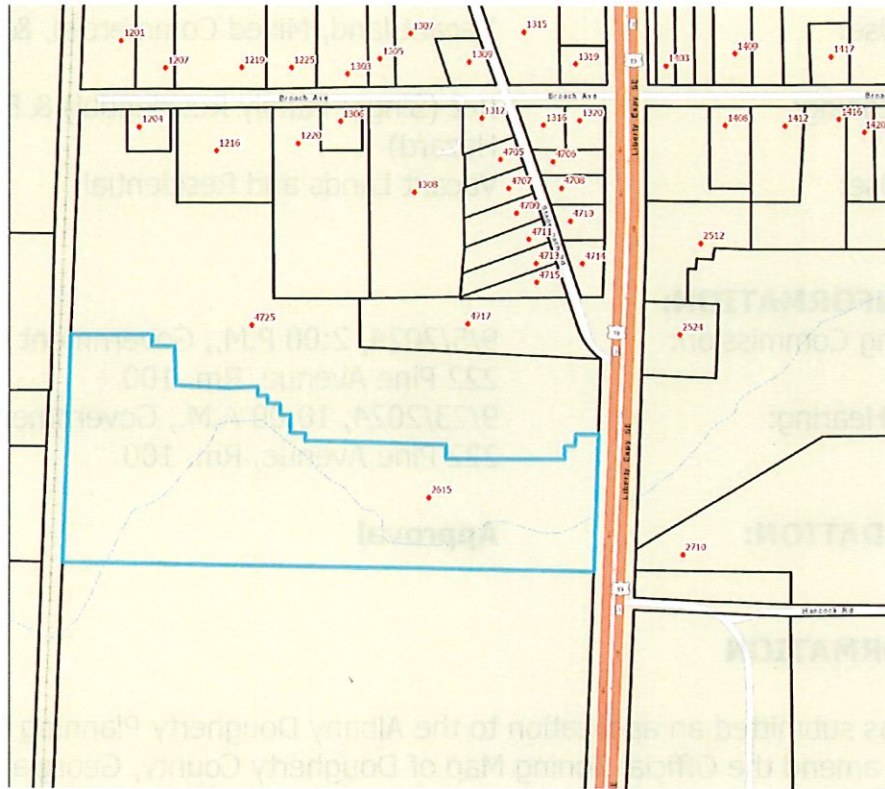
Staff recommends approval.

Jimmy Hall offered a motion to approve as recommended by staff;  
Art Brown seconded the motion.

The motion carried **6-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
William Geer	Yes
Jimmy Hall	Yes
Helen Young	Yes
Demetrius Love	Yes
Art Brown	Yes

## STAFF ANALYSIS AND REPORT APPLICATION #24-038 REZONING



**OWNER:** Fred Orton

**APPLICANT:** Fred Orton

**LOCATION:** 2615 Liberty Expressway SE  
Tax Parcel 00174/00001/084

**CURRENT ZONING/USE:**  
Zoning: R-2, FH, and AG  
Use: 44.57-Acre Vacant Parcel

**PROPOSED ZONING/USE:**

Zoning:	AG (Agricultural District)
Use:	Agriculture & Single-Family Home

**ZONING/ADJACENT LAND USE:**

<u>North:</u> Zoning:	R-2 (Single-Family Residential District)
Land Use:	Single Family and Vacant Lands
<u>South:</u> Zoning:	AG (Agricultural District)
Land Use:	Vacant Lands, Single-Family, & Farmland

<u>West:</u> Zoning:	AG (Agricultural District) & R-2 (Single-Family Residential District)
Land Use:	Vacant land, Mixed Commercial, & Residential
<u>East:</u> Zoning:	R-2 (Single-Family Residential) & FH (Flood Hazard)
Land Use:	Vacant Lands and Residential

### MEETING INFORMATION:

Planning Commission:	9/5/2024, 2:00 P.M., Government Center, 222 Pine Avenue, Rm. 100
Public Hearing:	9/23/2024, 10:00 A.M., Government Center, 222 Pine Avenue, Rm. 100

### RECOMMENDATION:

**Approval**

### BASIC INFORMATION

Fred Orton has submitted an application to the Albany Dougherty Planning Commission requesting to amend the Official Zoning Map of Dougherty County, Georgia to rezone a 44.57-acre parcel from a multiple zoning district parcel of R-2, FH, and AG to AG (Agricultural District). The rezoning would allow for Agricultural use and construction of a single-family structure.

The rezoning would not alter the FH (Flood Hazard District).

### PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This site is a 44.57-acre vacant parcel located on Liberty Expressway SE and within the Flood Hazard district. *The intent of the Flood Hazard District is to prohibit intensive commercial, residential, industrial, and institutional use of lands lying within the floodway of the Flint River, Muckafoonee Creek, and the Georgia Power Company Reservoir in order to reduce costs to the general public for flood control and disaster relief. The Flood Hazard District includes lands that are part of the floodplain of the Flint River, Kinchafoonee, Muckafoonee Creek, Muckalee Creek, the Georgia Power Company Reservoir, Piney Woods Creek, and Dry Creek. The FH zone area depicted on the zoning map was established prior to mapping of the floodplains for flood insurance purposes, and is intended only as estimates given to identify areas subject to flooding. In all situations, the requirements of the Floodplain Management Ordinance of the City of Albany and Dougherty County will take precedence when there are conflicts between those ordinances and the zoning ordinance.*

## RELEVANT ZONING HISTORY

The parcel has maintained its original zoning districts since Dougherty County adopted zoning in 1969. (R-2, AG, and FH)

## PLANNING CONSIDERATIONS

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

1. *Will the rezoning proposal permit suitable use for the use and development of adjacent and nearby property?*

Yes. Rezoning to AG will allow the property to be used for agricultural purposes and the construction of a single-family structure within the parcel.

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

No, the rezoning is not believed to adversely affect the existing use of adjacent properties.

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

No. This parcel has multiple zoning designations (R-2, FH, and AG).

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

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

**Trip Generation:** According to Trip Generation's 11th Edition, a Single-Family Detached Housing unit would generate between 4 and 22 trips per day.

**AADT:** The closest Average Daily Traffic (AADT) is Liberty Exp. and Hancock Rd., with an AADT of 10,700 in 2023.

**Road Improvements:** According to the **FY 2024-2027 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, P.I. 0017396 SR 3/SR 300/US 19 @ CR 39/NELMS ROAD is currently shelved for the Right-of-Way Phase until funds are allocated from the Georgia

Department of Transportation. The project would convert the existing intersection of Nelms Road and US 19 to a "Reduced Conflict U-Turn" to reduce crash frequency and severity.

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

- Liberty Expressway (US 19) is classified as an Urban Principal Arterial.

**Public Transit Routes:** Albany Transit System does not serve this location.

**Accident Information:** The Planning Staff has run accident reports to provide data for the immediate area, from the Liberty Expressway between Hancock Rd and Nelms Rd. Reports indicate that 13 accidents have been reported over the past year. No fatal crashes were reported, and 6 injuries were reported.

**Proposed Driveway/Parking Plan:** The applicant proposes constructing a pole barn for equipment and a single-family structure. Access will be from the Liberty Expressway through an established driveway. A parking plan is not required.

**Analysis:** Staff finds there should be minimal additional impact on the surrounding transportation network anticipated due to the proposed use.

5. *Does the rezoning proposal conform to the policy and intent of the Albany-Dougherty Comprehensive Plan for Development (2026)?*  
Yes. AG is recommended by the Plan.

6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approving or disapproving the rezoning proposal as submitted?*  
The FH zoning designation regulations must be adhered to.

## RECOMMENDATION

Staff recommends **approval** to rezone to AG



## APPLICATION TO AMEND THE ZONING MAP OF:

☐ City of Albany    ☒ Dougherty County

Property Address: 2615 Liberty Expressway S.E.  
 Name of Property Owner(s): FRED ORTON  
 Mailing Address: 101 Lavender Lane  
 City: Leesburg State: GA Zip Code: 31763  
 Telephone: 229 2880517 Email: WILSMIMME@AOL.COM

Name of Applicant: FRED ORTON  
 Mailing Address: 101 Lavender Lane  
 City: Leesburg State: GA Zip Code: 31763  
 Telephone: 229 2880517 Email: WILSMIMME@AOL.COM

## Zoning Classification:

Present zoning district: AG-FH-R-2 Current use: AG  
 Proposed zoning district: AG Proposed use: AG

## Please attach the following required documents:

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

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

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

Sworn to and subscribed before me this 13th day of June, 2024

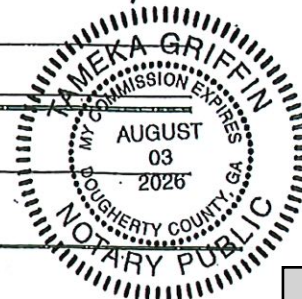
Signature of Applicant: [Signature]

Notary Public: [Signature] Commission expires: 8/3/2026

(Staff Use)  
 Posting fee: \_\_\_\_\_ Date paid: \_\_\_\_\_ Receipt: \_\_\_\_\_

PLANNING & DEVELOPMENT SERVICES

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | [www.albanyga.gov](http://www.albanyga.gov)





### VERIFICATION OF OWNERSHIP

Name of all owners: FRED ORTON  
 Address: 101 LAVENDER LANE  
 City/State/Zip Code: LEESBURG GA 31763  
 Telephone Number: 229-288-0517  
 Email: WILSMINME@AOL.COM  
 Property Location (give description if no address): 2615 LIBERTY EXPRESSWAY  
ALBANY GA 31705

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

*[Signature]*

Owner Signature (all owners must sign)

Owner Signature (all owners must sign)

Personally appeared before me Frederick Orton  
stated that the information on this form is true and correct.

*[Signature]*

Notary Public

6/13/24

Date



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

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip Code: N/A  
 Telephone Number: \_\_\_\_\_  
 Email: \_\_\_\_\_



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

The applicant filed on this date: 6-13-2024, to apply for a rezoning approval affecting described property as follows:

2615 Liberty Expressway, Albany GA

Yes

No

☐
☒

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

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

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

Sworn to and subscribed before me this 13th day of June, 2024

[Signature]  
 Signature of Applicant

[Signature]  
 Notary Public  
8/3/2026  
 Commission Expires



# Dougherty County, GA

## Summary

Parcel Number 00174/00001/084  
 Location Address 2615 SE LIBERTY EXPY  
 Legal Description PTL L 252 & 217 1ST DIST  
 (Note: Not to be used on legal documents)  
 Class V5 - Consrv Use  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
 Tax District 02 DOUGHERTY COUNTY (District 02)  
 Millage Rate 42.896  
 Acres 44.57  
 Homestead Exemption No (\$0)  
 Landlot/District N/A

[View Map](#)

## Owner

ORTON FRED  
 101 LAVENDER LN  
 LEESBURG, GA 31763

## Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	21
RUR	Woodlands	Rural	4	3
RUR	Woodlands	Rural	5	1
RUR	Woodlands	Rural	6	3
RUR	Woodlands	Rural	7	16.57

## Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Timberland 93	3	21
CUV	Timberland 93	4	3
CUV	Timberland 93	5	1
CUV	Timberland 93	6	3
CUV	Timberland 93	7	16.57

## Permits

Permit Date	Permit Number	Type	Description
06/01/1994	94/08/24	66-APPEAL.COM	AG LAND

## Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/19/2015	4254 270		\$155,000	Fair Market - Vacant	BARWICK RICHARD JASON	ORTON FRED
1/24/2012	3879 57		\$0	15 LOVE & AFFECTION/GIFT	ODOM MACK	BARWICK RICHARD JASON
2/11/2008	3449 230		\$153,000	99 REVIEW	ROGERS RICHARD MICHAEL	ODOM MACK
11/19/1993	1342 283		\$21,000	Fair Market - Vacant	METCALF LUMBER CO	ROGERS RICHARD M
3/5/1992	1181 25		\$255,000	16 BANK/FINANCIAL ISTN	WETHERBEE HAROLD TRU	METCALF LUMBER CO IN
12/1/1989	1027 88		\$0	Unqualified	WETHERBEE, HAROLD	WETHERBEE, HAROLD

## Valuation

	2023	2022	2021	2020	2019
Previous Value	\$95,700	\$95,700	\$95,700	\$95,700	\$95,700
Fair Market Land Value	\$95,700	\$95,700	\$95,700	\$95,700	\$95,700
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0	\$0
= Fair Market Value	\$95,700	\$95,700	\$95,700	\$95,700	\$95,700
Assessed Land Value	\$38,280	\$38,280	\$38,280	\$38,280	\$38,280
+ Assessed Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0	\$0
= Assessed Value (40% FMV)	\$38,280	\$38,280	\$38,280	\$38,280	\$38,280
10 Year Land Covenant (Agreement Year / Value)	2023 / \$26,120				

DOCH 005970  
FILED IN OFFICE  
9/21/2015 12:20 PM  
BK:4254 PG:270-272  
EVONNE S. MULL  
CLERK OF COURT  
DOUGHERTY COUNTY

*Evonne S. Mull*

REAL ESTATE TRANSFER TAX  
PAID: \$155.00

FT-61 047-2015-001969

Please forward the recorded document to:  
Hall, Williamson & Hart, P.C.  
P.O. Drawer 70639  
Albany, GA 31708-0639

### WARRANTY DEED

STATE OF GEORGIA,  
COUNTY OF DOUGHERTY.

THIS INDENTURE is made this 19<sup>th</sup> day of Sept., 2015, by  
RICHARD JASON BARWICK, of the County of Dougherty, State of Georgia, hereinafter  
referred to as "GRANTOR", for and in favor of FRED ORTON, of the County of Dougherty,  
State of Georgia, hereinafter referred to as "GRANTEE".

### WITNESS

For and in consideration of the sum of Ten Dollars (\$10.00) and other  
valuable considerations, in hand paid at and before the sealing and delivery of these presents,  
the receipt and sufficiency thereof being hereby acknowledged, Grantor has granted,  
bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain,  
sell, alien, convey and confirm unto the Grantee,

All that tract or parcel of land lying and being in the 1<sup>st</sup> Land District of Dougherty County,  
Georgia, and being more particularly described as follows:

An area of 44.5733 acres in Land Lots 217 and 252 described as beginning at the point of  
intersection of the eastern right of way line of the railroad in Land Lot 252 known formerly  
as the Seaboard Coastline Railroad ( a 150 feet wide right of way ) with the southern line of  
Land Lot 252 and run thence north 00 degrees 53 minutes 23 seconds east along the railroad  
right of way line 1,076.83 feet to a point; run thence north 88 degrees 15 minutes 01 seconds  
east 401.87 feet to a point; run thence south 01 degree 39 minutes 23 seconds east 46.94 feet  
to a point; run thence north 88 degrees 15 minutes 01 second east 93.30 feet to a point; run  
thence south 02 degrees 13 minutes 29 seconds east 189.21 feet to a point; run thence north

88 degrees 09 minutes 40 seconds east 464.75 feet to a point; run thence north 88 degree 41 minutes 05 seconds east 95.23 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 87 degrees 47 minutes 50 seconds east 91.08 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 10 minutes 46 seconds east 93.48 feet to a point; run thence south 01 degree 40 minutes 41 seconds east 46.87 feet to a point; run thence north 88 degrees 10 minutes 26 seconds east 93.11 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 13 minutes 33 seconds east 94.02 feet to a point; run thence south 02 degrees 31 minutes 38 seconds east 94.16 feet to a point; run thence north 88 degrees 15 minutes 01 seconds east 93.33 feet to a point; run thence south 01 degree 39 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 15 minutes 05 seconds east 280.01 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 05 minutes 44 seconds east 607.66 feet to a point; run thence north 01 degree 33 minutes 59 seconds west 46.61 feet to a point; run thence north 88 degrees 15 minutes 01 second east 46.70 feet to a point; run thence north 01 degree 33 minutes 59 seconds west 46.70 feet to a point; run thence north 88 degrees 15 minutes 01 second east 101.22 feet to a point on the western right of way line of US Route 19 (also known as Liberty Expressway and being a 200 feet wide right of way); run thence south 00 degrees 46 minutes 15 seconds west along the right of way line 633.28 feet to a point which is the point of intersection of the western line of US Route 19 and the southern line of Land Lot 217; run thence south 89 degrees 50 minutes 14 seconds west along the southern line of Land Lots 217 and 252 for a distance of 2,580.75 feet to a point on the eastern right of way line of the railroad and the point of beginning.

The above description is based upon plats of survey prepared by Richard M. Pace, Georgia Registered Land Surveyor No. 1509, of Stevenson & Palmer Engineering, Inc., dated January 30, 1992, revised February 13, 1992, and revised again March 3, 1992.

(The hereinabove described property is hereinafter referred to as the "SUBJECT PROPERTY").

TO HAVE AND TO HOLD the Subject Property together with each and all the rights, members and appurtenances thereof, to the same belonging, or in anyway appertaining, to the exclusive use, benefit and behoof of FRED ORTON, his heirs, successors and assigns, forever in FEE SIMPLE.

THE GRANTOR will warrant and forever defend the right and title to the Subject Property unto the Grantee, FRED ORTON, his heirs, successors and assigns, against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed, sealed, and delivered  
this warranty deed, the day and year first above written.

Signed, sealed and delivered  
this 14th day of Sept.,  
2015, in the presence of:

Steve Drake  
Witness

Richard Jason Barwick (Seal)

Lauren Williamson  
Notary Public



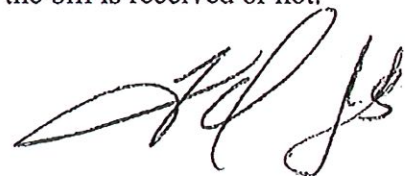
## MEMORANDUM OF CLOSING

RE: All that tract or parcel of land lying and being in the 1<sup>st</sup> Land District of Dougherty County, Georgia, and being more particularly described as follows:

An area of 44.5733 acres in Land Lots 217 and 252 described as beginning at the point of intersection of the eastern right of way line of the railroad in Land Lot 252 known formerly as the Seaboard Coastline Railroad ( a 150 feet wide right of way ) with the southern line of Land Lot 252 and run thence north 00 degrees 53 minutes 23 seconds east along the railroad right of way line 1,076.83 feet to a point; run thence north 88 degrees 15 minutes 01 seconds east 401.87 feet to a point; run thence south 01 degree 39 minutes 23 seconds east 46.94 feet to a point; run thence north 88 degrees 15 minutes 01 second east 93.30 feet to a point; run thence south 02 degrees 13 minutes 29 seconds east 189.21 feet to a point; run thence north 88 degrees 09 minutes 40 seconds east 464.75 feet to a point; run thence north 88 degree 41 minutes 05 seconds east 95.23 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 87 degrees 47 minutes 50 seconds east 91.08 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 10 minutes 46 seconds east 93.48 feet to a point; run thence south 01 degree 40 minutes 41 seconds east 46.87 feet to a point; run thence north 88 degrees 10 minutes 26 seconds east 93.11 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 13 minutes 33 seconds east 94.02 feet to a point; run thence south 02 degrees 31 minutes 38 seconds east 94.16 feet to a point; run thence north 88 degrees 15 minutes 01 seconds east 93.33 feet to a point; run thence south 01 degree 39 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 15 minutes 05 seconds east 280.01 feet to a point; run thence south 01 degree 33 minutes 59 seconds east 46.67 feet to a point; run thence north 88 degrees 05 minutes 44 seconds east 607.66 feet to a point; run thence north 01 degree 33 minutes 59 seconds west 46.61 feet to a point; run thence north 88 degrees 15 minutes 01 second east 46.70 feet to a point; run thence north 01 degree 33 minutes 59 seconds west 46.70 feet to a point; run thence north 88 degrees 15 minutes 01 second east 101.22 feet to a point on the western right of way line of US Route 19 (also known as Liberty Expressway and being a 200 feet wide right of way); run thence south 00 degrees 46 minutes 15 seconds west along the right of way line 633.28 feet to a point which is the point of intersection of the western line of US Route 19 and the southern line of Land Lot 217; run thence south 89 degrees 50 minutes 14 seconds west along the southern line of Land Lots 217 and 252 for a distance of 2,580.75 feet to a point on the eastern right of way line of the railroad and the point of beginning.

The above description is based upon plats of survey prepared by Richard M. Pace, Georgia Registered Land Surveyor No. 1509, of Stevenson & Palmer Engineering, Inc., dated January 30, 1992, revised February 13, 1992, and revised again March 3, 1992.

1. The ad valorem taxes for 2015 on the Subject Property have been prorated. The Purchaser does hereby acknowledge that the 2016 tax due on the Subject Property will not be invoiced until after October 20<sup>th</sup> and that it is the Purchaser's responsibility to determine the amount of the taxes for the current year and that it is the Purchaser's responsibility to pay the taxes and any penalty or interest for 2016 whether the bill is received or not.



2. Each party has this date checked, reviewed and approved the amounts appearing in this closing statement, and each party acknowledges receipt of a copy of the same. Each party affirms that this closing statement is a complete, true and correct account of the terms of the sale and purchase consummated on this date, and authorize Hall, Williamson & Hart, P.C., and the closing agent to make disbursements in accordance with this closing statement. This closing statement may be executed in several counterparts and delivered via facsimile transmission, each of which shall be deemed an original, and together shall constitute one in the same instrument.

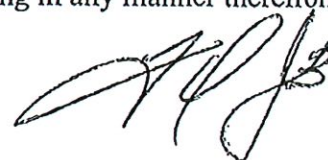
3. Each party affirms and agrees to cooperate with the other party at any reasonable time after the closings contemplated herein as shall be necessary to execute such documents, papers and other instruments that may become necessary in order to close the transaction contemplated herein or to give effect thereto.

4. Each party hereby agrees that the contract for sale and purchase of real estate with reference to the property shall survive the closing of this transaction and shall not be merged into the warranty deed conveying the property contemplated by this transaction. Each party hereby affirms all warranties and representations made by the parties contained in said real estate sales contract (except as to any warranties and representations which by the terms of said contract shall not survive the closing) and that said warranties and representations are true and correct as of the date hereof.

5. The Seller/Borrower hereby acknowledges and agrees that the payoff amount reflected on the HUD-1 Settlement Statement is to the best of the affiant's knowledge, true and correct. In the event of a shortfall, the Seller/Borrower agrees to make whatever payment necessary to pay off any liens remaining due after closing as required to effectuate a first lien priority security interest in the current mortgage holder at this closing.

6. The Purchaser hereby agrees and affirms and understands that they have the option to have a survey prepared (showing all improvements on the property if applicable) for an additional fee. If the Purchaser has declined to have a survey prepared at their own expense, they indemnify and hold the law firm of Hall, Williamson & Hart, P.C. harmless from any and all costs, damage and expenses in any way incurred from the existence of any matters that would be disclosed by any survey including, but not limited to, encroachments, easements, limitations and/or conditions, and the Purchasers do hereby release the law firm of Hall Williamson & Hart, P.C. from any and all liability arising in any manner therefrom.

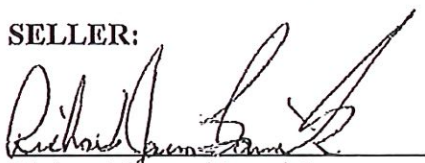
7. The Purchaser hereby acknowledges and understands that they have the option of purchasing an Owner's Title Policy for an additional fee. The Purchaser has been informed of the types of owner's insurance available and in the event that the Purchaser declines to purchase an Owner's Title Insurance Policy they indemnify and hold the law firm of Hall, Williamson & Hart, P.C. harmless from any and all costs, damage and expenses in any way incurred from the existence of any matters that would be covered by any of the owner's title insurance policies available including, but not limited to, encroachments, easements, limitations and/or other conditions, and the Purchasers do hereby release the law firm of Hall Williamson & Hart, P.C. from any and all liability arising in any manner therefrom.



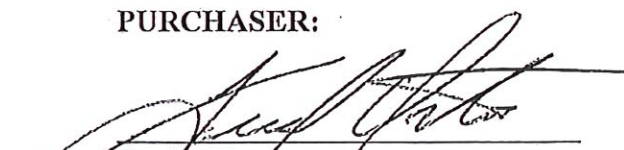
8. The Purchaser/Borrower affirms, agrees and understands that they have the option to have environmental testing performed on the property for an additional fee. If the Purchaser/Borrower has declined to have any testing prepared at their own expense, they indemnify and hold the law firm of Hall, Williamson & Hart, P.C. harmless from any and all costs, damages and expenses in any way incurred from the existence of any matters that would be disclosed from environmental testing and the existence of any matters dealing with hazardous substances or environmental contamination or problems including, but not limited to, pollutants, contaminants, chemicals, hazardous toxic or dangerous wastes, substance or material or any other substance or material regulated or controlled pursuant to any environmental law now, or at any time hereinafter in effect also including without limiting the generality of the foregoing asbestos, PCBs, or other substances defined as hazardous substances or toxic substances in any environmental law, and the Purchasers do hereby release the law firm of Hall, Williamson & Hart, P.C. from any and all liability arising in any manner therefrom.

IN WITNESS WHEREOF, THE PARTIES HEREOF HAVE HEREUNTO AFFIXED THEIR HANDS AND SEALS TO THE FOREGOING COMBINED CLOSING STATEMENT, THIS 18 DAY OF Sept, 2015.

SELLER:

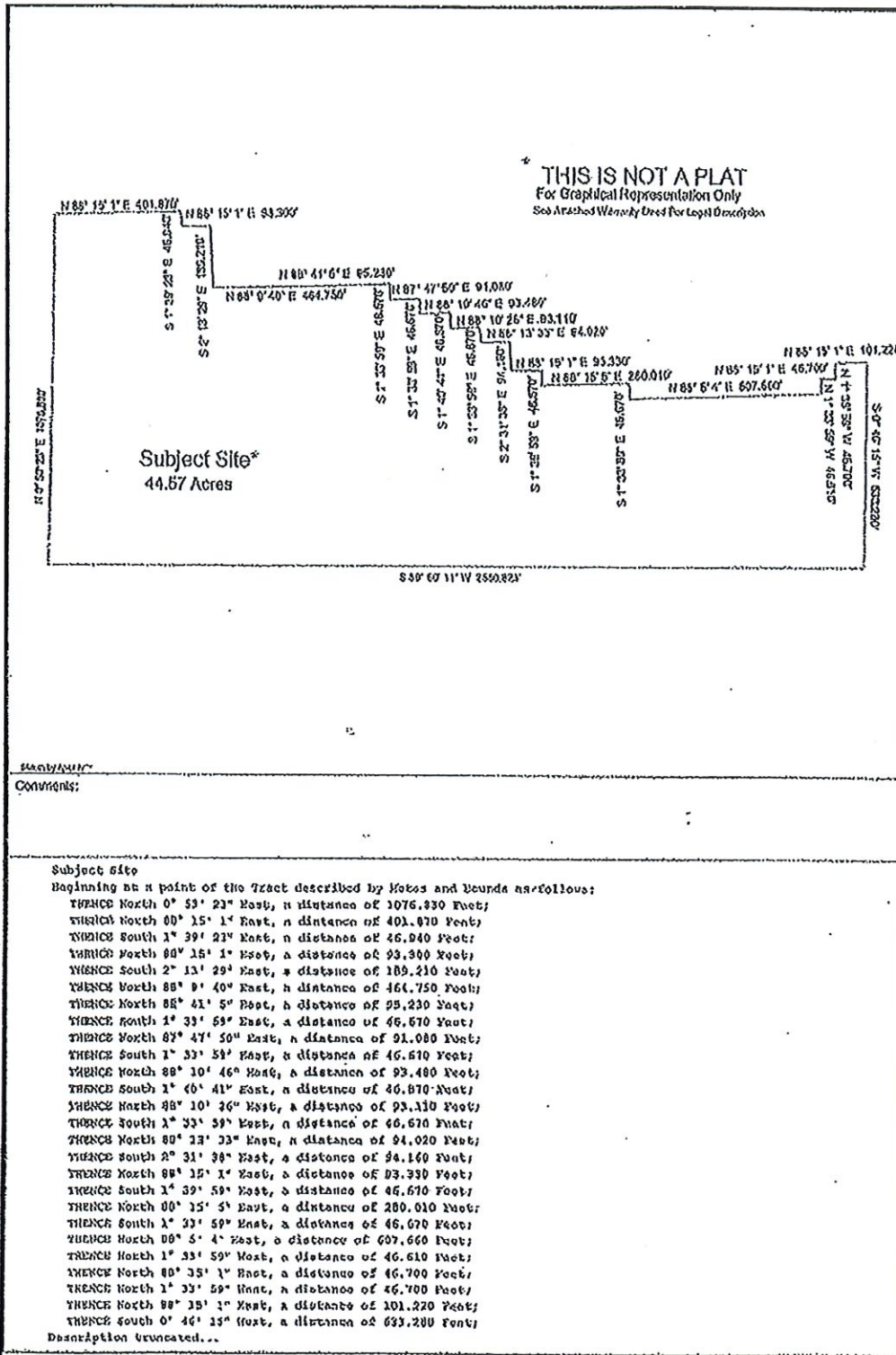
  
Richard Jason Barwick

PURCHASER:

  
Fred Orton

## Plat Map

Borrower	Odom, Mack						
Property Address	2015 Liberty Expy SE						
City	Albany	County	Dougherty	State	GA	Zip Code	31705-0170
Lender/Clien	Colony Bank						







REEVES CONSTRUCTION COMPANY  
PO BOX 758  
CAPE GIRARDEAU, MO 63702  
PH: 478.743.0593 Mobile 478.361.0874

JEREMY BROWN  
[JEBROWN@DOUGHERTY.GA.US](mailto:JEBROWN@DOUGHERTY.GA.US)

Item 7a.

DOUGHERTY COUNTY PUBLIC WORKS  
ATTN: JEREMY BROWN  
2038 NEWTON ROAD  
ALBANY, GA 31701

INVOICE # 10332386.01  
PROJECT# or NAME Fleming Road Repairs  
CONTRACT # NA  
PERIOD ENDING: 08.31.24

							COMPLETED THIS ESTIMATE		COMPLETED TO DATE	
Item No.	PI/CC	Item Description	Bid Quantity	UM	Unit Price	Contract Amount	QTY.	COST	TOTAL QTY.	TOTAL COST
10	001000	FLEMING RD - LUMP SUM PROJECT	1.00	LS	\$ 189,725.00	\$ 189,725.00	1.00	\$ 189,725.00	1.00	\$ 189,725.00
20	002000	ALT #1 - CLOSE ROAD & DETOUR TRAFFIC	1.00	LS	\$ 6,500.00	\$ 6,500.00	1.00	\$ 6,500.00	1.00	\$ 6,500.00
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
						\$ -		\$ -	0.00	\$ -
TOTALS						\$ 196,225.00		\$ 196,225.00		\$ 196,225.00

Remit to: REEVES CONSTRUCTION COMPANY		Project Job Cost Budget Worksheet		\$ 196,225.00	
PO BOX 758		Variance		\$ -	
CAPE GIRARDEAU, MO 63702		AMOUNT DUE		\$ 196,225.00	



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

**Agenda Item**

Date: September 11, 2024

Meeting Date: September 16, 2024

Subject/Title: Alcohol Transfer Applications

Presented for: Decision

Presenter: Barry Brooks, Assistant County Administrator  
Anthony Donaldson, Chief Deputy, Marshal's Division

**Statement of Issue:**

The Marshal's Division of the City of Albany's Code Enforcement Department is responsible for issuance of the Alcohol Licenses in the City of Albany and Dougherty County.

**History/Facts and Issues:**

The City of Albany updated their policies in 2022 allowing the City Manager, as well as his/her designee, to have the authority to approve or deny requests for transfers of alcohol licenses in lieu of having action taken by the Board of Commissioners. The Marshal's Division is requesting that Dougherty County Board of Commissioners take the same action to allow staff in the Code Enforcement Department to follow the same procedures for both entities.

**Recommended Action:**

Recommend Dougherty County Commission allow the County Administrator, as well as his/her designee, to have the authority to approve or deny requests for transfers of alcohol licenses in the unincorporated area in lieu of having action by the Board of Commissioners.

## COST ESTIMATE - RR ALLEY (Rev. 9/11/24)

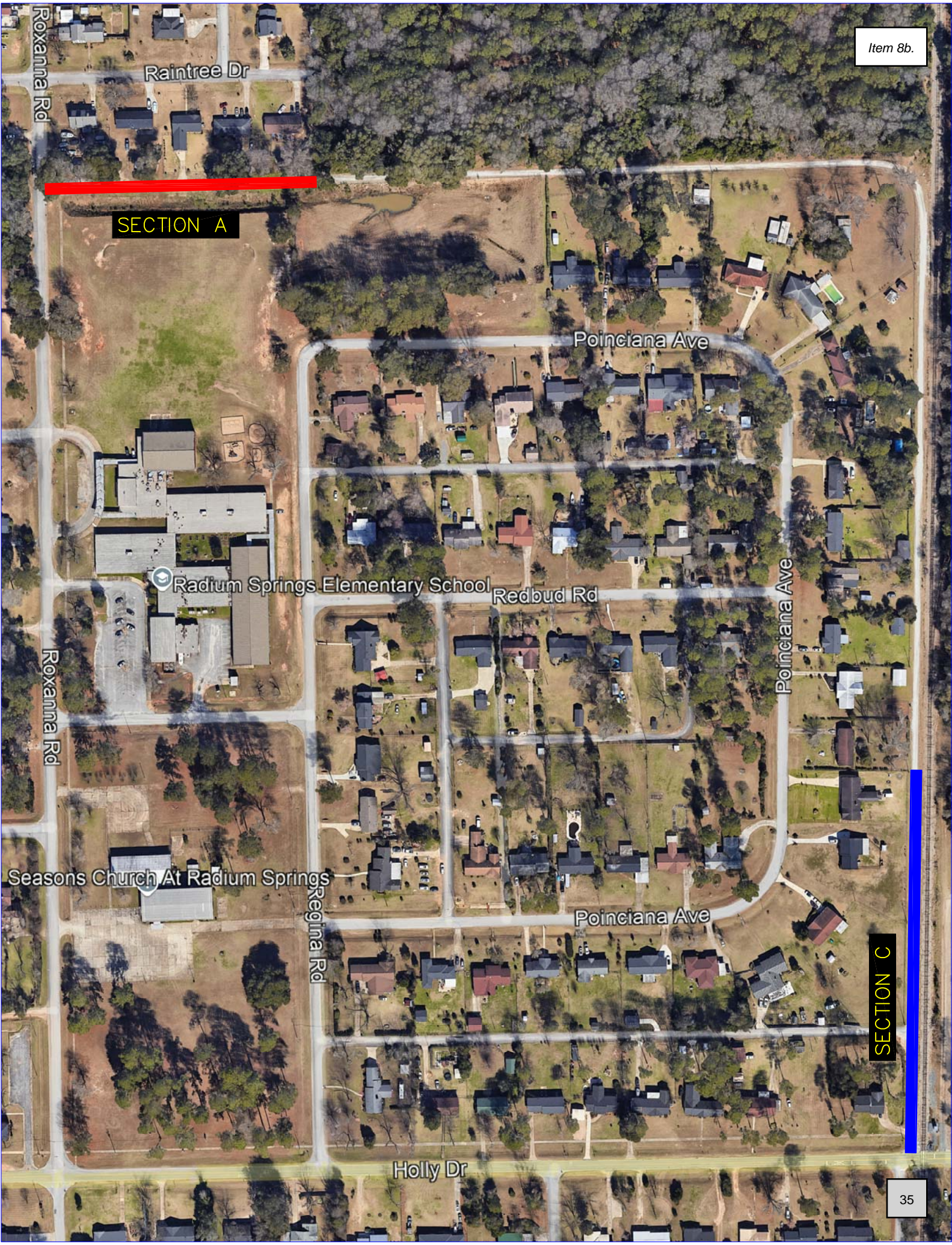
Item 8b.

## DOUGHERTY COUNTY, GEORGIA

ITEM NO.	DESCRIPTION	QTY/UNIT	UNIT	PRICE	EXTENSION
<b>RR ALLEY - MISC ITEMS (Must be added to any below section or combination of sections)</b>					
1	Mobilization & Demobilization	1	LS	\$ 40,000.00	\$ 40,000.00
2	Traffic Control	1	LS	\$ 7,000.00	\$ 7,000.00
<b>MISC ITEMS SUBTOTAL</b>					<b>\$ 47,000.00</b>
<b>RR ALLEY - SECTION A</b>					
3	Bonding & Insurance	1	LS	\$ 6,000.00	\$ 6,000.00
4	Inlet Sediment Trap (Sd2)	1	EA	\$ 400.00	\$ 400.00
5	Sediment Barrier (Sd1), Silt Fence Type (A)	510	LF	\$ 8.00	\$ 4,080.00
6	Grassing, Temporary and Permanent	1	LS	\$ 2,000.00	\$ 2,000.00
7	Clearing, Demolition, and Disposal	1	LS	\$ 8,000.00	\$ 8,000.00
8	Grading Complete	1	LS	\$ 10,000.00	\$ 10,000.00
9	8" GAB	1,134	SY	\$ 26.00	\$ 29,484.00
10	Primer @ 0.3 GAL/SY	340	GAL	\$ 10.00	\$ 3,400.00
11	2" 12.5 mm Superpave Asphaltic Concrete	125	TON	\$ 175.00	\$ 21,875.00
12	18" RCP Storm Pipe	48	LF	\$ 88.00	\$ 4,224.00
13	18" Headwall	1	EA	\$ 4,000.00	\$ 4,000.00
14	Drop Inlet, Precast GDOT 1019A, Type A	1	EA	\$ 5,500.00	\$ 5,500.00
<b>SECTION A - SUBTOTAL</b>					<b>\$ 98,963.00</b>
<b>RR ALLEY - SECTION C</b>					
15	Bonding & Insurance	1	LS	\$ 8,000.00	\$ 8,000.00
16	Sediment Barrier (Sd1), Silt Fence Type (A)	720	LF	\$ 8.00	\$ 5,760.00
17	Grassing, Temporary and Permanent	1	LS	\$ 2,500.00	\$ 2,500.00
18	Clearing, Demolition, and Disposal	1	LS	\$ 7,000.00	\$ 7,000.00
19	Grading Complete	1	LS	\$ 10,000.00	\$ 10,000.00
20	8" GAB	1,600	SY	\$ 26.00	\$ 41,600.00
21	Primer @ 0.3 GAL/SY	480	GAL	\$ 10.00	\$ 4,800.00
22	2" 12.5 mm Superpave Asphaltic Concrete	176	TON	\$ 175.00	\$ 30,800.00
23	18" RCP Storm Pipe	480	LF	\$ 88.00	\$ 42,240.00
24	Drop Inlet, Precast GDOT 1019A, Type A	2	EA	\$ 5,500.00	\$ 11,000.00
<b>SECTION C - SUBTOTAL</b>					<b>\$ 163,700.00</b>
<b>TOTAL ALLEY ESTIMATE (Items # 1-24)</b>					<b>\$ 309,663.00</b>

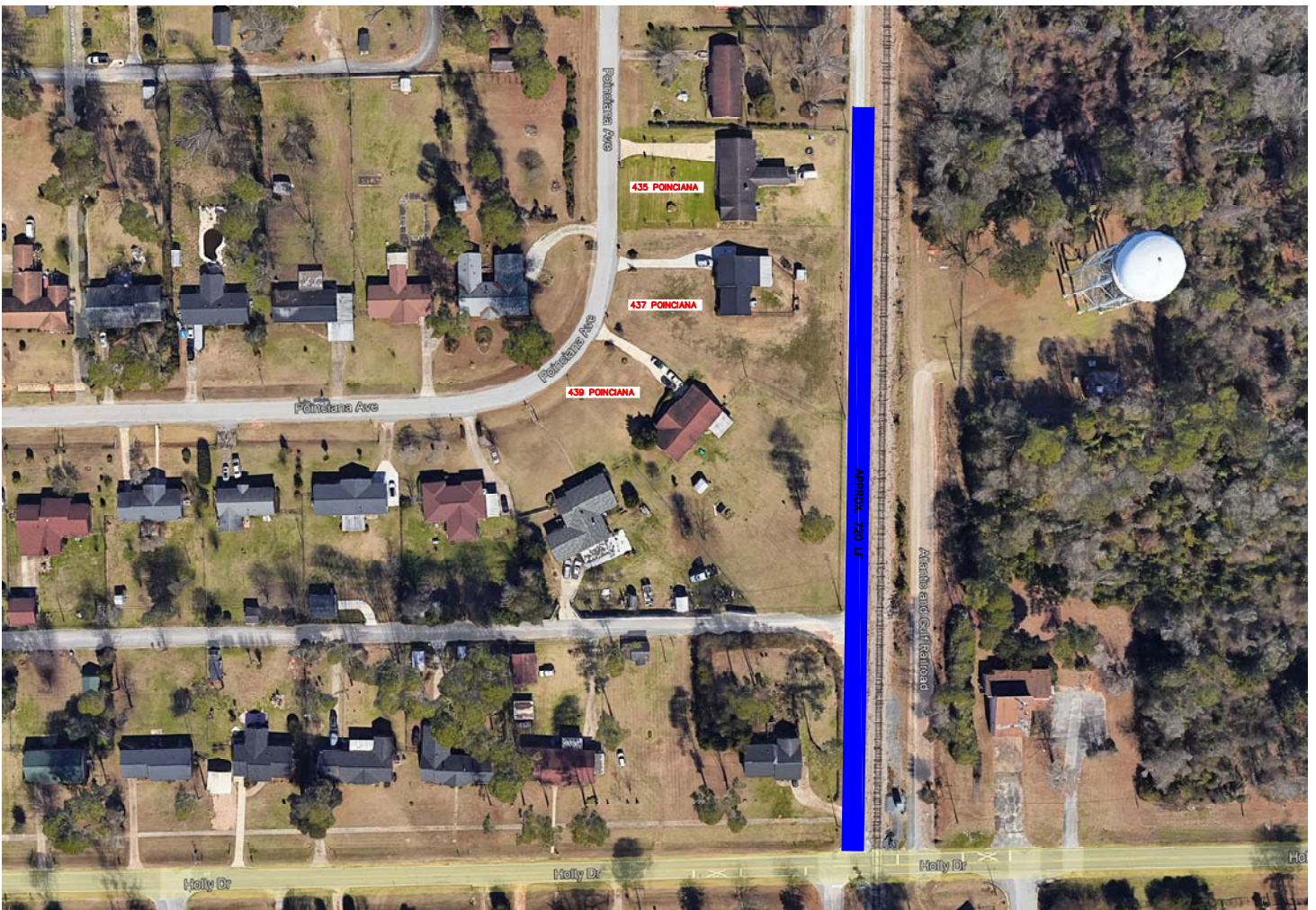
SECTION A

SECTION C





SECTION A



SECTION C

## Administration

Description	Unit Number	Condition
Dell Optiplex 3020	BY45X12	Poor
HP Laserjet 1320	10443	Poor
Dell P1413		Poor
Office Chair		Poor
Mouse		Poor
Keypad		Poor
HP Deskjet 6940	10446	Poor
Dell Optiplex 3050	82GD9T2	Poor

## ADSIU

Description	Unit Number	Condition
Watchguard Body Camera		Poor
CMI Inc., Handheld Intoxilyzer (3)		Poor
Bionic Booster Sound Amplifier		Poor
Radio Shack Video Camera Systems (2)		Poor
ProStar VHF Diversity Receivers		Poor
Transceiver		Poor
Misc. Video Camera Equipment		Poor
Rapid ID		Poor
Galls Rechargeable Spotlights (3)		Poor
Brinkmann Q-Beam		Poor
Galls Battery Packs (6)		Poor
Sony Battery Pack		Poor
Bullard Infrared Devices w/ chargers and Batteries		Poor
Misc Digital Camera Equipment		Poor
Tint Meters (3)		Poor
Misc Speakers		Poor
Prestone Jumpstart		Poor
Compaq Presario		Poor

Adsiu Continued		
Description	Unit Number	Condition
Dell Laptops (3)		Poor
Toshiba Laptop		Poor
Win Book		Poor
Cobra Walkie Talkie		Poor
Handgun Accessories		Fair
4 Drawer Filing Cabinet		Good
Storage Cabinet		Good
3 Drawer Filing Cabinet (2)		Good
Desks (3)		Good
Book Shelf		Good
Table		Fair
Door Ram		Fair
Jump Boxes (4)		Poor
Paper Shredder		Poor
Black Metal Chairs (5)		Poor
Monitors (5)		Poor
Mini Recorders		Poor
Canon Bubble Jet Printer		Poor
Industrial Scientific Gas Monitor		Poor
Cell Phone Bug		Poor
Misc Radio Equipment		Good
Dog Zappers (6)		Poor
GE Answering Machine		Poor
Panasonic Cassette Recorder/Player		Poor
Misc Flashlights		Poor
GPS Tracking System		Fair
Rotary Line Phone		Fair
Misc Car Stereo Equipment		Good
Police Car Equipment		Good

## DCP

Description	Unit Number	Condition
2011 Dodge Charger	611104	Poor
2012 Dodge Charger	611204	Poor
2012 Chevrolet Caprice	611228	Poor
2013 Dodge Charger	611344	Poor
2023 Dodge Charger	611347	Poor

## Elections

Description	Unit Number	Condition
Mail Sorters (4)		Fair
Lg Equipment Cases (23)		Good
Small equipment Case		Fair
Wooden Cube Furniture		Poor
Projector w/ Case		Fair
Projector Screen		Good
Desktop Monitors (2)		Good
Paper Receipt Tape (150)		Good
Hand Scanner (6)		Good
Desk Chairs (2)		Poor
Dry Erase Boards(4)		Fair
Collapsible Board		Fair
Desk Organizers (2)		Fair
Sanitizer Statio w/stand		Fair
Battery		Fair
Office Banners (2)		Poor
Patch Cords (7)		Good
Election Equipment (18)		Fair

Extension Office		
Description	Unit Number	Condition
L-shaped Desks (5)		Poor
Facilities Management		
Description	Unit Number	Condition
Vacuum Cleaners (4)		Poor
Floor Buffer		Poor
Human Resources		
Description	Unit Number	Condition
Dell Monitors (2)		Good
CPU	FDKDDZI	Poor
Shredder	2604cc	Poor
Small Shredder		Poor
Desk Chair		Poor
Desktop File		Good
Metal Organizers		Good
Black Desktop Organizer		Good
Desk Top Trays (5)		Good
Book Shelf		Good
Tables (2)		Good
Lg File Cabinets		Good
Jail		
Description	Unit Number	Condition
Salem Travel Trailer	1CASA29T4SL007787	Good
Gulf Stream Trailer	515TC30FKD24039	Good
1981 Ford Tractor	640078	Fair

Magistrate Court		
Description	Unit Number	Condition
Fellows Shredder		Poor
HP Printers (2)		Poor
Misc Ink and Toner Cartridges (12)		Good
Bissell Vacuum		Poor
Cable Posts #Cp-10		Poor
Monroe Adding Machine		Fair
CD-R 700MB (4)		Good
Office Phone		Poor
Fan		Poor
Executive Chair (2)		Poor
Cash Drawer (4)		Good
Numbering Machine		Good
Typewriter Ribbon (4)		Good
IBM 2380 Printer Ribbon (2)		Good
Calculator Ribbon (9)		Good
Lift Off Tape T355-TF		Good
Staples Heavy Duty 3/8" High Capacity		Good
Public Works		
Description	Unit Number	Condition
Honda Welder/Generator	51029	Fair
Tire Repair Spreader		Fair
Baldor Bench Grinder		Fair
Coffing 1 Ton Overhead Hoist		Fair
Makita 14" Chop Saw		Fair
Hobart Welder/Generator		Fair
Clark Floor Model Drill Press		Fair
Craftsman 15" Floor Model Drill Press		Fair

## Sheriff's Office

Description	Unit Number	Condition
2015 Ford F-150	38-1530	Poor
Dell Latitude Computer (2)		Fair
Key Boards (8)		Fair
Motorola Rapid ID		Fair
Misc Cables (4)		Poor
Monitors (3)		Fair
HP Computer Tower		Fair
HP Printer (3)		Poor
Printer Floor Stand		Poor
HP M750 Printer		Poor

## Solid Waste

Description	Unit Number	Condition
2008 Ford F150 1/2 Ton P/U 4WD	540816	Poor
2004 Peterbilt 330 Fuel/Lube Truck	54314	Poor
Fuel/Lube Tank	54314A	Poor
2019 Kenworth T3 Truck	541951	Fair
2012 CAT 329 Excavator		Poor
2008 CAT 826H Compactor	541818	Fair

## State Court

Description	Unit Number	Condition
Dell Office Computers (4)		Fair

## Superior Court

Description	Unit Number	Condition
HP Printer (2)	JPB0S22175	Poor
HP Printer	CN38DEVHX8	Fair

Frigidaire Microwave		Poor
<b>Superior Court Continued</b>		
<b>Description</b>	<b>Unit Number</b>	<b>Condition</b>
Sharp Amplifier		Poor
Microphones (2)		Poor
Hp Laserjet Toner	53X	Good
Dell Monitor (2)		Fair
Dell Optiplex 3020	19YB828	Fair
Ricoh Printer		Poor
Dell Keyboard		Poor
Marrroon Binders (15)		Fair
Blue Binder		Fair
Dell Hardrive		Poor
Desk Hutch		Poor
Metal Desk		Fair
Small Metal Desk		Fair
Harmon Speaker		Poor
Germstan Hand Sanitizer		Poor

## FINANCIAL ADVISORY SERVICES AGREEMENT

This Financial Advisory Services Agreement (the “Agreement”) is entered into as of \_\_\_\_\_, 2024 between **DOUGHERTY COUNTY, GEORGIA** (the “County”) and **DAVENPORT & COMPANY LLC** (“Davenport”). The basis of the compensation for these services is anticipated to be hourly, flat fee or other arrangement to be mutually acceptable and agreed upon by the County and Davenport.

In accordance with Rule G-23 of the Municipal Securities Rulemaking Board, Davenport is required to have a written agreement with the County disclosing the financial advisory services it will provide and the basis of its compensation.

Davenport & Company LLC proposes the following Scope of Services and Fee Arrangement for the County.

### Scope of Services – Comprehensive Financial Review and Presentation:

Davenport will complete a Comprehensive Financial Review and Assessment presentation for the County’s General Fund activities. In connection with the presentation, Davenport will perform the following services:

1. Develop a Comprehensive Peer Comparison of the County to other similarly sized and rated localities covering the +financial profiles to provide perspective on the County’s relative financial position;
2. Review and discuss existing Financial Procedures / Policies and provide recommendations for amending and enhancing, where applicable, the County’s policies in the areas of fund balance, capital reserve and investments in order to best position the County for future, sustainable financial performance; and,
3. Consult with Staff, Board of Commissioners, and County Attorney as required as well as presenting the findings to the Board of Commissioners.

### Compensation

#### Comprehensive Financial Review Services

Davenport will charge a financial advisory fee based upon the actual hours served at the hourly rates outlined below (subject to adjustment based on CPI). However, in no instance will Davenport’s fee exceed \$10,000 assuming the Scope of Services does not change.

Senior Vice President	\$325
First Vice President	\$300
Vice President	\$275
Associate Vice President	\$250
Analyst	\$225

Davenport will receive from the County compensation for the Comprehensive Financial Review and Presentation as requested by the County and billed in accordance with the hourly rates above. The County agrees to pay at the rate specified for the services satisfactorily performed or provided in accordance with this Agreement.

**Additional Fee and Expenses**

Davenport will charge an additional fee equal to 4% of our compensation described above. Additionally, reasonable and necessary direct out-of-pocket expenses (e.g. mileage, meals, lodging) shall be billed at cost. Davenport will strive to limit direct expenses where possible while still providing for the timely and professional delivery of the services.

**Additional Services**

At the County's discretion, additional Financial Advisory services may be requested from time to time, including investments, economic development projects, financings, and other services. The basis of the compensation for these engagements is anticipated to be hourly (using the rates referenced above), flat fee or other arrangement to be mutually acceptable and agreed upon by the County and Davenport.

**Term and Termination:**

This Agreement shall remain in effect until such time that it is terminated by either party. Either party may terminate this Agreement with 30-day written notice. If any party terminates this Agreement as set forth above, it is understood and agreed that the only amount due to Davenport will be for services provided and expenses incurred through the date of termination.

Dougherty County, Georgia

Davenport & Company LLC



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

\_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Courtney E. Rogers

Senior Vice President

Date: August 27, 2024