



WORK SESSION

July 10, 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. Minutes.
 - a. Minutes of the June 5th Regular Meeting, June 12th Work Session, June 26th Regular Meeting and June 26th Special Called Meeting.
4. Delegations (*The Commission will hear comments on those items pertaining to Dougherty County for which a public hearing has not been held or scheduled. Please be brief, to the point, and considerate of time for others.*)
 - a. Montravis Luke is present to discuss gang intervention and violence reduction concerns.
5. Purchases.
 - a. Recommendation to accept the Contract for Services between Dougherty County and GMASS (Georgia Mass Appraisal Solutions and Services, Inc.) to provide a countywide revaluation in the amount of \$1,700,000. The payment will be made in three installments for three years. Funding is budgeted in the General Fund. William Ashberry, Chairman of the Board of Tax Assessors and Larry Thomas, Interim Chief Appraiser will address. Tax Director Shonna Josey is present.

6. Additional Business.
 - a. Recommendation to accept the proposed project list for T-SPLOST II. Assistant County Administrator Barry Brooks and Public Works Director Chuck Mathis will address. Project Manager Jeremy Brown and Finance Director Martha Hendley are present.
 - b. Review of the T-SPLOST II timeline. County Attorney Alex Shalishali will address.
 - c. Recommendation from Disaster Recovery and Grants to accept the funding and retroactive application for a Community Violence Prevention Grant for Dougherty County Police in the amount of \$832,322.70. This is a 100% grant with no local match. Program Manager Harriet Hollis will address. Assistant Chief of Police Tateshea Irving and Finance Director Martha Hendley are present.
 - d. Recommendation to declare the listed vehicles as surplus and authorize the disposal of or sale of same via an online auction. Assistant County Administrator Barry Brooks will address.
 - e. Proposed Board Appointments. Deputy County Clerk Bristeria Clark Hope will address.

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 Assistant County Administrator recommends the reappointment of the incumbents.

- f. Recommendation to accept the annual Cooperative Agreement with Turner Job Corps Center and Dougherty County outlining the assistance of the Dougherty County Police Department in performing law enforcement duties. Chief Kenneth Johnson will address. **Action on this item is scheduled in the following Special Called Meeting.**
7. Updates from the Assistant County Administrator.
 - a. REMINDER - The Commission will tour the Jail at 1pm.
 8. Updates from the County Attorney.
 9. Updates from the County Commission.
 10. Adjourn.

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

DOUGHERTY COUNTY COMMISSION

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 3 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 the children on the first and second Fridays of the month. The collaborative partners were mentioned to enhance the involvement of the children in the community.

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 needs 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. Ms. 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).

Ms. 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. Ms. 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. Ms. 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. The updated EDC Bylaws were 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 only 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

Contract for Services

County of Dougherty

State of Georgia

THIS CONTRACT is made and entered into this ____ day of _____ 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 ___ day of _____, 2023.

X

For DOUGHERTY COUNTY

X

For GMASS



PROPOSED DRAFT
DOUGHERTY COUNTY T-SPLOST II PROJECT LIST

ROADWAY IMPROVEMENTS		\$15,600,000
Roadway Improvements	\$15,600,000	
Funding Dedicated to roadway improvements on arterial and residential roads		
SIDEWALK INSTALLATION/IMPROVEMENTS		\$2,000,000
Sidewalk Installation/Improvements	\$2,000,000	
Funding Dedicated to sidewalk installation and improvements		
ALLEY PAVING/IMPROVEMENTS		\$1,600,000
Alley Paving/Improvements	\$1,600,000	
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		\$7,000,000
Multipurpose Trails	\$7,000,000	
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		\$500,000
Signage	\$500,000	
Funding Dedicated to replacing of old road signs County-wide		
INTERSECTION IMPRVS, ROAD PROJECTS & TRAFFIC CALMING		\$7,800,000
Bridge Design & Replacement	\$4,300,000	

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

Pavement Widening & Shoulder Improvements Funding Dedicated to widening of narrow road lanes and for widening and/or road shoulder improvements	\$2,100,000
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Road & Pavement Condition Assessment Funding Dedicated to the assessment, evaluation and cataloging of all County roads	\$250,000
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Traffic Calming Funding Dedicated to traffic calming devices on approved residential streets	\$1,150,000
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TOTAL - COUNTY SHARE

\$35,500,000



**Dougherty County
T-SPLOST Proposed Project List (draft)**

Project Name	Project Description	Total Project Cost
Road Resurfacing	Funding for road resurfacing would address roads that are currently in poor condition, as well as help prevent structural deterioration and costly pavement failure in 40% of the 294 miles of paved roads within the unincorporated area of Dougherty County. This would result in all roads within the unincorporated areas having a rating of "good" or better.	\$ 9,000,000 (31%)
Sidewalk Installation	Installation and repair of sidewalks in selected areas to increase pedestrian safety, especially in school zones and heavily traveled areas where sidewalks are not present.	\$ 2,000,000 (7%)
Alley Paving/Improvements	Paving of 26 existing, open alleys in unincorporated Dougherty County with a combination of crushed asphalt and paved alleys as per the Commission approved Alley Improvements priority list.	\$ 3,500,000 (12%)
Road Striping	Restriping of arterial roads for increased driver safety and lane visibility.	\$ 1,000,000 (3%)
Multi-Purpose Trails	Walking trails in various locations of the County would provide access to the natural beauty of our parks and the river corridor, encourage more time spent outdoors improving health and fitness, and provide alternate transportation options for citizens. Trail sections, such as Segment #4 – Albany State to Radium Springs & Segment #2 – Riverfront to Chehaw, would be selected from the County approved Flint River Trails Master Plan.	\$ 8,000,000 (28%)
Signage	Installation of new road signs on County maintained roads to meet the Manual on Uniform Traffic Control Devices retroreflectivity standards. This project would enhance driver safety and improve wayfinding at night.	\$ 500,000 (2%)
Bridge & Culvert Repairs	Funding is dedicated to improving, repairing, and extending the life of the bridges and culverts in the unincorporated area of Dougherty County.	\$ 1,200,000 (4%)
Intersection Upgrades, Road Projects, & Traffic Calming	Funding is dedicated to making intersection upgrades, road improvements, and traffic calming. This includes projects like widening Fleming Rd (from Gaissert to County Line) and County Line Rd (from Fleming to Sylvester Hwy), which would address traffic congestion and improve safety near MCLB Albany. Funding for traffic calming devices, as called out in the County's Traffic Calming Policy, would be available for pedestrian and vehicular safety within residential areas.	\$ 3,600,000 (13%)
	Grand Total	\$ 28,800,000

T-SPLOST TIMELINE		
Date	Activity	Status
April 2023	Develop revenue estimate and how money will be distributed between County and cities	
May 2023	County and Jurisdiction develop project lists with public input	
June 2023	County and city elected officials vote on their list of projects	
July 2023	Complete DRAFT Master List for County is sent to all elected officials in County	
Official County/City Meeting Notice: July 28, 2023 Official County/City Meeting Date: August 7, 2023	Official Meeting required by code to discuss project list	<p>A formal meeting must be called by the County Board of Commissioners to discuss possible projects to be included in the referendum and the rate of tax. Meeting notice has to be hand delivered or mailed at least ten days prior to the date of the meeting to each qualified city. The meeting notice includes: date, time, place and purpose of the meeting. The law requires that the formal meeting must be held at least 30 days prior to the calling of a referendum.</p> <p>2021 Georgia Code -Title 48 - Revenue and Taxation -Chapter 8 - Sales and Use Taxes - Article 5A - Special District Mass Transportation Sales and Use Tax - Part 1 - General Provisions § 48-8-262. Notice; Agreement Memorializing Levy and Rate of Tax; Rate; Resolution Required</p> <p>a. Prior to the issuance of the call for the referendum required by Code Section 48-8-263, any county that desires to levy a tax under this part shall:</p> <ol style="list-style-type: none"> 1. Determine whether the region has proposed a referendum on a tax under Article 5 of this chapter. This determination shall be based on whether, pursuant to paragraphs (2) and (3) of subsection (c) of Code Section 48-8-245, a majority of the governing authorities of counties within the region containing the county proposing the tax have passed resolutions calling for the levy of a tax under Article 5 of this chapter. If a majority of the governing authorities of the counties in the region have passed such a resolution, the county proposing a tax under this part shall postpone the referendum under this part until the regional referendum has been decided. No ballot shall propose a tax under this part and under Article 5 of this chapter at the same election;

		<p>2. After the determination under paragraph (1) of this subsection has been made, if a county is qualified to levy a tax under this part, deliver or mail a written notice to the mayor or chief elected official in each qualified municipality located within the special district. Such notice shall contain the date, time, place, and purpose of a meeting at which the governing authorities of the county and of each qualified municipality are to meet to discuss possible projects for inclusion in the referendum and the rate of tax. The notice shall be delivered or mailed at least ten days prior to the date of the meeting. The meeting shall be held at least 30 days prior to the issuance of the call for the referendum.</p>
<p>Submit Intergovernmental Agreement Date: August 7, 2023</p> <p><i>This submission is following the Joint City/County Meeting</i></p>	<p>Intergovernmental Agreement executed</p>	<p>b. 1. Following the meeting required by paragraph (2) of subsection (a) of this Code section and prior to any tax being imposed under this part, the county and all qualified municipalities therein may execute 2. an intergovernmental agreement memorializing their agreement to the levy of a tax and the rate of such tax.</p> <p>2. If an intergovernmental agreement authorized by paragraph (1) of this subsection is entered into, it shall, at a minimum, include the following:</p> <ul style="list-style-type: none"> A. A list of the projects and purposes qualifying as transportation purposes proposed to be funded from the tax, including an expenditure of at least 30 percent of the estimated revenue from the tax on projects consistent with the state-wide strategic transportation plan as defined in paragraph (6) of subsection (a) of Code Section 32-2-22; B. The estimated or projected dollar amounts allocated for each transportation purpose from proceeds from the tax; C. The procedures for distributing proceeds from the tax to qualified municipalities; D. A schedule for distributing proceeds from the tax to qualified municipalities which shall include the priority or order in which transportation purposes will be fully or partially funded; E. A provision that all transportation purposes included in the agreement shall be funded from proceeds from the tax except as otherwise agreed; F. A provision that proceeds from the tax shall be maintained in separate accounts and utilized exclusively for the specified purposes; G. Record-keeping and audit procedures necessary to carry out the purposes of this part; and H. Such other provisions as the county and qualified municipalities choose to address.

		<p>C. <u>1. If an intergovernmental agreement is entered into by the county and all qualified municipalities, the rate of the tax may be up to 1 percent.</u> <u>2. If an intergovernmental agreement is not entered into by the county and all qualified municipalities, the maximum rate of the tax shall not exceed 0.75 percent and such rate shall be determined by the governing authority of the county.</u></p> <p>D. 1. As soon as practicable after the meeting between the governing authorities of the county and qualified municipalities and the execution of an intergovernmental agreement, if applicable, the governing authority of the county shall by a majority vote on a resolution offered for such purpose submit the list of transportation purposes and the question of whether the tax should be approved to electors of the special district in the next scheduled election and shall notify the county election superintendent within the special district by forwarding to the superintendent a copy of such resolution calling for the imposition of the tax. Such list, or a digest thereof, shall be available during regular business hours in the office of the county clerk.</p> <p>2. The resolution authorized by paragraph (1) of this subsection shall describe:</p> <ul style="list-style-type: none"> A. The specific transportation purposes to be funded; B. The approximate cost of such transportation purposes, which shall also be the maximum amount of net proceeds to be raised by the tax; and C. The maximum period of time, to be stated in calendar years, for which the tax may be imposed and the rate thereof. The maximum period of time for the imposition of the tax shall not exceed five years.
<p>DEADLINE TO NOTIFY ELECTION SUPERINTENDENT: September 8, 2023</p>	<p>Resolution approved by County and forwarded to Election Superintendent – Must be received 90 days before election for a General Election – 30 days for other (Municipal, Special, etc.)</p>	<p>2021 Georgia Code - Title 21 – Elections; Chapter 2 - Elections and Primaries Generally Article 14 - Special Elections and Primaries Generally; Municipal Terms of Office § 21-2-540. Conduct of Special Primaries and Special Elections Generally</p> <p>a. 1. Every special primary and special election shall be held and conducted in all respects in accordance with the provisions of this chapter relating to general primaries and general elections; and the provisions of this chapter relating to general primaries and general elections shall apply thereto insofar as practicable and as not inconsistent with any other provisions of this chapter. All special primaries and special elections held at the time of a general primary, as provided by Code Section 21-2-541, shall be conducted by the poll officers by the use of the same equipment and facilities, insofar as practicable, as are used for such general primary. All special primaries and special elections held at the time of a general election, as provided by</p>

		<p>Code Section 21-2-541, shall be conducted by the poll officers by the use of the same equipment and facilities, insofar as practicable, as are used for such general election.</p> <p>2. If a vacancy occurs in a partisan office to which the Governor is authorized to appoint an individual to serve until the next general election, a special primary shall precede the special election.</p>
October 8, 2023	<p>Deadline to Call for Referendum & publish weekly notice for call of the election (advisable to call for election and make publication arrangements around 9/8 deadline above)</p>	<p>b. At least 29 days shall intervene between the call of a special primary and the holding of same, and at least 29 days shall intervene between the call of a special election and the holding of same. The period during which candidates may qualify to run in a special primary or a special election shall remain open for a minimum of two and one-half days. Special primaries and special elections which are to be held in conjunction with the presidential preference primary, a state-wide general primary, or state-wide general election shall be called at least 90 days prior to the date of such presidential preference primary, state-wide general primary, or state-wide general election; provided, however, that this requirement shall not apply to special primaries and special elections held on the same date as such presidential preference primary, state-wide general primary, or state-wide general election but conducted completely separate and apart from such state-wide general primary or state-wide general election using different ballots or voting equipment, facilities, poll workers, and paperwork.</p>
January – March	Voter information education	
November 7, 2023	Election Day	
July 1, 2024	Tax collection begins	

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:	

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

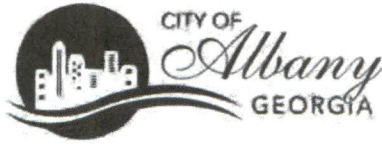
Thelma Adams-Johnson

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.

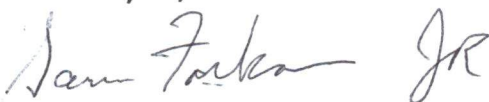
*In conjunction with that, I bought, developed, and managed a grinding operation in a warehouse at 501 Maxwell St in Albany.

*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 6e.

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

**COOPERATIVE AGREEMENT BETWEEN
TURNER JOB CORPS CENTER
OPERATED BY ODLE MANAGEMENT GROUP
AND
DOUGHERTY COUNTY GEORGIA**

Job Corps Centers located on property under concurrent Federal-State jurisdiction "must establish agreements with Federal, State and local law enforcement agencies to enforce criminal laws." per 20 CFR 670.940(b). The Department of Labor's Policy and Requirements Handbook ("PRH") section 5.4 requires that every Job Corps Center "develop and maintain written cooperative agreements with its nearest local law enforcement agency."

This Cooperative Agreement hereinafter referred to as the "Agreement," is entered into by and between the Turner Job Corps Center (hereinafter referred to as ("Job Corps") operated by ODLE Management Group for the Department of Labor, and the DCP, hereinafter referred to as "Agency." This Agreement will be effective from the date of signature from representatives from both parties and will expire on June 30, Annually unless modifications are made and agreed to by both parties as described in section XIII Review of Agreement below

I. RESPONSIBILITIES

- A. Agency and Job Corps have a mutual interest in maintaining a positive and collaborative working relationship in order to achieve their respective responsibilities. This includes the prevention of crime; the investigation of alleged crime; assurance of the safety, security and rights of Job Corps students, staff and visitors on Job Corps property; the protection of the Job Corps facilities and property; and a mutual understanding, respect and desire to jointly carry out their policies, procedures and obligations under federal, state, local law.
- B. The Job Corps Center Director has the primary responsibility for the safety and security of students, staff and visitors on the Job Corps grounds and facilities for use by the Job Corps Program under the U.S. Department of Labor guidelines and Federal Regulations. This includes the determination of which visitors may come onto the Job Corps grounds and facilities and under what conditions.

II. REPORTING OF POSSIBLE CRIMES

- A. Job Corps Security Department shall immediately notify Agency via Agency Dispatch of any known or reported serious (i.e., homicide, theft of vehicle or other significant government owned property, assault/battery, riot, sexual assault, rape, etc.) criminal activity taking place on Job Corps property. Agency shall determine whether criminal investigation or enforcement is required.
- B. Students and staff may exercise their right to independently report known or suspected criminal activity and request issuance of a criminal complaint or request the assistance of any law enforcement agency having jurisdiction where the alleged offense occurred.

- C. The Center Director or Security Department shall be responsible for reporting known or suspected criminal activity on behalf of the Job Corps. Should such reports be made by any other party, Agency will notify the Security Department for purposes of collaboration and exchange of information.

III. REPORTING EMERGENCY SITUATIONS

- A. Emergency contingencies such as active shooter, riot, fire, flood, bomb threats and any other potential
- B.
- C. high-risk emergency occurring at Job Corps will be reported to Agency Dispatch as soon as is safe to do so in compliance with the Job Corps' Emergency Action Plan.

IV. REPORTING

- A. Agency will notify the Center Director through the Security Department of any arrests or criminal cases pending against a Job Corps student.

V. REPORTING RUNAWAY JUVENILES

- A. Job Corps will notify Agency when it becomes aware a minor aged student is absent from the Job Corps Program without authorization. Minor aged Job Corps students reported to Agency as absent from the Job Corps Program without authorization are considered a Runaway Juvenile.

VI. REPORTING A MISSING PERSON

- A. Job Corps will file a Missing Person report with Agency when a minor, or adult, student is suspected to be missing. Job Corps will request that the suspected missing person be entered into the National Crime Information Center (NCIC) system.

VII. SEARCHES BY JOB CORPS PERSONNEL

- A. Should evidence of criminal activity be found by Job Corps personnel conducting a search as permitted by the PRH, Job Corps will notify Agency via Agency Dispatch of the alleged criminal activity and possible evidence.

VIII. DISPOSAL OF ILLEGAL DRUGS, ILLEGAL WEAPONS, JOB CORPS UNAUTHORIZED GOODS

- A. Illegal Drugs:
 - 1. Job Corps will notify Agency when illegal drugs are found on center. Job Corps will secure confiscated illegal drugs as directed by Agency until such time that Agency arrives on center to confiscate the illegal drugs or directs the Job Corps center to dispose of the drugs in accordance with state and local law.
- B. Weapons:
 - 1. Weapons, potentially dangerous items and other unauthorized goods are not permitted on a Job Corps center except as permitted by the PRH. Upon discovery of weapons, potentially dangerous items or other unauthorized goods as defined PRH,

Job Corps will notify Agency and if possible, secure the unauthorized goods as directed by Agency until such time that Agency arrives on center. Agency shall verify whether a student may legally own the weapons, potentially dangerous items or other unauthorized goods. If it is determined by the Agency that a student may not legally own the weapon, potentially dangerous item or other unauthorized goods the Agency shall determine the disposition of the weapon or potentially dangerous item.

2. Weapons or potentially dangerous items or other unauthorized goods (as defined by the PRH) that a student may legally own but is not permitted to possess on a Job Corps center must be returned to the student in accordance with the Job Corps Policy and Requirements Handbook unless a student does not want the item returned or does not provide an address for return, in which case the item shall be considered abandoned property and Job Corps will dispose of it in accordance with the procedures outlines in Section VIII B (1) above.

IX. AGENCY RESPONSIBILITIES

Agency will determine if a crime has been committed, investigate the matter and take appropriate law enforcement action. This may include:

- A. Gathering and collecting evidence, securing the crime scene, conducting interviews and making arrests.
- B. Responding and assisting in the event of a mass disturbance involving Job Corps students.

X. JOB CORPS STUDENTS INVOLVED IN CRIMINAL OFFENSES

When Job Corps students are involved in a criminal offense, they may be subject to disciplinary action by the Job Corps Program which may include termination from the Job Corps Program. Such Job Corps Program discipline has no bearing on the Agency investigation and/or responsibilities of Agency. Agency understands that Job Corps is not responsible for ensuring current, or former, student participation in the legal process which includes, but is not limited to, attending all court appearances.

XI. CENTER DUTY OFFICER DEFINED

The Center Duty Officer (CDO) is defined as the individual designated as the acting Job Corps Center Director in the absence of the Center Director or Deputy Center Director.

XII. INDEMNIFICATION

Each party agrees to indemnify and save and hold the other party harmless from any and all claims, causes of action or liability arising directly from such party's negligence or wrongful misconduct during the performance of the Agreement.

XIII. REVIEW OF AGREEMENT

- C. The Center Director or Security Department shall be responsible for reporting known or suspected criminal activity on behalf of the Job Corps. Should such reports be made by any other party, Agency will notify the Security Department for purposes of collaboration and exchange of information.

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The Agreement may be reviewed on an as needed basis or terminated at the request of either party. Such a request for review or termination shall be in writing and shall be delivered by facsimile or regular mail as follows:

<p>Attention: Address: Phone: Fax:</p>	<p>ODLE Management Group Attention: Corporate Procurement 9937 E. Bell Rd. Scottsdale, AZ 852 (801) 693-2600 Fax: (801) 693-2900</p>
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Once notice has been given, the parties agree to meet within 30 days and discuss possible modifications to the Agreement. If the parties cannot agree to mutually modify the Agreement, either party may unilaterally terminate its participation in the Agreement without cause by sending the other party written notice of termination. That party's termination shall take effect 30 days after service of notice.

XIV. SIGNATURES

<i>Nathaniel Cooper</i>	7-1-23
	Date
<p>Center Director Turner Job Corps Center</p>	

	Date
<p>Chair or Designee-Dougherty County Commission Dougherty County, Georgia</p>	

<i>Kenneth Williams</i>	07/01/23
	Date
<p>Vice President ODLE Management Group</p>	