



REGULAR MEETING

August 21, 2023
10:00 AM

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

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

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
 - a. Consider for Action the Minutes of the July 17th Regular Meeting, July 31st Work Session, July 31st Joint Meeting with the City of Albany and July 31st Special Called Meeting. **ACTION:**
6. Tax - Public Hearing. **(Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber).**
 - a. Proposed tax increase of .57% for the County-Wide Digest and the proposed tax increase of .17% 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 9.1730.
7. 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. Jana Dyke, President & CEO, Albany-Dougherty Economic Development Commission, present to provide the quarterly update.

8. Zoning - Public Hearing. **(Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber).**

- a. Vincente S. Sontay, owner and applicant (23-039) requests Special Approval to construct a Religious Institution (church) at 1416 Nelms Road. The property is zoned R-2 (Single-Family Residential District) and would allow a Religious Institution by Special Approval. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.

9. Purchases.

- a. Consider for action the recommendation to accept the quote replacing the flooring of the main building for Public Works by the lowest responsive and responsible vendor meeting specifications, Custom Interiors (Leesburg, GA) in the amount of \$31,055.65. Funding is available in SPLOST VII. **ACTION:**

10. Additional Business.

- a. Consider for action the recommendation from Finance to adjust the SPLOST VII Budget that was approved in the June 5, 2023 Regular Meeting. The approved line item for SPVII Government Center was initially \$955,000. The amount for the line item should have been \$305,000. The difference of \$650,000 is requested to add a budget of \$400,000 for the Festival of Springs Fountain and \$250,000 for the replacement chiller in the Judicial Building. **ACTION:**

- b. Consider for action the recommendation from Finance to amend the FY 2024 Alternative Dispute Resolution (ADR) Fund. The request is made on behalf of Superior Court Judge Willie Lockette to transfer \$163,000 from the ADR Fund Balance to cover planned expenditures for the Dougherty Judicial ADR Program. The amendment will allocate \$100,000 to the Mediation/Arbitration line item and \$63,000 to the Coordinator line item. **ACTION:**

- c. Consider for action the Resolution providing for the appointment of Assistant County Administrator Barry Brooks to serve as the County Legislative Coordinator (CLC) to the Association of County Commissioners of Georgia (ACCG). This appointment will replace former appointee Michael McCoy. **ACTION:**

- d. Consider for action the nomination for the County Voting Delegate at the ACCG Legislative Conference Business Session on October 12, 2023 in Jekyll Island. *Appointments are made by nominations.* **ACTION:**

- e. Consider for action the Special Approval request of Vincente S. Sontay, owner and applicant (23-039) to construct a Religious Institution (church) at 1416 Nelms Road. The property is zoned R-2 (Single-Family Residential District) and would allow a Religious Institution by Special Approval. The Planning Commission recommends approval. **ACTION:**

11. Updates from the Assistant County Administrator.

- a. **Reminder** - There are two additional Tax Public Hearings scheduled. The first will be 6 p.m. August 21st and the second on 10 a.m. August 28th, both in Room 100.

12. Updates from the County Attorney.
13. Updates from the County Commission.
14. 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

July 17, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on July 17, 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 Clerk Jawahn Ware, and other staff. County Attorney Alex Shalishali participated via teleconference. 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 June 5th Regular Meeting, June 12th Work Session, June 26th Regular Meeting and June 26th Special Called Meeting.

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

The Chairman recognized Scott Steiner, President & CEO, Phoebe Putney Health System, to provide an update to the Board. Mr. Steiner provided an update on their economic impact, community investment, renovations and plans for expanded services. It was noted that the impact economically is 1.8 billion dollars. Over 56 million dollars had been provided to charity care. Phoebe, though a nonprofit, participates in the V-PILOT program and is the 3rd largest County taxpayer. He added that Phoebe has contributed \$9,303,570 between 2013-2022. Almost three million dollars had been invested into cultivating healthcare careers. Updates were provided regarding the desire to obtain a Level II Trauma designation and a lengthy discussion ensued.

The Chairman recognized citizen Bruce Capps who spoke regarding his concerns about the public not being included in the TSPLOST input. He mentioned that it is important for the public to be involved. Commissioner Gaines asked for clarification regarding enabling legislation pertaining to TSPLOST and SPLOST [for public input]. Attorney Shalishali will provide an update to the Commission. Commissioner Edwards asked Mr. Capps to please forward his concerns and suggestions regarding poverty to the County Clerk.

The Chairman recognized citizen Henry Thomas who shared that he had a conversation with the Chairman and Commissioner Gaines and he planned to update the Commission later on more concerns.

Attorney Shalishali left the call at 11:40 a.m.

The Chairman called for consideration of the resolution providing for acceptance of the Contract for Services between Dougherty County and GMASS (Georgia Mass Appraisal Solutions and Services, Inc.) in the amount of \$1,482,000 to provide a countywide revaluation. The payment will be made in installments for three years. Funding is budgeted in the General Fund in the amount of \$1,700,000.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-030 is entitled:

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

The Chairman called for consideration of the resolution providing for the acceptance of the proposed project category list for T-SPLOST II.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-031 is entitled:

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

The Chairman called for consideration of the recommendation from Disaster Recovery and Grants to accept the funding and retroactive application for three Community Violence Prevention Grants for Dougherty County Police in the total amount of \$832,322.70. All are 100% funded grants with no local match.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Gaines asked that a public notice be done regarding the grants and Mr. Brooks consented. There being no further discussion, 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.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-032 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 proposed Board appointment.

Under nomination by Commissioner Johnson, the incumbents Thelma Adams-Johnson and Larry Thomas were unanimously reappointed to the Albany-Dougherty County Land Bank to serve a two-year term ending June 31, 2025.

Mr. Brooks reminded the Board that there will be no Commission meeting on Monday, July 24, 2023. The next meeting will be a Work Session on Monday, July 31, 2023 in Room 100. Commissioner Johnson thanked the Board for their vision and asked about the overgrowth on the fairway due to the rain. He wanted to talk to Planning Director Paul Forgey regarding the zoning regulations for housing opportunities. Mr. Forgey agreed that updates are needed and shared that the process has started to update the City and County ordinances. Commissioner Gaines commended Dougherty County Public Works and the Dougherty County Police Department for the prompt response in removing the tree on

Highway 91. Commissioner Jones asked to be involved in future discussions regarding Putney Park.

The Chairman called for the consideration of the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing potential litigation and 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 entered into Executive Session at 11:49 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

July 31, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on July 31, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 am. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones and Ed Newsome. 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. Commissioner Clinton Johnson was absent.

After the roll call and the invocation, Chairman Heard asked the Commission to review the minutes of the July 10th Work Session and July 10th Special Called Meeting.

The Chairman recognized Human Resources Director Erica Potts to acknowledge the 2023 Interns for completion of the summer program. Eleven students participated in the program and seven were physically present in the meeting (others were preparing for school). Words of wisdom and advice were provided by the Board. The supporting departments were thanked and accolades were also given to Mrs. Potts.

The Chairman recognized Sheriff Sproul to provide an update on the implementation of tablets for inmates at the Jail. Sheriff Sproul introduced Chief Jailer John Ostrander and newly promoted Major Pamela Coley, who will be responsible for the Jail Security. Chief Ostrander shared that within 30 days, inmates have completed 23,393 course hours. He explained how assessments were used and noted some of the classes that were completed. Twenty-six learners have completed all 167 GED courses. There has been a positive impact on risk management, where violent acts have already been reduced by 50%. Security concerns and access were shared. Upon the request of Commissioner Jones, the most recent graduation of the students under the Dougherty County School System was shared. Feedback and accolades were provided by the Board. Commissioner Edwards asked Chief Ostrander for consideration to be made to ensure inmates "do not leave the way they came in." Chief shared that the court will address those concerns but the Jail is providing the courts information.

Sheriff Sproul introduced District Attorney Greg Edwards, DCP Chief Kenneth Johnson and APD Chief Michael Persley to discuss the potential merger of the two local units. The Albany Drug Unit (ADDU) was established in 1989 and the Albany Police Department Gang Task Force Unit was established in 2009. Based on the trends in the drug and gang community, it is best to reorganize and merge the two units. Commissioner Gaines asked DA Edwards to provide quantitative data to the media that supports our crime statistics as compared to other communities. Commissioner Gray shared that he is supportive of the merger but had concerns about the proposed merger document as it pertains to possible risk and liability concerns for both the City and County. The composition of the Board, operations, processes pertaining to the Unit Commander and asset

seizures were discussed. Commissioner Gray suggested that the new unit be a stand-alone unit. The members present shared the need for joint oversight by a Board; noting that one has been in place for decades. It was suggested that our County Attorney also review the document.

The Chairman recognized Interim Chief Appraiser Larry Thomas to update the Commission on the cell tower valuation. The cell tower valuation started approximately April 1st and is now completed. It was shared that we are currently in the appeals process. The value increased by approximately \$39 million, based on the difference between what the County had on the books and the proposed value from the assessment. Personal Property Manager Vicky Craft was present.

The Chairman recognized Tax Director Shonna Josey and Interim Chief Appraiser Larry Thomas to discuss the Certified 2023 Tax Digest for the Countywide M&O and Special Services District. The 2023 assessed value for the Net M&O Digest Countywide is 2,086,953,229 and reflected an increase of 2.10%. She reviewed the values for personal property, real property, and homestead and property exemptions. She shared that personal property was impacted by the recent cell tower valuation. The Net Personal Property M&O value is 345,282,277; real property is 1,707,363,282 and homestead and property exemption are 261,851,609. The tax digest summary was noted to be based on the adopted 2022 millage rate of 19.069. She explained the action the Board would take if they adopted the same millage rate or not.

The 2023 assessed value for the Special Services Digest is 598,715,958 and reflected an increase of 1.81%. Personal property, real property, homestead and property exemptions were reviewed. The net personal property value is 56,097,770; real property is 527,394,174 and homestead and property exemption is 108,734,958. The tax digest summary was noted to be based on the adopted 2022 millage rate of 9.173. The advertisement needs were discussed based on the will of the Board. Time sensitivity was shared, and Commissioner Newsome provided some historic context. There was consent provided for Mr. Brooks to provide information to consultant Ed Wall. Mrs. Josey concluded her presentation by sharing information pertaining to the Homeowner Tax Relief Grant (HTRG) which will provide additional property exemption in the amount of \$18,000 for all qualified homestead property.

The Chairman recognized the Founder of the Georgia Music Association Henry Thomas to discuss community concerns. He asked that the Board support his event and said that he will speak to his representative, Commissioner Gaines, on some of his additional planned initiatives. Commissioner Edwards asked Mr. Thomas to put a formal request in writing.

The Chairman called for a recommendation to accept the Intergovernmental Agreement with the City of Albany for the 2023 Byrne Justice Assistance Grant (JAG) Program in the amount of \$20,512.80. The Agreement stipulates that the County will receive 20% of the total award (\$102,564). Assistant County Administrator Barry Brooks addressed. Finance Director Martha Hendley was present. Mr. Brooks said that this is a standard agreement that assisted with equipment needs.

The Chairman called for a recommendation to accept the proposal for public information and marketing services in the amount of \$51,000 with The Levee Studios (Albany, GA). The proposal is for six months. Assistant County Administrator Barry Brooks addressed. Mr. Brooks said that

this proposal was for our public information efforts due to the vacancy of former PIO Wendy Howell. The efforts that the Levee is currently performing were shared.

The Chairman called for a recommendation to accept the resolution declaring a 2016 Ford Taurus Police Interceptor (from the Dougherty County Police Department) as surplus and authorize the sale through Underwriters Safety & Claims. Assistant County Administrator Barry Brooks addressed.

The Chairman called for a recommendation to accept the agreement to provide architectural services to renovate the Dougherty County Judicial Building in the amount of \$37,500 from SRJ Architects, Inc. (Albany, GA). The project scope is to create office space for the approved Judge and staff in the Dougherty County Judicial Circuit. Assistant County Administrator Barry Brooks and Facilities Management Director Heidi Hailey addressed. It was noted that this is for an additional Superior Court Judge. Judge Lockette has given a specific time frame for completion and the vendor is familiar with the building and has completed previous work. Ms. Hailey addressed some of Commissioner Gray's questions regarding the modification of existing space for the new Judge that starts in January 2024. She explained the cost and scope and shared that the budget and cost for this unfunded mandate will be determined.

The Chairman called for a recommendation to approve the alcohol application from Lyte Entertainment Inc., Prashant Patel licensee, dba Cowboy Bills, at 4502 Sylvester Road for Consumption- Liquor, Beer, and Wine. The Albany-Dougherty Marshal’s Office recommended approval. Deputy Marshall Marcus Mitchell, Code Enforcement Department, addressed. Mr. Mitchell said that this application was a previously established licensed vendor under another owner.

Mr. Brooks reminded the Board of the dedication of the new roof at the Albany Rescue Mission, Joint Meeting with the City of Albany regarding TSPLOST II and the Special Called Meeting.

Commissioner Gaines asked Mrs. Josey to share more information about the FLPA exceptions. Commissioner Jones thanked the Board for allowing him to be the representative at the NACo Conference and provided an update on new members in the organization. Mrs. Josey shared that the Homeowners Tax Relief Grant will be reimbursable to the County.

There being no further business to discuss the Commission the meeting adjourned at 12:14 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
and
CITY OF ALBANY BOARD OF COMMISSIONERS

DRAFT

JOINT TSPLOST II MEETING MINUTES

July 31, 2023

The Dougherty County Commission met with the City of Albany Commission in The Candy Room, 125 Pine Avenue, on July 31, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 2:30 pm. Present from the County were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones and Ed Newsome. Present from the City of Albany were Mayor Bo Dorough and City Commissioners Vilnis Gaines, Chad Warbington and Jon Howard. City Manager Steven Carter, City Attorney Nathan Davis, Assistant City Clerk Sissy Kelly and Legislative Assistant Triquenski Hicks were also present. Dougherty County Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware and other staff were present.

Chairman Lorenzo Heard and Mayor Bo Dorough shared opening remarks. Mayor Dorough said that there is a stipulation if no agreement is met.

County Attorney Alex Shalishali provided an update on the legal process regarding the Transportation Special Purpose Local Option Sales Two (TSPLOST II) Tax, Intergovernmental Agreement, and the timeline for calling for the Referendum. It was shared that the Board of Elections meeting is set for September 1st. If accepted by the voters, collections can begin on April 1, 2024.

Assistant County Administrator Barry Brooks and City Manager Steven Carter discussed the proposed County and City projects. Mr. Brooks shared that the agreed settlement was \$88,750,000 with the same percentage split of 67% (City) and 33% (County). The County's categories are the same with the addition for an "Economic Development Transportation Incentive." The County's share is \$29,287,500. Mr. Carter highlighted the City's category list which totaled \$59,462,500.

The Chairman called for a discussion relative to the distribution of TSPLOST II proceeds between the City and County. City Commissioners Howard and Warbington provided comments. There was a request by Commissioner Howard to support sidewalks in East Albany. Later on, Commissioner Jones stressed the need to support the request due to fatal accidents in the area. The County Commission echoed the same sentiments that referenced agreement to the lists with no concerns. Upon the request of Commissioner Gray, the Mayor elaborated more on the City's trails project.

Chairman Lorenzo Heard and Mayor Bo Dorough provided closing comments. Chairman Heard commended the staff on their hard work in coming together. Mayor Dorough echoed the same positive sentiments to work together and shared that they will start publicizing to the public. Mr. Carter shared that (the last) TSPLOST collections began in July; so it was proposed that both

Boards agree for collections to begin in July 2024, as opposed to April, so that three months of collections not be forfeited.

There being no further business to discuss, the meeting adjourned at 2:54 pm.

MAYOR

ATTEST:

CITY CLERK

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
SPECIAL CALLED MEETING MINUTES

DRAFT

July 31, 2023

The Dougherty County Commission met for a Special Called Meeting in The Candy Room, 125 Pine Ave, on July 31, 2023 immediately following the Joint City and County TSPLOST II Meeting. Chairman Lorenzo Heard presided and called the meeting to order at 3:07 p.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones and Ed Newsome. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware and other staff. Commissioner Clinton Johnson was absent.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the minutes of the July 10th Work Session and July 10th Special Called Meeting.

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

The Chairman called for consideration of the resolution authorizing the Intergovernmental Agreement with the City of Albany for the 2023 Byrne Justice Assistance Grant (JAG) Program in the amount of \$20,512.80. The Agreement stipulates that the County will receive 20% of the total award (\$102,564).

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-033 is entitled:

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND
APPROVAL OF THE INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF ALBANY AND DOUGHERTY COUNTY
RELATIVE TO A 2023 BYRNE JUSTICE ASSISTANCE GRANT (JAG)
PROGRAM AWARD; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.**

The Chairman called for consideration of the resolution providing for the acceptance and execution of the proposal by the Assistant County Administrator for public information and marketing services in the amount of \$51,000 with The Levee Studios (Albany, GA). The proposal is for six months. Phyllis Banks, who is our new point of contact with The Levee Studios, was introduced.

Commissioner Newsome moved for approval. Commissioner Gray seconded the motion. Under discussion, Mr. Brooks clarified the concern of Commissioner Edwards regarding photography. There being no further discussion, the motion for approval passed unanimously.

Resolution 23-034 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL
AND EXECUTION OF PROPOSAL FOR PUBLIC
INFORMATION AND MARKETING SERVICES WITH
THE LEVEE STUDIOS; REPEALING RESOLUTIONS
OR PARTS OF RESOLUTIONS IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution declaring a 2016 Ford Taurus Police Interceptor (from the Dougherty County Police Department) as surplus and authorize the sale through Underwriters Safety & Claims.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-035 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED 2016
FORD TAURUS POLICE INTERCEPTOR
(VIN NO. 1FAHP2MTXGG125482) AND HAVE SAID SURPLUSED
SALVAGED VEHICLE DISPOSED OF THROUGH
UNDERWRITERS SAFETY AND CLAIMS, DOUGHERTY
COUNTY'S THIRD PARTY ADMINISTRATOR; REPEALING
RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER
PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance and execution by the Assistant County Administrator of the agreement to provide architectural services to renovate the Dougherty County Judicial Building in the amount of \$37,500 from SRJ Architects, Inc. (Albany, GA). The project scope is to create office space for the approved Judge and staff in the Dougherty County Judicial Circuit.

Commissioner Jones moved for approval. Commissioner Newsome seconded the motion. Under discussion, Mr. Brooks agreed upon the question of Commissioner Gaines to later provide the funding source. There being no further discussion, the motion for approval passed unanimously. Resolution 23-036 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE,
APPROVAL AND EXECUTION OF AGREEMENT TO
PROVIDE ARCHITECTURAL SERVICES TO RENOVATE

THE DOUGHERTY COUNTY JUDICIAL BUILDING WITH
SRJ ARCHITECTS, INC.; REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND
FOR OTHER PURPOSES.

The Chairman called for consideration to approve the alcohol application from Lyte Entertainment Inc., Prashant Patel licensee, dba Cowboy Bills, at 4502 Sylvester Road for Consumption- Liquor, 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 providing for the execution of a Special District Mass Transportation Sales and Use Tax Intergovernmental Contract between Dougherty County, Georgia and the City of Albany, Georgia for TSPLOST II.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 23-037 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND
EXECUTION OF A SPECIAL DISTRICT MASS
TRANSPORTATION SALES AND USE TAX
INTERGOVERNMENTAL AGREEMENT BETWEEN
DOUGHERTY COUNTY, GEORGIA AND THE CITY OF
ALBANY; REPEALING 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 (in Room 160 of the Albany Dougherty Government Center) for the purpose of discussing pending and potential litigation and then to adjourn.

Commissioner Jones moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Edwards questioned the location of the room. However, due to the acoustics (in The Candy Room) and not being able to hear well, it was suggested to meet in the noted location. There being no further discussion, the motion for approval passed unanimously.

There being no further discussion, the Board entered into Executive Session at 3:15 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2023

COUNTY: **DOUGHERTY** TAXING JURISDICTION: **COUNTYWIDE**

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2022 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2023 DIGEST
REAL	1,811,131,650	11,782,482	(2,635,549)	1,820,278,583
PERSONAL	427,709,055		66,509,530	494,218,585
MOTOR VEHICLES	21,816,130		(337,400)	21,478,730
MOBILE HOMES	9,891,156		1,277,769	11,168,925
TIMBER -100%	2,289,558		(738,785)	1,550,773
HEAVY DUTY EQUIP	104,649		4,593	109,242
GROSS DIGEST	2,272,942,198	11,782,482	64,080,158	2,348,804,838
EXEMPTIONS	228,870,912		32,980,697	261,851,609
NET DIGEST	2,044,071,286	11,782,482	31,099,461	2,086,953,229
	(PYD)	(RVA)	(NAG)	(CYD)
2022 MILLAGE RATE:	19.069		2023 MILLAGE RATE:	19.069

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2022 Net Digest	PYD	2,044,071,286	
Net Value Added-Reassessment of Existing Real Property	RVA	11,782,482	
Other Net Changes to Taxable Digest	NAG	31,099,461	
2023 Net Digest	CYD	2,086,953,229	(PYD+RVA+NAG)
2022 Millage Rate	PYM	19.069	PYM
Millage Equivalent of Reassessed Value Added	ME	0.108	(RVA/CYD) * PYM
Rollback Millage Rate for 2023	RR - ROLLBACK RATE	18.961	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2023 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	18.961
	2023 Millage Rate	19.069
	Percentage Tax Increase	0.57%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

William O'Leary 7/11/23
 Chairman, Board of Tax Assessors Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Sherry Godee 7/24/23
 Tax Collector or Tax Commissioner Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2023 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2023 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

 Responsible Party Title Date

NOTICE

Item 6a.

The Dougherty County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Government Center, 222 Pine Avenue, Room 100 on August 28, 2023 at 10:00 am and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2023 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

		COUNTY WIDE	2018	2019	2020	2021	2022	2023
		COUNTY WIDE AREA	VALU E	Real & Personal	2,125,915,196	2,168,331,227	2,163,163,020	2,198,933,646
Motor Vehicles	45,909,650			38,593,720	33,302,130	27,271,890	21,816,130	21,478,730
Mobile Homes	8,368,852			9,413,561	9,041,973	9,063,426	9,891,156	11,168,925
Timber - 100%	1,731,769			879,982	1,495,506	451,797	2,289,558	1,550,773
Heavy Duty Equipment	208,139			4,441,611	5,659,131	6,347,556	104,649	109,242
Gross Digest	2,182,133,606			2,221,660,101	2,212,661,760	2,242,068,315	2,272,942,198	2,348,804,838
Less Exemptions	226,144,963			230,356,351	207,489,470	230,102,841	228,870,912	261,851,609
NET DIGEST VALUE	1,955,988,643		1,991,303,750	2,005,172,290	2,011,965,474	2,044,071,286	2,086,953,229	
RATE	Gross Maintenance & Operation Millage		18.4690	18.7020	19.0800	18.9860	22.6520	22.7020
	Less Rollback (Local Option Sales Tax)		2.9000	3.1330	3.5110	3.4170	3.5830	3.6330
	NET M&O MILLAGE RATE	15.5690	15.5690	15.5690	15.5690	19.0690	19.0690	
TAX	TOTAL M&O TAXES LEVIED	\$30,452,787	\$31,002,608	\$31,218,527	\$31,324,290	\$38,978,395	\$39,796,111	
	Net Tax \$ Increase	\$5,835,822	\$549,821	\$215,919	\$105,763	\$7,654,105	\$817,716	
	Net Tax % Increase	23.71%	1.81%	0.70%	0.34%	24.44%	2.10%	

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2023

COUNTY: **DOUGHERTY** TAXING JURISDICTION: **SPECIAL SRVICS DISTRICT - UNINCORPORATED**

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2022 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2023 DIGEST
REAL	76,662,210	1,017,151	524,350,299	602,029,660
PERSONAL	597,759,534		(507,562,292)	90,197,242
MOTOR VEHICLES	6,181,990		69,020	6,251,010
MOBILE HOMES	6,350,504		1,010,899	7,361,403
TIMBER -100%	2,289,558		(738,785)	1,550,773
HEAVY DUTY EQUIP	26,182		34,646	60,828
GROSS DIGEST	689,269,978	1,017,151	17,163,787	707,450,916
EXEMPTIONS	101,226,966		7,507,992	108,734,958
NET DIGEST	588,043,012	1,017,151	9,655,795	598,715,958
	(PYD)	(RVA)	(NAG)	(CYD)
2022 MILLAGE RATE:	9.173		2023 MILLAGE RATE:	9.173

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2022 Net Digest	PYD	588,043,012	
Net Value Added-Reassessment of Existing Real Property	RVA	1,017,151	
Other Net Changes to Taxable Digest	NAG	9,655,795	
2023 Net Digest	CYD	598,715,958	(PYD+RVA+NAG)
2022 Millage Rate	PYM	9.173	PYM
Millage Equivalent of Reassessed Value Added	ME	0.016	(RVA/CYD) * PYM
Rollback Millage Rate for 2023	RR - ROLLBACK RATE	9.157	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2023 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)	Rollback Millage Rate	9.157
	2023 Millage Rate	9.173
	Percentage Tax Increase	0.17%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

William Colburn
Chairman, Board of Tax Assessors

7/11/23
Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Shonita Godey
Tax Collector or Tax Commissioner

7/24/23
Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2023 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2023 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party Title Date

NOTICE

Item 6a.

The Dougherty County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Government Center, 222 Pine Avenue, Room 100 on August 28, 2023 at 10:00 am and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2023 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

		UNINCORPORATED	2018	2019	2020	2021	2022	2023
		U N I N C O R P O R A T E D A R E A	V A L U E	Real & Personal	596,897,109	613,649,153	620,817,551	648,940,045
Motor Vehicles	12,410,160			10,185,000	8,438,370	6,881,910	6,181,990	6,251,010
Mobile Homes	4,493,698			5,481,363	5,380,578	5,480,603	6,350,504	7,361,403
Timber - 100%	1,728,961			879,982	1,457,187	389,884	2,289,558	1,550,773
Heavy Duty Equipment	136,727			345,150	759,359	461,468	26,182	60,828
Gross Digest	615,666,655			630,540,648	636,853,045	662,153,910	689,269,978	707,450,916
Less Exemptions	91,916,398			88,017,108	89,288,019	99,945,180	101,226,966	108,734,958
NET DIGEST VALUE	523,750,257		542,523,540	547,565,026	562,208,730	588,043,012	598,715,958	
R A T E	Gross Maintenance & Operation Millage		11.1290	11.2090	11.3360	11.4100	11.3950	11.1680
	Less Rollback (Local Option Sales Tax)		1.9560	2.0360	2.1630	2.2370	2.2220	1.9950
	NET M&O MILLAGE RATE	9.1730	9.1730	9.1730	9.1730	9.1730	9.1730	
T A X	TOTAL M&O TAXES LEVIED	\$4,804,361	\$4,976,568	\$5,022,814	\$5,157,141	\$5,394,119	\$5,492,021	
	Net Tax \$ Increase	\$121,242	\$172,207	\$46,246	\$134,327	\$236,978	\$97,903	
	Net Tax % Increase	2.59%	3.58%	0.93%	2.67%	4.60%	1.81%	



MEMORANDUM

Date: August 3, 2023
To: The Dougherty County Board of Commissioners
From: Albany-Dougherty Planning Commission
Subject: 23-039 County Special Approval (1416 Nelms Road)

Vincente S. Sontay (23-039) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to construct a Religious Institution (church) at 1416 Nelms Road. The property is zoned R-2 (Single-Family Residential District) and would allow a Religious Institution by Special Approval. The owner and Applicant is Vincente S. Sontay. District 6

Art Brown offered a motion to recommend Approval of the request for Special Approval to allow the construction of a Religious Institution (Church) at 1416 Nelms Road. The motion was seconded by Helen Young. The Motion carried 5-1-1 with the following votes:

- Sandford Hillsman Tie or Quorum
Aaron Johnson Yes
William Geer No
Billy Merritt Abstained (no reason given)
Jimmy Hall Yes
Charles Ochie Absent
Willie Simmons Yes
Helen Young Yes
Yvonne Jackson Absent
Art Brown No

STAFF ANALYSIS AND REPORT APPLICATION 23-039 SPECIAL APPROVAL



OWNER: Vincente Santos Sontay

APPLICANT: Lanier Engineering, Inc.

LOCATION: 1416 Nelms Rd. Albany, GA

CURRENT ZONING/USE: R-2 (Single-Family Residential)
Vacant Parcel

PROPOSED USE: Religious Institution: Church

MEETING INFORMATION:

Planning Commission: 08/03/2023, 2:00 P.M., 222 Pine Avenue, Rm. 100
Public Hearing: 08/21/23, 10:00 A.M., 222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval

GENERAL INFORMATION:

Item 8a.

The applicant requests Special Approval to develop a vacant parcel to construct an approximate 12,000-square-foot religious institution (church). The property is currently zoned R-2, and that zoning classification permits religious institutions by Special Approval.

SPECIAL APPROVAL CRITERIA

The Albany Dougherty Zoning Ordinance recommends that the Planning Commission consider the following factors for special approval requests:

1. The effect of the proposed activity on the adjacent transportation network.

Trip Generation:

Road Improvements: GDOT Project ID#: 0017396 proposes to convert the existing intersection of Liberty Expressway and Nelms Road to a Reduced Conflict U-turn (RCUT) to reduce crash frequency and severity. The proposed project is approximately 0.4 miles long, with the Preliminary Engineering Phase currently underway.

Road Classifications: Street that provides access to the subject property is classified accordingly:

- Nelms Rd is considered a Minor Arterial Street.

Trip Generation: Current traffic volumes on Nelms Rd, the nearest point, are as follows.

- Nelms Rd. has an Average Daily Traffic (AADT) Count of 1,160.

According to the ITE Trip Generator:

- A church would increase daily traffic counts by 3 to 13 vehicle trips per every 1,000 square feet. The proposed 12,000 square foot building would result in an increase of 36 to 156 trips per day.
- This increase in traffic counts would be experienced on Sunday mornings from 10:00 AM to 12:00 PM. The smaller gatherings will occur on Wednesday, Thursday, and Saturday evenings from 7:00 PM to 9:00 PM

Analysis: No adverse impact on the surrounding transportation network should result from the proposed use. The intersection of Nelms and Hwy 319 is an area of caution due to numerous accidents.

2. The location of off-street parking facilities.

Accessible parking spaces are required per code. According to the Applicant, the current attendance is approximately 60 people. Their proposed seating capacity will be 200 people. This proposal would require a minimum of 36 parking spaces to include two required Handicap Accessible spaces. Per the applicant, 39 spaces will be provided.

3. The number, size, and type of signs proposed for the site.

Signs must comply with the Dougherty County Sign Ordinance. According to the applicant, this phase will include a site identification sign near the entrance to the site.

4. The amount and location of open space.

The parcel is a 5.087 acre vacant lot. The applicant proposes construction of an approximately 12,000 square foot church with gravel parking area. The remainder of the parcel will be open space.

5. Protective Screening.

The applicant proposes a natural wooded strip of 20' width will be preserved along the sides and rear property line.

6. Hours and manner of operation of the proposed use.

The applicant states the church will hold services on Sunday mornings from 10:00 AM to 12:30 PM. The smaller gathering will occur on Wednesday, Thursday, and Saturday evenings from 7:00 PM to 9:30 PM

7. Outdoor lighting.

According to the applicant, lighting will be provided, but it will only be minimal and low intensity for security purposes.

8. Ingress and egress to the property.

According to the applicant, the property will be accessed from two driveways off Nelms Road. Sight distance is not a problem at this location.

9. Compatibility with surrounding land use.

The proposed use is suitable for adjacent land uses and the subject site itself. The adjacent land uses include commercial and residential parcels are nearby as well.

10. Consistency with the Comprehensive Plan.

The **Future Land Use Map** recommends Low-Density Residential uses on this site. The proposed use would not conflict with this recommendation.

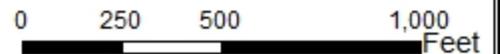
RECOMMENDATION

Staff recommends **approval** of this application.

LOCATION



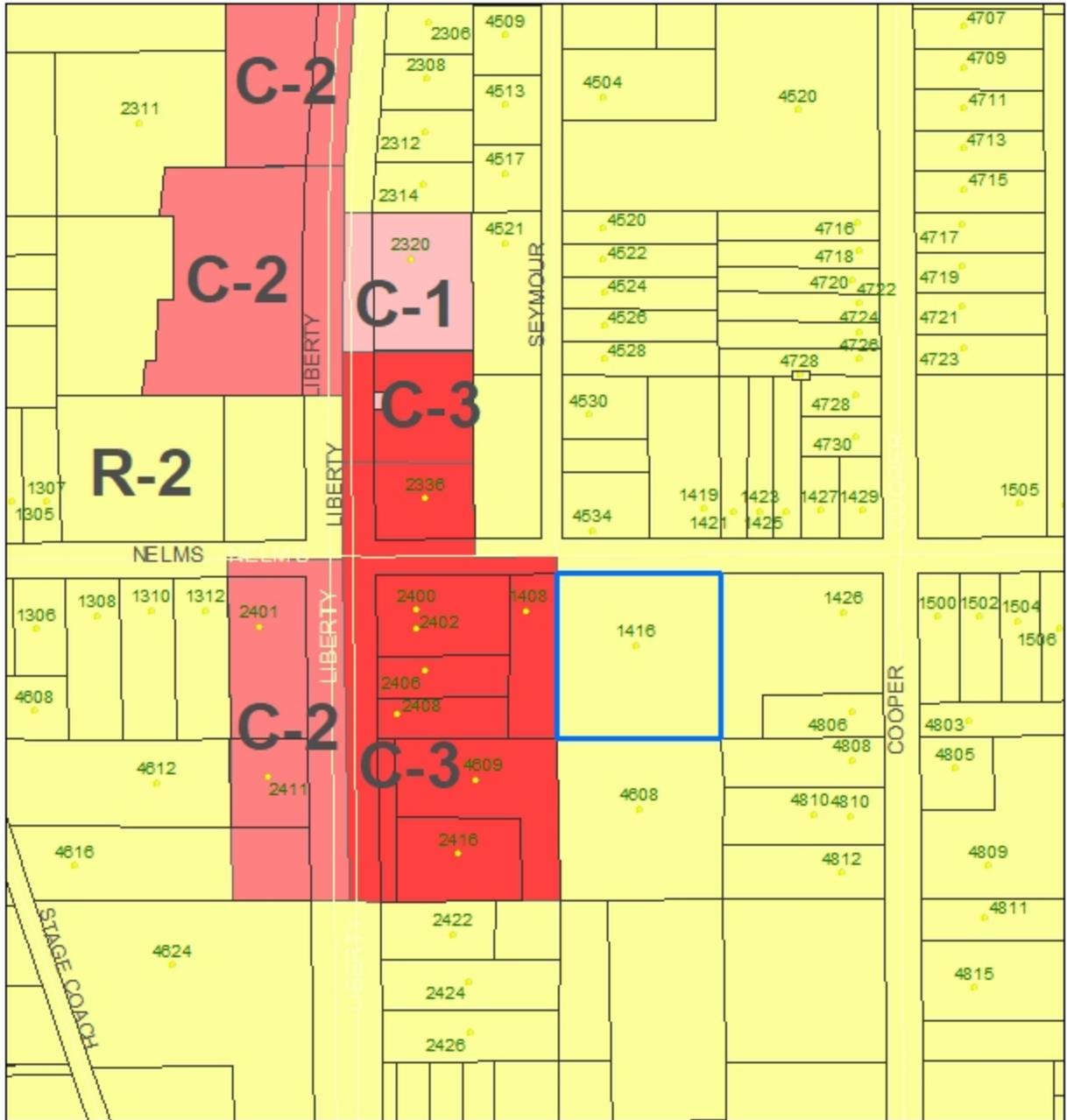
Address: 1416 Nelms
 Special Approval
 #23-039



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



ZONING



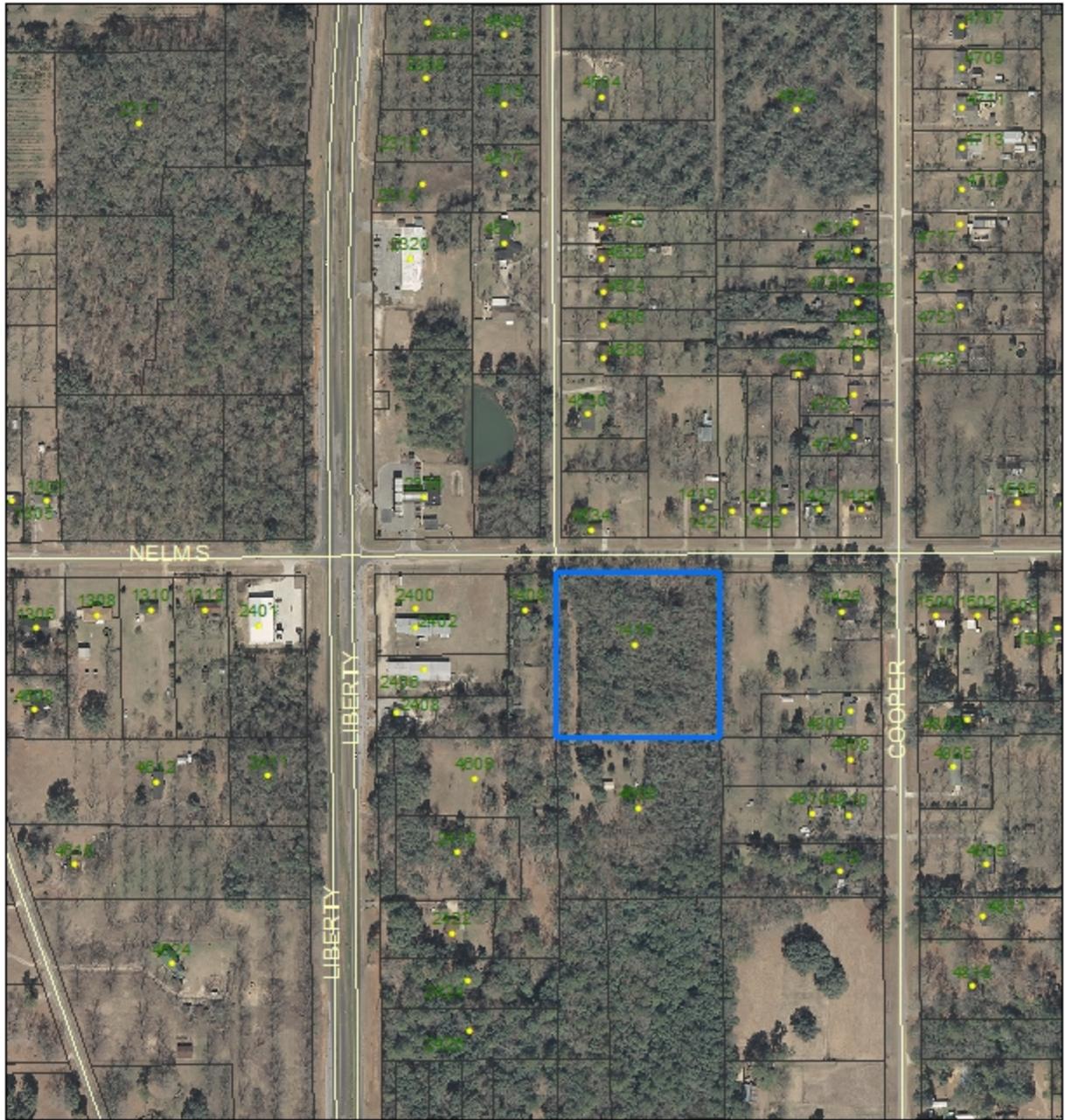
Address: 1416 Nelms
 Special Approval
 #23-039



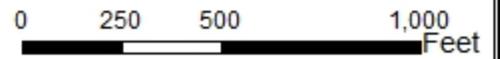
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



AERIAL



Address: 1416 Nelms
Special Approval
#23-039



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



CURRENT LAND USE



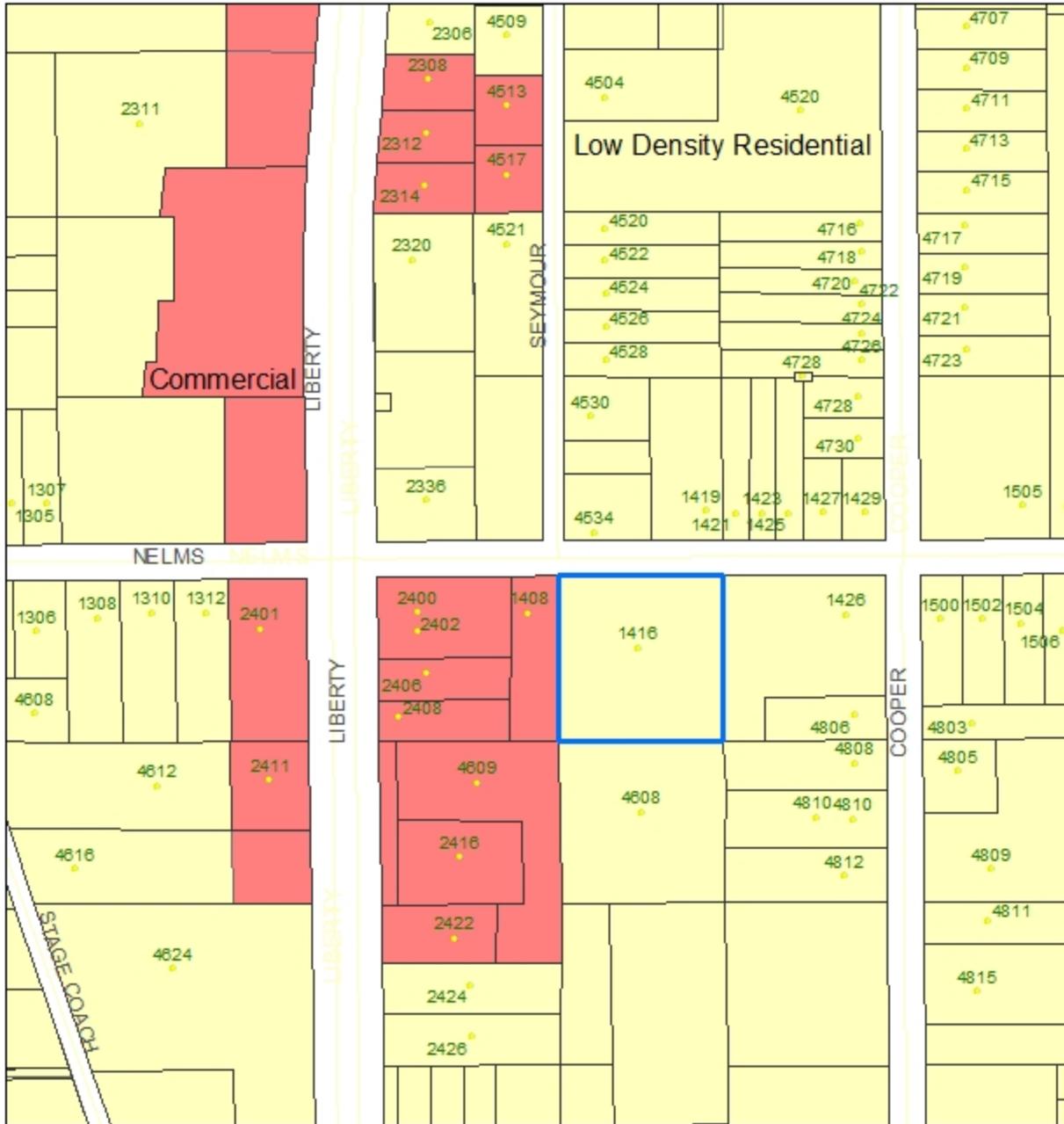
Address: 1416 Nelms
 Special Approval
 #23-039



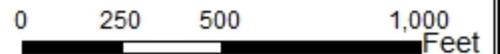
Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, express or implied, are provided for the data herein, its use or interpretation. All data is subject to change.



FUTURE LANDUSE



Address: 1416 Nelms
 Special Approval
 #23-039



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





SPECIAL APPROVAL APPLICATION

City of Albany Dougherty County

Property Address: 1416 Nelms Road

Name of Property Owner(s): Vincente Santos Sontay

Mailing Address: 1302 Miller Street

City: Albany State: GA Zip Code: 31705

Telephone: (229) 789-5727 Email: ssontay96@gmail.com

Name of Applicant: Lanier Engineering, Inc.

Mailing Address: 1504 Third Avenue

City: Albany State: GA Zip Code: 31707

Telephone: (229) 438-0522 Email: tlanier@lanier-engineering.com

Current use of property: Vacant

Property owner requests special approval to allow the following special use: Church

The applicant is required to provide a site plan, an 8" X 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing the filing of the application. A complete application must be filed by the 10th of the month to be considered for the meeting of the following month.

I hereby authorize the Planning, Development Services & Code Enforcement 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 7th day of June

Signature of Applicant: [Signature] V.P. LANIER ENGINEERING

Notary Public: [Signature] Commission expires: 11/15/2025



(Staff Use)

Posting fee: _____ Date paid: _____ Receipt: _____



VERIFICATION OF OWNERSHIP

Name of all owners: Vincente Santos Sontay
Address: 1302 Miller Street
City/State/Zip Code: Albany, GA 31705
Telephone Number: (229) 789-5727
Email: ssontay96@gmail.com
Property Location (give description if no address): 1416 Nelms Road

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.

Owner Signature (all owners must sign)

Owner Signature (all owners must sign)

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

Notary Public

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: Lanier Engineering, Inc.
Address: 1504 Third Avenue
City/State/Zip Code: Albany, GA 31707
Telephone Number: (229) 438-0522
Email: tlanier@lanier-engineering.com



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

The applicant filed on this date: 6/7/23, to apply for a rezoning approval affecting described property as follows:
1416 Nelms Road

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 7th day of June, 20 23

Santos H Santos Vicente
Signature of Applicant

Beth Pollock
Notary Public

11/15/2025
Commission Expires





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

The applicant filed on this date: 06/07/2023, to apply for a rezoning approval affecting described property as follows:
1416 Nelms Road

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).

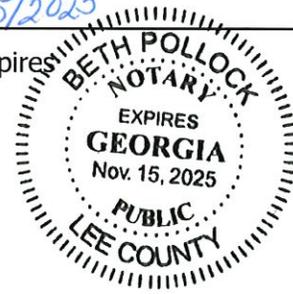
I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 7th day of June, 2023

[Signature]
Signature of Applicant
LANIER ENGINEERING, INC

[Signature]
Notary Public

11/15/2025
Commission Expires





June 5, 2023

Angel Gray
 Albany Planning & Development Services
 240 Pine Avenue
 Albany, GA 31701

**RE: Alpha and Omega Pentecostal Church
 Dougherty County, Ga. LE22134**

Dear Angel:

We are working with Mr. Santos Sontay in an effort to locate Alpha and Omega Church on a 5.0 acre tract of land located at 1416 Nelms Road in Dougherty County, Ga. The property is currently zoned R-2. We are submitting a request to obtain special approval for use of this property as a church. This letter is to clarify the proposed intent for the property addressing items as required by the County's zoning ordinance. Plans include the construction of an approximately 12,000 sf church building.

1. Traffic generated by the proposed use is generally low, and would currently serve an attendance of approximately 60 people on Sunday mornings. Potential seating capacity is around 200 to allow for growth. Nelms Road is a two lane rural roadway at this location with ample capacity for the development of this project.
2. A potential seating capacity of 200 persons would, by ordinance require a minimum of 34 parking spaces (2 of which would be accessible). 39 spaces including two ADA spaces are provided.
3. There will be a site identification sign located near the entrance to the site. The sign will comply with the County Sign Ordinance.
4. A 20' natural landscape strip will be provided around the perimeter of the site aesthetically separating this development from the adjoining properties.
5. As noted under item 4 above, a natural wooded strip of 20' width will be preserved along the sides and rear property line.
6. The church will hold services on Sunday mornings from approximately 10:00 AM to 12:30 PM. Smaller gatherings will occur on Wednesday, Thursday and Saturday evenings from approximately 7:00 to 9:30 PM.
7. Site lighting will be minimal and low intensity for security purposes only.
8. Site access will be from two driveways off of Nelms Road. Sight distance is not a problem at this location.

Should you desire any additional information, please let me know.

Sincerely,

Tod Lanier, PE
 Vice President

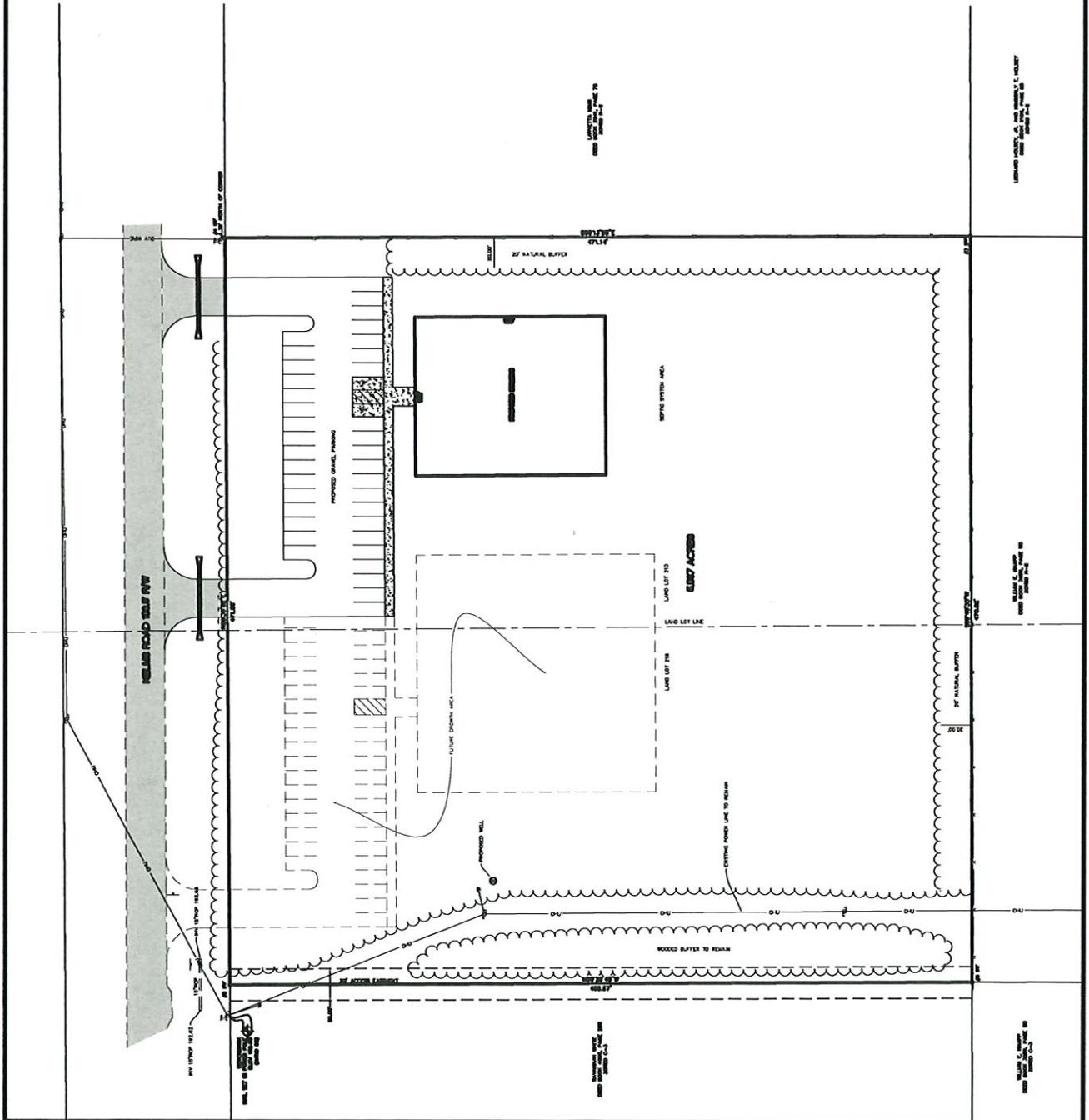
CONCEPT PLAN
ALPHA & OMEGA CHURCH
1418 HELMS ROAD
DOUGHERTY COUNTY, GEORGIA
PART OF LAND LOTS 819 AND 818, FIRST LAND DISTRICT
SCALE: 1"=40' / METERS: 1"=10.00 METERS

LANIER ENGINEERING INC.
1104 W. THIRD AVENUE, ALBANY, GEORGIA 31707
(229) 434-0022 FAX (229) 434-0921
REGISTERED PROFESSIONAL ENGINEERS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		



THIS PLAN IS A CONCEPT PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREON.



NOTICE OF PUBLIC HEARING

Item 8a.

Vincente S. Sontay (23-039) has submitted an application to the Albany Dougherty Planning Commission requesting Special Approval to construct a Religious Institution (church) at 1416 Nelms Road. The property is zoned R-2 (Single-Family Residential District) and would allow a Religious Institution by Special Approval. The owner and Applicant is Vincente S. Sontay. **District 6**

The Albany Dougherty Planning Commission will conduct a public hearing on these requests **Thursday, August 3, 2023, at 2:00 p.m.** at the Government Center, 222 Pine Avenue, Room 100, Albany, GA. The Planning Commission will forward its recommendation to the Board of County Commissioners based on information presented at the public meeting.

The Dougherty County Board of Commissioners will conduct a public hearing on **Monday August 21, 2023, at 10:00 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701.

Meetings of the Albany Dougherty Planning Commission and the Dougherty County Board of Commissioners are open to the public.

Those wishing to speak or provide comments should contact the Planning & Development Services Department at (229) 438-3901, Monday thru Friday, 8:00 a.m. to 5:00 p.m., in advance of the meeting for additional information.

As set forth in the Americans with Disabilities Act of 1990, the Dougherty County does not discriminate on the basis of disability in the admission or access to or treatment or employment in its programs or activities. The Human Resources Department has been designated to coordinate compliance with the non-discrimination requirements contained in section 35.107 of the Department of Justice Regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided there, is available at the office of Human Resources.

Dougherty County will assist citizens with special needs given proper notice (7 working days). Any requests for reasonable accommodations required by individuals to fully participate in an open meeting, program, or activity of the City of Albany, Georgia, should be directed to Paul Forgey, AICP, 240 Pine Avenue, Suite 300, Albany, Georgia, 31701, (229) 438-3901.



Barry Brooks
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: August 1, 2023
Meeting Date: August 14, 2023
Subject/Title: Flooring Replacement for Public Works
Presented for: Decision
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

Facilities Management is requesting to replace the flooring of the main building for Public Works.

History/Facts and Issues

The floor at Public Works needs to be replaced. Three quotes were obtained with the lowest being Custom Interiors (Leesburg, Ga) in the amount of \$31,055.65.

Recommended Action

Recommend Dougherty County Commission accepts the quote from Custom Interiors to replace the flooring at Public Works for a total expenditure of \$31,055.65.

Funding Source

SPLOST VII – Dougherty County Public Works Building Improvements

Quotes meeting specifications

Custom Interiors \$31,055.65
Katz Floorcovering LLC \$42,569
Shipps Contracting \$54,000



**DOUGHERTY COUNTY SPLOST VII BUDGET ADJUSTMENT REQUEST
SPLOST VII - MONDAY, August 14, 2023**

	ORIGINAL APPROVED BUDGET	Total Budget after Amendment	GOVERNMENT CENTER REQUEST	FESTIVAL SPRINGS FOUNTAIN	JUDICIAL BUILDING	BUDGET AMENDMENT REQUEST
DOUGHERTY COUNTY SPLOST VII						
Government Center ---GOV CTR ADDITIONAL REQUEST	2,500,000	3,455,000.00	955,000.00			955,000.00
TOTAL APPROVED BUDGET FOR GOVERNMENT CENTER 6/5/2023		3,455,000.00				955,000.00

	BUDGET AFTER AMENDMENT ABOVE or ORIGINAL BUDGET	TOTAL BUDGET AFTER ADJUSTMENT	GOVERNMENT CENTER REQUEST	FESTIVAL SPRINGS FOUNTAIN REQUEST	JUDICIAL BUILDING REQUEST
THE AMOUNT REQUESTED FOR THE GOVERNMENT CENTER SHOULD BE:			305,000		
---AMOUNT APPROVED FOR GOVERNMENT CENTER WAS:			(955,000)		
The remaining budget request was for the following:					
---Festival Springs Fountain Redesign & Rebuild				400,000	
---Judicial Building Replace Backup Chiller					250,000
REQUESTING THE ADJUSTMENTS AS SHOWN FOR EACH PROJECT			(650,000)	400,000	250,000
Government Center	3,455,000	2,805,000	(650,000)		
Festival Springs Fountain (NEW)	-	400,000	-	400,000	
Judicial Building Replace Backup Chiller (NEW)	955,725	1,205,725			250,000

**Dougherty County Alternate Dispute Resolution Fund
Budget Amendment
Monday, August 14, 2023**

	ORIGINAL APPROVED BUDGET	BUDGET AMENDMENT REQUEST	BALANCE AFTER AMENDMENT
REVENUES			
ADR FEES	90,000	-	90,000
FUND BALANCE - ADR	-	163,000	163,000
TOTAL REVENUES BUDGET		163,000	253,000
EXPENDITURES			
MEDIATION/ARBITRATION	58,000	100,000	158,000
COORDINATOR	30,000	63,000	93,000
POSTAGE	500	-	500
GENERAL SUPPLIES	1,500	-	1,500
TOTAL EXPENDITURES BUDGET		163,000	253,000

**SPLOST VII
Budget Amendment Requests
5/22/2023**

COUNTYWIDE COLLECTIONS AMENDMENT #1 - REVENUE SOURCE

	APPROVED BUDGET	ACTUAL COLLECTIONS	BUDGET AMENDMENT REQUEST
SPLOST COLLECTIONS	92,500,000.00	103,056,060.58	10,556,060.58
DOUGHERTY COUNTY'S 36%	33,300,000.00	37,100,181.81	3,800,181.81
CITY OF ALBANY'S 64%	59,200,000.00	65,955,878.77	6,755,878.77
TOTALS	92,500,000.00	103,056,060.58	10,556,060.58

DOUGHERTY COUNTY AMENDMENT #2 - REVENUE SOURCE

	APPROVED BUDGET	ACTUAL	BUDGET AMENDMENT REQUEST
SPLOST COLLECTIONS GREATER THAN BUDGET	33,300,000	37,100,181.81	3,800,181.81
INTEREST EARNED	-	650,654.72	650,654.72
TOTAL DOUGHERTY COUNTY REVENUE BUDGET AMENDMENT	33,300,000.00	37,750,836.53	4,450,836.53

DOUGHERTY COUNTY AMENDMENT #3 - EXPENDITURE PROJECTS

	APPROVED BUDGET	Total Budget after Amendment	GOVERNMENT CENTER REQUEST	BUDGET AMENDMENT REQUEST
DOUGHERTY COUNTY SPLOST PROJECTS BUDGET	33,300,000	37,750,836.53		4,450,836.53
<u>New Project Approved by the Board of Commissioners & an Approval for a Budget Increase</u>				
Putney Park (NEW)	0	1,100,000.00		1,100,000.00
Morgue (Budget Increase)	450,000	1,450,000.00		1,000,000.00
<u>Current Project - request for a Budget increase</u>				
Government Center	2,500,000	3,455,000.00		955,000.00
---GOV CTR ADDITIONAL REQUEST			955,000.00	
<u>REVENUES OVER EXPENDITURES REQUEST</u>				
Future Projects - TO BALANCE BUDGET	0	1,395,836.53		1,395,836.53
TOTAL DOUGHERTY COUNTY PROJECTS BUDGET INCREASE		7,400,836.53		4,450,836.53



**DOUGHERTY COUNTY SPLOST VII BUDGET ADJUSTMENT REQUEST
SPLOST VII - MONDAY, August 14, 2023**

	ORIGINAL APPROVED BUDGET	Total Budget after Amendment	GOVERNMENT CENTER REQUEST	FESTIVAL SPRINGS FOUNTAIN	JUDICIAL BUILDING	BUDGET AMENDMENT REQUEST
DOUGHERTY COUNTY SPLOST VII						
Government Center ---GOV CTR ADDITIONAL REQUEST	2,500,000	3,455,000.00	955,000.00			955,000.00
TOTAL APPROVED BUDGET FOR GOVERNMENT CENTER 6/5/2023		3,455,000.00				955,000.00

	BUDGET AFTER AMENDMENT ABOVE or ORIGINAL BUDGET	TOTAL BUDGET AFTER ADJUSTMENT	GOVERNMENT CENTER REQUEST	FESTIVAL SPRINGS FOUNTAIN REQUEST	JUDICIAL BUILDING REQUEST
THE AMOUNT REQUESTED FOR THE GOVERNMENT CENTER SHOULD BE:			305,000		
---AMOUNT APPROVED FOR GOVERNMENT CENTER WAS:			(955,000)		
The remaining budget request was for the following:					
---Festival Springs Fountain Redesign & Rebuild				400,000	
---Judicial Building Replace Backup Chiller					250,000
REQUESTING THE ADJUSTMENTS AS SHOWN FOR EACH PROJECT			(650,000)	400,000	250,000
Government Center	3,455,000	2,805,000	(650,000)		
Festival Springs Fountain (NEW)	-	400,000	-	400,000	
Judicial Building Replace Backup Chiller (NEW)	955,725	1,205,725			250,000

**Dougherty County Alternate Dispute Resolution Fund
Budget Amendment
Monday, August 14, 2023**

	ORIGINAL APPROVED BUDGET	BUDGET AMENDMENT REQUEST	BALANCE AFTER AMENDMENT
REVENUES			
ADR FEES	90,000	-	90,000
FUND BALANCE - ADR	-	163,000	163,000
TOTAL REVENUES BUDGET		163,000	253,000
EXPENDITURES			
MEDIATION/ARBITRATION	58,000	100,000	158,000
COORDINATOR	30,000	63,000	93,000
POSTAGE	500	-	500
GENERAL SUPPLIES	1,500	-	1,500
TOTAL EXPENDITURES BUDGET		163,000	253,000



Judicial Building
P. O. Box 1827
Albany, Georgia
31702-1827

Willie E. Lockette
Superior Court Judge
Dougherty Judicial Circuit

(229) 431-2186
Fax:
(229) 878-3153

August 10, 2023

Dougherty County Board of Commissioners
P O Box 1827
Albany, GA 31702-1827

Re: 2023 - 24 Net Fund Balance Transfer

Dear Chairman and Board of Commissioners:

I am requesting a transfer of funds from the ADR Net Fund Balance to cover expenditures in the Dougherty Judicial ADR Program. Specifically, I ask \$100,000 to be transferred to the Mediation/Arbitration line item and an additional \$63,000 to be transferred to the Mediation Coordinator line item. These funds are essential to ensure the smooth and effective functioning of our judicial circuit's ADR Program by allowing us to continue providing an alternative, less expensive, and efficient way of handling civil cases as our courts focus on trying serious felony cases.

I must sincerely apologize for the oversight in not including this request during the regular 2023-24 budget process. The necessity for these funds was inadvertently omitted during our previous budget discussions with Mr. McCoy and the finance staff.

Please know that I stand ready to provide any necessary information and clarification. Unfortunately, I cannot appear in person at the Commission Meeting on August 14, 2023, due to my involvement in a multi-defendant murder trial. However, I can appear before the Board on August 21 or 28, 2023, to answer any questions you may have.

I want to extend my gratitude to the Chairman and Board of Commissioners for your continuous support of the Dougherty Judicial Circuit and dedication to the well-being of our community.

Thank you for your attention to this matter.

Sincerely,

Willie E. Lockette
Chief Judge of Superior Court
Dougherty Judicial Circuit

wel;klc

cc: Barry Brook, Assistant County Administrator
Martha Hendley, Finance Director
Jawahn Ware, County Clerk

**A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPOINTMENT OF ASSISTANT COUNTY
ADMINISTRATOR BARRY BROOKS TO SERVE AS THE COUNTY LEGISLATIVE
COORDINATOR TO THE ASSOCIATION OF COUNTY COMMISSIONERS OF
GEORGIA; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

WHEREAS, legislative decisions made by the Georgia General Assembly increasingly impact county governments; and

WHEREAS, the Association of County Commissioners of Georgia (ACCG) monitors and reports on legislative proposals on a regular basis during each legislative session; and

WHEREAS, ACCG regularly seeks input and comment from county officials and staff in assessing the impact of legislative proposals in developing responses to such proposals; and

WHEREAS, to ensure an effective and accurate response, there must be a process whereby reports from ACCG and requests from ACCG for information and analysis of legislative proposals are directed to the most appropriate county officials or staff for a response.

NOW THEREFORE, BE IT RESOLVED to most effectively respond to the legislative proposals affecting counties, there shall be one county official or staff person designated by the Board of Commissioners of Dougherty County, Georgia to serve as the County Legislative Coordinator (CLC) for Dougherty County.

BE IT FURTHER RESOLVED that the CLC for Dougherty County shall have the following:

1. Access to all department heads and County officials to obtain information and data.
2. Access to the members of the Board of Commissioners.
3. Working knowledge of County operations.
4. The ability and time to respond to requests for information from ACCG policy staff in a timely manner.
5. Authority within the County government structure to request and receive timely responses for information.
6. Knowledge of the various departments within the County and the points of contact within each to obtain information and feedback.
7. Ability to provide periodic reports to the members of the Board of Commissioners and other County officials regarding the legislative reports and activities of ACCG.

BE IT FURTHER RESOLVED that the Board of Commissioners of Dougherty County, Georgia hereby designates Assistant County Administrator Barry Brooks to serve as CLC for Dougherty County and until further notice.

BE IT FURTHER RESOLVED that notice of this appointment be immediately

transmitted to ACCG.

BE IT FURTHER RESOLVED that all Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 21st day of August, 2023.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

By: _____
Lorenzo L. Heard, Chairman

ATTEST:

County Clerk

MEMORANDUM

To: County Chairmen, Sole Commissioners and CEOs
Mayors of Consolidated Governments
c/o County Clerks, Managers or Administrators

From: Dave Wills, Executive Director

Date: 7/12/2023

Subject: Legislative Leadership Conference Business Session – Official

This is the official call for the business session at the ACCG Legislative Leadership Conference scheduled for Thursday, October 12th at the Jekyll Island Convention Center in Glynn County. The purpose of this session is to consider policies to be adopted by the membership and other business that may come before the body. Each county may appoint a voting delegate (*commissioner or county staff*) to cast its county's vote on matters coming before the business session.

In order for ACCG staff to conduct the voting process as smoothly as possible, we need the name of your county's delegate before the conference convenes. Credentials pickup will be announced once the conference agenda is finalized.

Please complete and return this page no later than Friday, August 25th. Send it to Tottianna Davis at tdavis@accg.org as a scanned email attachment or fax it to (678) 626-9642 to the attention of Tottianna Davis. Your prompt attention to this matter is greatly appreciated.

**2023 LEGISLATIVE LEADERSHIP CONFERENCE
VOTING DELEGATE**

Name

Title

County