



WORK SESSION

March 08, 2021
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 required 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 to meeting to order by Chairman Christopher Cohilas.
2. Roll Call.
3. Minutes.
 - a. Minutes of the February 15th Regular Meeting, February 22nd Work Session and February 22nd 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. EDC President Jana Dyke with the Albany-Dougherty Economic Development Commission (EDC), present to update the Commission with the Quarterly Report.
 - b. Tommy Gregors, Executive Director, Chehaw Park & Zoo present to provide an update on the Artesian Alliance (Chehaw Park & Zoo, Flint RiverQuarium & Thronateeska).
 - c. William Wright, representative of AFRAM Tech, Inc. present to update the Commission on the "New Deal" proposal.
5. Zoning Discussion
 - a. The Estate of Donald W. & Lovella Terry, owner and Lynn Marie Montgerard, applicant; request to rezone 3.0 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 928 Gaissert Rd. The Planning Commission recommends approval. Mary Teter, Planning Manager, will address. ***The Public Hearing and Action are scheduled for March 15, 2021.***

6. Purchases.
 - a. Recommendation to accept the proposal in the amount of \$74,512 from Yielding, Wakeford & McGee Architects (Albany, GA) to provide professional architectural and engineering services. The services will provide for the development of the design plans and construction oversight for the Radium Springs Master Plan – Phase I Improvements, as recommended by the Recreation Committee. Funding is available in SPLOST V. Assistant Administrator Scott Addison will discuss. Public Works Director Larry Cook, Project Engineer Jeremy Brown and Principal Architect Kent McClure are present.
7. Additional Business.
 - a. Recommendation to declare the listed vehicles and equipment as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Scott Addison will address.
 - b. Recommendation to declare one 2009 Peterbilt Low-Boy Tractor as surplus and authorize the sale in the amount of \$25,000 of the same to the Worth County Board of Commissioners. This request is made on behalf of Worth County Chairman Fred Dent and County Administrator Carl Rowland. Assistant County Administrator Scott Addison is present to address.
 - c. Proposed Board of Appointments. County Clerk Jawahn Ware will address.

Albany- Dougherty County Land Bank – One (1) appointment for a two-year unexpired term ending July 31, 2022. Incumbent Robert Middleton, Jr. resigned. County Administrator Michael McCoy recommends applicant Jim Pace.

Tax Assessors Board - One (1) appointment for a three-year unexpired term ending December 31, 2023. Incumbent J. Bruce Gunnels resigned. One new applicant: Wayne Shaw.
 - d. Review the proposed Intergovernmental License Agreement between the Board of Regents of the University System of Georgia and Dougherty County relative to the ASU to Downtown Albany multi-use Flint River Trail project. County Attorney Spencer Lee will address. County Administrator Michael McCoy is present.
 - e. Recommendation to take appropriate action to either demolish or bring up to Code one purported dilapidated structure located at 2229 Duitman Drive, Albany, Georgia. County Attorney Spencer Lee will address.
8. Updates from the County Administrator.
 - a. Reminder - There is a Recreation Committee Meeting immediately following the Work Session in Room 120.
9. Updates from the County Attorney.
10. Updates from the County Commission.

11. Adjourn.

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

DOUGHERTY COUNTY COMMISSION
REGULAR MEETING MINUTES

DRAFT

February 15, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on February 15, 2021. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Russell Gray, Clinton Johnson, and Ed Newsome. Commissioners Anthony Jones and Gloria Gaines participated via the audio-conferencing feature. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, 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. County Attorney Spencer Lee was absent.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the January 22nd Annual Retreat and January 25th Regular Meeting minutes.

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

The Chairman recognized Citizen John Burns to discuss concerns about youth, senior citizens, and support efforts of Mr. Wright. He was concerned that parks were closed or not maintained for youth. He asked that there be more efforts made for the children in Dougherty County. Chairman Cohilas provided clarification on the efforts done by the County in regards to the vaccination. Commissioner Johnson invited him to participate in the upcoming Recreation Committee meetings and shared that Mr. Burns' concerns about Robert Cross Park that will be evaluated.

The Chairman opened the Public Hearing on Ola M. Brown, owner, and Frank Hadley IV, applicant; request to rezone 14.996 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 2620 Gibson Road. The Planning Commission recommended approval. Mary Teter, Planning Manager, addressed. There being no additional individuals present in support for or opposition to the rezoning request, the Chairman closed the public hearing.

The Chairman called for consideration of the recommendation to purchase one 2020 Freightliner 114SD with attached 2021 Polar SRX 800-1 Tank Trailer for Solid Waste from the lowest responsive and responsible bidder meeting specifications Four Star Freightliner (Montgomery, AL) in the amount of \$173,277. Funding is available in Solid Waste Capital Outlay.

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

The Chairman called for consideration of the recommendation to purchase two Zoll Medical X Series Monitor/Defibrillators for the EMS Department from single-source vendor Zoll Medical Corporation (Chelmsford, Mass) in the amount of \$61,218.16. Funding is budgeted in SPLOST VII.

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

The Chairman called for consideration of the recommendation to purchase ten Motorola portable radios for the EMS Department from single-source vendor Motorola Solutions (Albany, GA) in the amount of \$37,974.55. Funding is budgeted in SPLOST VII.

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

The Chairman called for approval of the zoning consideration of Ola M. Brown, owner, and Frank Hadley IV, applicant; request to rezone 14.996 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 2620 Gibson Road. The Planning Commission recommended approval.

Commissioner Gray moved for approval. Upon a second by Commissioner Jones the motion passed unanimously. The Zoning Resolution is as follows:

A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING REGULATIONS
AND MAP OF THE UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA (RESOLUTION NO. 212,
AS AMENDED) SO AS TO CHANGE THE STATUS OF THE
PROPERTY HEREINAFTER DESCRIBED.

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED by the authority of same:

SECTION I: That from and after the passage of this Resolution, the official Zoning Regulations and Map of the unincorporated area of Dougherty County, adopted December 1, 1969, as amended, be, and the same are hereinafter described as follows:

CHANGE FROM:	AG (Agricultural District)
TO:	R-G (Single-Family Residential District County Only)
OWNER/APPLICANT:	Ola M. Brown/ Frank Hadley IV

LOCATION: 2620 Gibson Road

All that tract or parcel of land lying in or being in Land Lot 95 of the First Land District of Dougherty County, Georgia and also being a part of Tract 1 of the Division of the West Butler Estate as recorded in Deed Book 665 Page 365 and being more particularly described as follows:

Beginning at a 1" open top pipe at the Southeast corner of said Tract 1, Division of the West Butler Estate; THENCE South 89 degrees 28 minutes 06 seconds West for a distance of 708.00 feet along the South line of said Tract 1, Division of the West Butler Estate to a 5/8" rebar located at the Southwest corner of said Tract 1, Division of the West Butler Estate; THENCE North 00 degrees 57 minutes 56 seconds East for a distance of 923.14 feet along the West line of said Tract 1, Division of the West Butler Estate to a 5/8" rebar located on the South right of way of Gibson Road (a 80' wide right of way); THENCE North 89 degrees 28 minutes 06 seconds East for a distance of 694.62 feet along the South right of way of Gibson Road to a 5/8" rebar located on the Southwest right of way of the Georgia and Florida Railroad (a 100' wide right of way); THENCE South 31 degrees 25 minutes 30 seconds East for a distance of 24.98 feet along the Southwest right of way of the Georgia and Florida Railroad to a 5/8" rebar located on the East line of said Tract 1, Division of the West Butler Estate; THENCE South 00 degrees 57 minutes 56 seconds West for a distance of 901.70 feet along the East line of said Tract 1, Division of the West Butler Estate to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record said property contains 14.996 acres more or less all according to a Minor Subdivision Plat of Tracts 1A & 1B of the Division of the West Butler Estate, prepared by Larry Burnsed, Georgia Registered Land Surveyor No. 2634 on the Date of December 16, 2020, and said plat is incorporated herein by this express reference thereto.

SECTION II: That all resolutions or parts of resolutions in conflict herewith be and the same hereby are repealed.

CHAIRMAN

ATTEST:

CLERK

APPROVED: February 15, 2021

Commissioner Jones thanked Phoebe Hospital and their staff for the updates on the vaccinations in the community. He also provided information on upcoming vaccination sites.

There being no further business to come before the Commission, the meeting adjourned at 10:28 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
WORK SESSION MEETING MINUTES

DRAFT

February 22, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on February 22, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present [in the Chamber] were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, and Ed Newsome. Commissioners Gloria Gaines and Anthony Jones participated via the audio-conferencing feature. Also participating in the Chamber were County Administrator Michael McCoy, County Attorney Spencer Lee, 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. Assistant County Administrator Scott Addison was absent.

The Chairman recognized Keep Albany Dougherty Beautiful (KADB) Executive Director Judy Bowles to update the Commission with the 2020 Annual Report and Arbor Day activities. Ms. Bowles shared a video of the annual report for 2019-2020. She also invited the Commission to the upcoming Arbor Day Celebration and announced two grants received totaling \$20,000.

The Chairman recognized GBI Special Agent in Charge Eric Schwalls to provide an update on operations and request that the Commission accept two Criminal Justice Coordinating Council Multi-Jurisdictional Task Force grant awards in the amount of \$248,000. Mr. Schwalls shared that 42% of the 211 cases were open in FY 2020 in Dougherty County. The total of drug seizures was \$3,406,019 and yielded 85 arrests.

The Chairman recognized Solid Waste Director Campbell Smith to update the Commission with the 2020 Annual Report and to introduce the Employee of the Year, Ronaldo Dumas, Heavy Equipment Operator I and Manager of the Year, Annie Hill, Administrative Operations Manager.

The Chairman recognized Public Works Director Larry Cook to update the Commission with the 2020 Annual Report and to introduce the Employee of the Year, Cindy Willis, Laborer and Manager, Benita Dyes, Administrative Supervisor. Mr. Cook introduced Sam Green who replaced Donald Mathis.

The Chairman asked the Commission to review the minutes of the February 1st Regular Meeting, February 8th Work Session, and February 8th Special Called Meeting.

The Chairman called for a discussion of the recommendation to purchase one 2021 Ford F150 4x4 Pickup Truck for the Coroner's Office from the lowest responsive and responsible bidder meeting specifications Sunbelt Ford Lincoln (Albany, GA) in the value-engineered amount of \$34,962.28. Four bids were received with the highest being \$51,244.20. Funding is available in SPLOST VII. County Administrator Michael McCoy addressed. Coroner Michael Fowler and City of Albany

buyer, Tina Strassenberg were present. Mr. McCoy and Mrs. Ware addressed the questions of Commissioner Edwards. Commissioner Edwards requested that the remote start be added to which the Chairman agreed.

The Chairman called for a discussion of the recommendation to purchase a T60T Hydroseeder for the Solid Waste Department from the State Contract vendor Flint Equipment (Albany, GA) in the amount of \$35,628.72. The machine will be used to grass areas of the landfill to comply with EPD rules. Funding is available in the Solid Waste Capital Outlay. County Administrator Michael McCoy addressed. Solid Waste Director Campbell Smith was present.

The Chairman called for a discussion of the recommendation to purchase one Alamo 25' Boom Mower in the amount of \$74,600 and one (1) John Deere 6130M Cab Tractor in the amount of \$99,773.52 from the State Contract vendor Flint Equipment Company (Albany, GA) for the Public Works Department. The total expenditure will be \$174,373.52 and is budgeted in SPLOST VII. County Administrator Michael McCoy addressed. Public Works Director Larry Cook and Buyer Tina Strassenberg were present.

The Chairman called for a discussion of the recommendation to take appropriate action to either demolish or bring up to Code two purported dilapidated structures located at 2912 and 2914 Thrasher Avenue. County Attorney Spencer Lee and County Administrator Michael McCoy discussed. Commissioner Jones requested that action be taken on the properties in District 6. Attorney Lee provided an update on improvements being made and the process to implement the nuisance abatement procedure and how properties can be classified as abandoned versus dilapidated. Commissioner Jones wanted the Commission to look at other processes to assist citizens who complain about no action being taken on other properties. Chairman Cohilas would like a comprehensive review of the concern to be discussed in a future work session and possibly be a budgetary item for comprehensive action.

The Chairman called for a discussion of a review of Dougherty County's Stormwater Control Ordinance relative to the implementation of changes recommended by the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources. Project Engineer Jeremy Brown addressed. Mr. Brown stated that the changes reflected additional requirements by the EPD.

Mr. Newsome expressed thanks to the Chairman and the County Administrator for working with GEMA to get the vaccinations and encouraged citizens to use the sites. Commissioner Johnson asked Mr. McCoy to schedule a Recreation meeting. Chairman Cohilas asked for a moment of silence for Dougherty County School System long-serving Board Member Mr. Milton "June Bug" Griffin and stressed the desire for the vaccinations.

There being no further business to come before the Commission, the meeting adjourned to a Special Called Meeting at 11:08 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION
SPECIAL CALLED MEETING MINUTES

DRAFT

February 22, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on February 22, 2021. Chairman Christopher Cohilas presided and called the meeting to order at 11:08 am. Present [in the Chamber] were Commissioners Victor Edwards, Russell Gray, Clinton Johnson, and Ed Newsome. Commissioners Gloria Gaines and Anthony Jones participated via the audio-conferencing feature. Also participating in the Chamber were County Administrator Michael McCoy, County Attorney Spencer Lee, 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. Assistant County Administrator Scott Addison was absent.

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

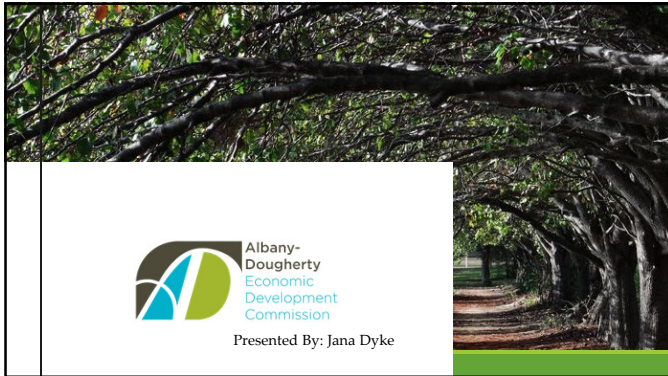
Commissioner Johnson moved for approval. Upon a second by Commissioner Newsome, the motion passed unanimously.

There being no further business to discuss the Commission entered into executive session at 11:08 a.m.

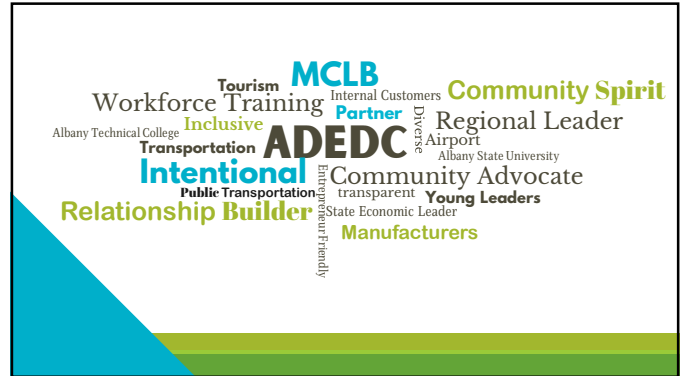
CHAIRMAN

ATTEST:

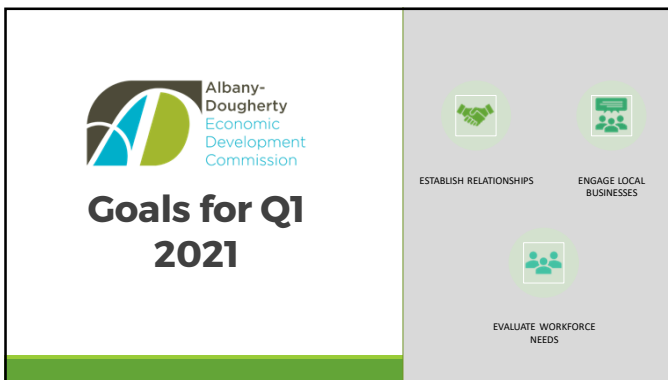
COUNTY CLERK



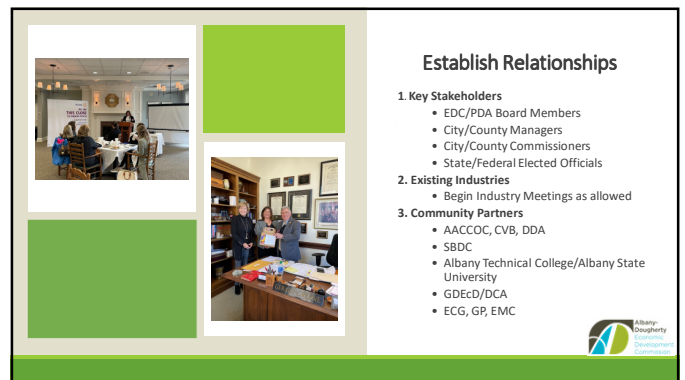
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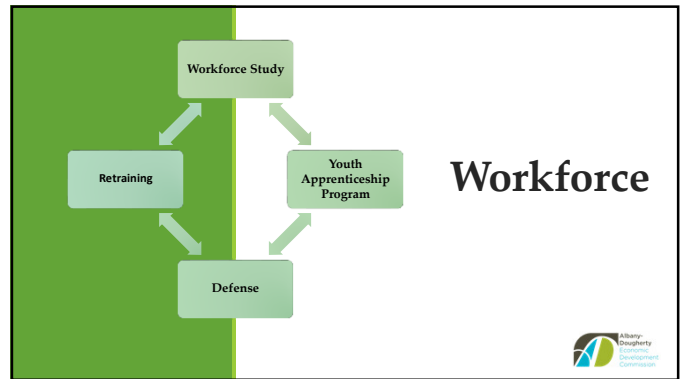
6

New Projects

- **Potential Industries**
 - State Project RFP
 - Vetting Prospects
- **Existing Industries**
 - Maintain & Grow
- **State Partners**
 - Connecting Resources




7



8



Questions?

9



Information and knowledge is power and money!

CFR49-26 Workshop for DBE's

March 8, 2021

Mr. Christopher Cohilas, Chair
Dougherty County Commission
Admin. Mr. McCoy, & Attorney Mr. Lee
P O Box 1827
Albany, GA 31702-1827

RE: "Update on Shuttered Ventures Operators Grant, PPP Program
Data, Loans In Albany, GA

Greetings: Chairmann, Commissioners, Mr. McCoy, Mr. Lee, Et Al

We are pleased to provide for your consideration our New Deal as was the case about 90 years in the past under the umbrella of President Franklin D. Roosevelt's "New Deal". FYI, the State of Albany-Dougherty County along with Sowega other than "lee County is in a similar status.

Consequently we are bringing you details of the tremendous need for our services in education for our local small business community. We are pleased to bring you an update on our local initiative to manifest "our new Deal".

Please consider the details prov, and the present amount of loans made and pending in Albany, GA.. We have the present case of remaining funds in the PPP venue.. As you can veiw this data approximately 134 billion dollars is all that remains for assistance with a March 31, 2021 sunset provision.

Therefore, at yor next session place us on the agenda to provide an update on the Entrepreneur Academy as we attempt to ramp up our PPP Loan approval data as well as the "Shuttered Venues Operators Grant". The mechanics of which we will provide at our workshop at Robert Cross Park on March 9, 2021 03:00-06:00PM on to helping to dramatically spur jobs, growth and economic development.

William Wright

Writer's Direct Dial (229) 432-0404

President Biden announced important changes to the PPP, including a two-week window for businesses with fewer than 20 employees.

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Shuttered Venue Operators Grant

Emergency assistance for eligible venues affected by the COVID pandemic.

Content

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Program details

The Shuttered Venue Operators (SVO) Grant program was established by the Economic Aid to Hard-Hit Small Businesses, Nonprofits, and Venues Act, signed into law on December 27, 2020. The program includes \$15 billion in grants to shuttered venues, to be administered by the SBA's Office of Disaster Assistance.

Eligible applicants may qualify for SVO Grants equal to 45% of their gross earned revenue, with the maximum amount available for a single grant award of \$10 million. \$2 billion is reserved for eligible applications with up to 50 full-time employees.

President Biden announced important changes to the PPP, including a two-week window for businesses with fewer than 20 employees.

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[Sign up for email alerts about this program.](#)

Who can apply

Eligible entities include:

- Live venue operators or promoters
- Theatrical producers
- Live performing arts organization operators
- Relevant museum operators, zoos and aquariums who meet specific criteria
- Motion picture theater operators
- Talent representatives, and
- Each business entity owned by an eligible entity that also meets the eligibility requirements

Other requirements of note:

- Must have been in operation as of February 29, 2020
- Venue or promoter must not have applied for or received a PPP loan on or after December 27, 2020

Detailed information on eligibility requirements coming soon.

Amount of SVO grant

Grant amount will be either:

- For an eligible entity in operation on January 1, 2019, grants will be for an amount equal 45% of their 2019 gross earned revenue OR \$10 million, whichever is less.

President Biden announced important changes to the PPP, including a two-week window for businesses with fewer than 20 employees.

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How to apply

SBA is in the process of setting up the grant program and is not yet accepting applications. Those who have suffered the greatest economic loss will be the first applications processed under the following schedule:

Note: On January 20, 2021, SBA updated the proposed plan for issuing Shuttered Venue Operators Grants during the first and second priority periods. To clarify, priority awardees will not need to satisfy the small employer set-aside. During the first 59 days of opening the SVO Grants, SBA will reserve no less than \$2 billion of program funding for grants to entities that have no more than 50 employees.

First Priority

1st 14 days of grant awards

Entities that suffered a 90% or greater revenue loss between April 2020 through December 2020 due to the COVID-19 pandemic.

Second Priority

Next 14 days of grant awards

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Third Priority

Beginning 28 days after First & Second Priority Awards are made

Entities that suffered a **25% or greater** earned revenue loss between one quarter of 2019 and the corresponding quarter of 2020.

Supplemental Funding

Available after all Priority Periods have passed

Recipients of First, Second, and Third Priority round awards who suffered a 70% or greater revenue loss for the most recent calendar quarter (as of 04-01-21 or later)

Allowable use of funds

Funds may be used for specific expenses, which include:

- Payroll costs
- Rent payments
- Utility payments
- Scheduled mortgage payments (not including prepayment of principal)

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contractor)

- Other ordinary and necessary business expenses, including maintenance costs
- Administrative costs (*incl. fees and licensing*)
- State and local taxes and fees
- Operating leases in effect as of 02-15-20
- Insurance payments
- Advertising, production transportation, and capital expenditures related to producing a theatrical or live performing arts production. (*May not be primary use of funds.*)

Grantees may not use award funds to:

- Buy real estate
- Make payments on loans originated after 02-15-20
- Make investments or loans
- Make contributions or other payments to, or on behalf of, political parties, political committees, or candidates for election
- Any other use prohibited by the Administrator

Grantee Recordkeeping

Grantees will be required to maintain documentation demonstrating their compliance with the eligibility and other requirements of the SVO Grant program. They must retain employment records for four years following their receipt of a grant and retain all other records for three years.

Application and additional guidelines will be posted when available.

Video tutorials

6.

- Shuttered Venue Operators Grant Overview (01-15-21)
- SAM.gov Entity Registration Training (02-18-21)

President Biden announced important changes to the PPP, including a two-week window for businesses with fewer than 20 employees.

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For additional information, email SVOGrant@sba.gov. All emails regarding SVO Grants will be sent using an official government email address ending in @sba.gov.

Next

SBA Express Bridge Loans



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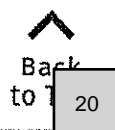


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U.S. Small Business Administration 409 3rd St, SW. Washington DC 20416

7.



Loans Issued In ALBANY, GA

PPP Recipients / Browse PPP Loans By State / Georgia / ALBANY

Show 100 entries

Search:

Loan Amount	Company Name	Location	Lender
\$2-5 m	<u>ALBANY AREA PRIMARY HEALTH CARE, INC.</u>	ALBANY,GA	Renasant Bank
\$2-5 m	<u>FRED TAYLOR COMPANY, INC.</u>	ALBANY,GA	CIBC Bank USA
\$2-5 m	<u>OXFORD CONSTRUCTION COMPANY</u>	ALBANY,GA	AB&T
\$1-2 m	<u>A WEST ENTERPRISE LLC</u>	ALBANY,GA	Colony Bank
\$1-2 m	<u>CONCRETE ENTERPRISES LLC</u>	ALBANY,GA	Renasant Bank
\$1-2 m	<u>DRAFFIN & TUCKER, LLP</u>	ALBANY,GA	AB&T
\$1-2 m	<u>EASTER SEALS SOUTHERN GEORGIA, INC.</u>	ALBANY,GA	Synovus Bank
\$1-2 m	<u>F&W FORESTRY SERVICES, INC.</u>	ALBANY,GA	AB&T
\$1-2 m	<u>RAINEY USED CARS, INC.</u>	ALBANY,GA	First Horizon Bank
\$1-2 m	<u>RANDY HENRY CONTRACTING, INC.</u>	ALBANY,GA	Flint Community Bank
\$1-2 m	<u>SHERWOOD BAPTIST CHURCH OF ALBANY, GEORGIA, INC.</u>	ALBANY,GA	Synovus Bank
\$1-2 m	<u>SOUTHERN CONCRETE CONSTRUCTION CO., INC.</u>	ALBANY,GA	Ameris Bank
\$1-2 m	<u>TECHNICAL ASSOCIATES OF GEORGIA, INC.</u>	ALBANY,GA	Truist Bank d/b/a Branch Banking & Trust Co
\$1-2 m	<u>THE ARC OF SOUTHWEST GEORGIA, INC.</u>	ALBANY,GA	Flint Community Bank
\$1-2 m	<u>THE VERANDA, P.C.</u>	ALBANY,GA	Synovus Bank
\$1-2 m	<u>THRUSH AIRCRAFT, LLC</u>	ALBANY,GA	AB&T
\$1-2 m	<u>U-SAVE-IT PHARMACY, INC.</u>	ALBANY,GA	Colony Bank
\$350k-1 m	<u>ADAMS EXTERMINATORS, INC</u>	ALBANY,GA	Truist Bank d/b/a Branch Banking & Trust Co
\$350k-1 m	<u>ADVANCED ENVIRONMENTAL TECHNOLOGIES, LLC</u>	ALBANY,GA	Flint Community Bank
\$350k-1 m	<u>ALBANY AIR CONDITIONING AND HEATING CO., INC.</u>	ALBANY,GA	Renasant Bank
\$350k-1 m	<u>ALBANY AND ALABAMA INDUSTRIES, INC</u>	ALBANY,GA	First State Bank of Blakely

Loan Amount	Company Name	Location	Lender
\$350k-1 m	<u>ALBANY BONE & JOINT CLINIC, P.C.</u>	ALBANY,GA	Renasant Bank
\$350k-1 m	<u>ALBANY IMPORTS, LLC</u>	ALBANY,GA	The Piedmont Bank
\$350k-1 m	<u>ALBANY INTERNAL MEDICINE, LLP</u>	ALBANY,GA	Flint Community Bank
\$350k-1 m	<u>ALBANY MOTORS, LLC</u>	ALBANY,GA	The Piedmont Bank
\$350k-1 m	<u>ALBANY SURGICAL, PC</u>	ALBANY,GA	PeoplesSouth Bank
\$350k-1 m	<u>ALBANY UROLOGY CLINIC PC</u>	ALBANY,GA	Synovus Bank
\$350k-1 m	<u>ALLERGY AND ASTHMA CLINICS OF GEORGIA P.C.</u>	ALBANY,GA	Ameris Bank
\$350k-1 m	<u>ANDREW JACKSON, LLC</u>	ALBANY,GA	Fountainhead SBF LLC
\$350k-1 m	<u>BRAD LANIER OIL CO., INC.</u>	ALBANY,GA	Flint Community Bank
\$350k-1 m	<u>COWAN COLLECTIVE LLC</u>	ALBANY,GA	Fountainhead SBF LLC
\$350k-1 m	<u>DOHERTY, DUGGAN, HART & TIERNAN INSURORS, INC.</u>	ALBANY,GA	Flint Community Bank
\$350k-1 m	<u>DOUBLEGATE COUNTRY CLUB, LTD.</u>	ALBANY,GA	Renasant Bank
\$350k-1 m	<u>EDN, INC.</u>	ALBANY,GA	Colony Bank
\$350k-1 m	<u>ENGINEERING & EQUIPMENT CO</u>	ALBANY,GA	AB&T
\$350k-1 m	<u>GOLD STAR EMS LLC</u>	ALBANY,GA	Synovus Bank
\$350k-1 m	<u>HTS CONSTRUCTION INC</u>	ALBANY,GA	Synovus Bank
\$350k-1 m	<u>HUDSON ACQUISITION COMPANY, LLC</u>	ALBANY,GA	First State Bank
\$350k-1 m	<u>HUTCHINSON T MOTORS, LLC</u>	ALBANY,GA	Truist Bank d/b/a Branch Banking & Trust Co
\$350k-1 m	<u>INVISION TECHNOLOGIES, LLC</u>	ALBANY,GA	AB&T
\$350k-1 m	<u>J TRUCKING COMPANY, LLC</u>	ALBANY,GA	First State Bank of Blakely
\$350k-1 m	<u>JIM BOYD CONSTRUCTION, INC.</u>	ALBANY,GA	AB&T
\$350k-1 m	<u>JONES WELDING AND INDUSTRIAL SUPPLIES, INC.</u>	ALBANY,GA	AB&T
\$350k-1 m	<u>JUDICIAL ALTERNATIVES OF GEORGIA INC</u>	ALBANY,GA	Bank of America, National Association
\$350k-1 m	<u>LMCAG, LLC</u>	ALBANY,GA	River Bank & Trust
\$350k-1 m	<u>LRA CONSTRUCTORS INC</u>	ALBANY,GA	First Port City Bank
\$350k-1 m	<u>MOORE, CLARKE, DUVALL, & RODGERS, P.C.</u>	ALBANY,GA	Renasant Bank

Loan Amount	Company Name	Location	Lender
\$350k-1 m	<u>MRS HOMECARE INC</u>	ALBANY,GA	Renasant Bank
\$350k-1 m	<u>NUTZ N BERRIES INC</u>	ALBANY,GA	Fountainhead SBF LLC
\$350k-1 m	<u>ONESOURCE HEALTHCARE GROUP, LLC</u>	ALBANY,GA	Flint Community Bank
\$350k-1 m	<u>OUR KITCHEN TABLE INC</u>	ALBANY,GA	Fountainhead SBF LLC
\$350k-1 m	<u>OUTDOOR NETWORK CALL CENTER LLC</u>	ALBANY,GA	Valley National Bank
\$350k-1 m	<u>PARAGON FOODS, INC.</u>	ALBANY,GA	AB&T
\$350k-1 m	<u>PELLICANO CO., INC.</u>	ALBANY,GA	Synovus Bank
\$350k-1 m	<u>POPHAM MECHANICAL CONTRACTORS, INC.</u>	ALBANY,GA	Ameris Bank
\$350k-1 m	<u>POULTRY HEALTH, LLC</u>	ALBANY,GA	Georgia Community Bank
\$350k-1 m	<u>POWERSPORTS PLUS LLC</u>	ALBANY,GA	Valley National Bank
\$350k-1 m	<u>R J OIL INC</u>	ALBANY,GA	Fountainhead SBF LLC
\$350k-1 m	<u>R&L ENGINEERING, INC.</u>	ALBANY,GA	Flint Community Bank
\$350k-1 m	<u>REGIONAL HEALTH GROUP, INC.</u>	ALBANY,GA	Flint Community Bank
\$350k-1 m	<u>SAFE AIRE HEATING AND COOLING COMPANY, INC.</u>	ALBANY,GA	Synovus Bank
\$350k-1 m	<u>SAM SERVICE INC</u>	ALBANY,GA	First Port City Bank
\$350k-1 m	<u>SAMSARA SURFACES LLC</u>	ALBANY,GA	Renasant Bank
\$350k-1 m	<u>SELLERS TILE DISTRIBUTORS, INC.</u>	ALBANY,GA	AB&T
\$350k-1 m	<u>SHAGA CONSULTING & RECRUITING</u>	ALBANY,GA	Ameris Bank
\$350k-1 m	<u>SOUTHERN POINT STAFFING, LLC</u>	ALBANY,GA	Synovus Bank
\$350k-1 m	<u>SOUTHWESTERN HOMECARE & MEDICAL SVCS IN</u>	ALBANY,GA	Bank of America, National Association
\$350k-1 m	<u>STEWBO'S STAFFING, LLC</u>	ALBANY,GA	Georgia Community Bank
\$350k-1 m	<u>SUNBELT FORD - LINCOLN MERCURY OF ALBANY, INC.</u>	ALBANY,GA	Ameris Bank
\$350k-1 m	<u>SUNNYLAND FARMS, INC.</u>	ALBANY,GA	Thomasville National Bank
\$350k-1 m	<u>UNITED PARENTS, INC.</u>	ALBANY,GA	Synovus Bank
\$350k-1 m	<u>WATSON SPENCE LLP</u>	ALBANY,GA	Thomasville National Bank
\$350k-1 m	<u>WOODEFORD PLYWOOD, INC.</u>	ALBANY,GA	Synovus Bank
\$150k-350k	<u>ADVANCED SCALE COMPANY, LLC</u>	ALBANY,GA	Flint Community Bank

Loan Amount	Company Name	Location	Lender
\$150k-350k	<u>AGRI DYNAMICS, INC.</u>	ALBANY, GA	Renasant Bank
\$150k-350k	<u>ALBANY BODY WORKS</u>	ALBANY, GA	Flint Community Bank
\$150k-350k	<u>ALBANY EAR NOSE THROAT SINUS AND ALLERGY CLINIC, LLC</u>	ALBANY, GA	AB&T
\$150k-350k	<u>ALBANY HOLDINGS, LLC</u>	ALBANY, GA	Ameris Bank
\$150k-350k	<u>ALBANY OB/GYN, LLC</u>	ALBANY, GA	AB&T
\$150k-350k	<u>ALBANY PODIATRY ASSOCIATES, LLP</u>	ALBANY, GA	AB&T
\$150k-350k	<u>ALBANY REGIONAL PLASTIC SURGERY ASSOCIATES, P.C.</u>	ALBANY, GA	AB&T
\$150k-350k	<u>ALBANY VASCULAR SPECIALIST CENTER, LLC</u>	ALBANY, GA	Flint Community Bank
\$150k-350k	<u>AMANDA WILEY REAL ESTATE INC</u>	ALBANY, GA	Ameris Bank
\$150k-350k	<u>ARTESIAN CONTRACTING COMPANY INC</u>	ALBANY, GA	First Port City Bank
\$150k-350k	<u>BARBER PETROLEUM AND EQUIPMENT COMPANY, INC.</u>	ALBANY, GA	Synovus Bank
\$150k-350k	<u>BERG EYE CENTER PC</u>	ALBANY, GA	Synovus Bank
\$150k-350k	<u>BLACKBEARD'S/B&B INC.</u>	ALBANY, GA	Renasant Bank
\$150k-350k	<u>BOYS & GIRLS CLUB OF ALBANY</u>	ALBANY, GA	Regions Bank
\$150k-350k	<u>BSB, LLC</u>	ALBANY, GA	Colony Bank
\$150k-350k	<u>BURGERS OF DOUGHERTY, INC.</u>	ALBANY, GA	Renasant Bank
\$150k-350k	<u>BUSH ANIMAL CLINIC PC</u>	ALBANY, GA	HNB First Bank
\$150k-350k	<u>BYNE MEMORIAL BAPTIST CHURCH</u>	ALBANY, GA	Truist Bank d/b/a Branch Banking & Trust Co
\$150k-350k	<u>CARTER PROFESSIONAL RESTORATION, INC.</u>	ALBANY, GA	AB&T
\$150k-350k	<u>CENTRAL PLUMBING & HEATING CONTRACTORS</u>	ALBANY, GA	AB&T
\$150k-350k	<u>CHEHAW PARK AUTHORITY</u>	ALBANY, GA	Flint Community Bank
\$150k-350k	<u>CHIEF'S TRUCKING COMPANY, LLC</u>	ALBANY, GA	Synovus Bank
\$150k-350k	<u>COLUMBUS HOME FURNISHINGS</u>	ALBANY, GA	AB&T
\$150k-350k	<u>COMMUNITY HEALTH CONCEPTS - DODGE</u>	ALBANY, GA	The Merchants & Citizens Bank
\$150k-350k	<u>COMNET TECHNICAL SOLUTIONS, INC.</u>	ALBANY, GA	Truist Bank d/b/a Branch Banking & Trust Co

				Item 4c.
Loan Amount	Company Name	Location	Lender	
\$150k-350k	<u>COMPASSION, COMFORT & CARE LLC</u>	ALBANY, GA	Truist Bank d/b/a Branch Banking & Trust Co	
Showing 1 to 100 of 179 entries			Previous 1 2 Next	

Summary of PPP Approved Lending

Loan Count	Net Dollars	Lender Count
4,885,388	\$521,483,817,756	5,46

Lender Size	Lender Count	Loan Count	Net Dollars	At
>\$50 B in Assets	34	1,639,892	\$189,773,791,634	
\$10 B to \$50 B in Assets	89	739,912	\$100,724,547,553	
<\$10 B in Assets	5,338	2,505,584	\$230,985,478,569	

Totals reflect both rounds of PPP funding and cancellations through the report date. Cancellations include duplicative loans, loans not closed for any reason, and loans that have been paid off.

Approve

Loan Size Distribution

Loan Size	Loan Count	Net Dollars	% of Count	% of Amount
\$50K and Under	3,262,529	\$58,652,110,621	66.8%	11.2
>\$50K - \$100K	673,563	\$47,963,195,310	13.8%	9.2
>\$100K - \$150K	291,019	\$35,626,300,937	6.0%	6.3
>\$150K - \$350K	376,113	\$84,452,629,388	7.7%	16.2
>\$350K - \$1M	199,456	\$113,442,814,223	4.1%	21.3
>\$1M - \$2M	53,030	\$73,522,278,271	1.1%	14.1
>\$2M - \$5M	24,838	\$73,841,502,099	0.5%	14.2
>\$5M	4,840	\$33,982,986,907	0.1%	6.5

Overall average loan size is approximately \$107,000.

86.5% of all loans were for less than \$150,000.

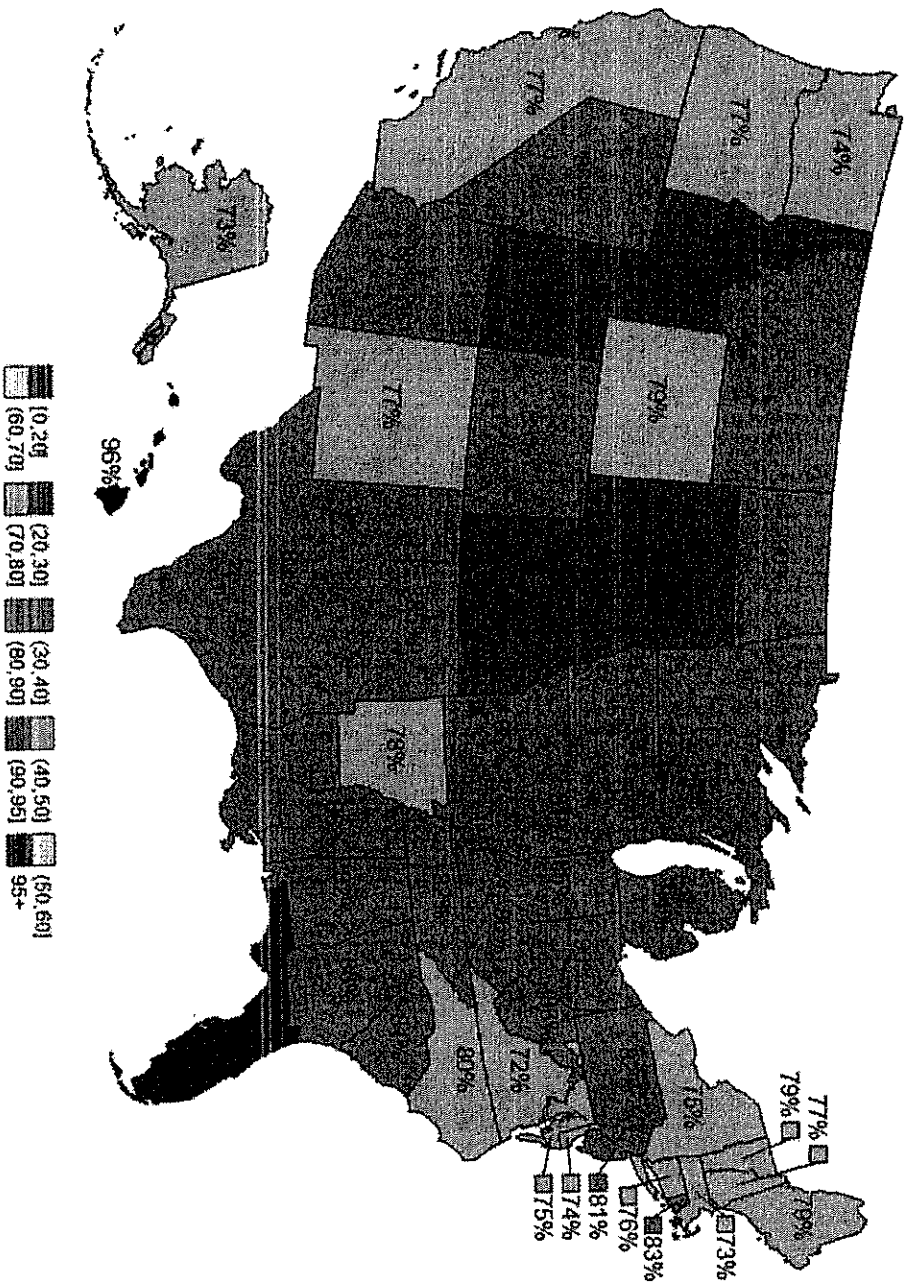
Summary of Reported Jobs

Loan Count	Net Dollars	Jobs Reported	Lenders
4,885,388	\$521,483,817,756	51,125,937	5

- Small businesses, as defined by the US Census, employ 59.9 million people across the country.
- The PPP supports 51.1 million jobs, as much as 84% of all small business employees. One quarter of all jobs supported (13 million jobs) were in Historically Underutilized Business Zones (HUB Zones).

Small business employees nationwide is based on U.S. Census data. PPP jobs numbers are based on reported numbers on their PPP applications.

PPP Approval by State as a Percentage of Small Business



Source: Bloomberg/Evercore and SBA

Across all 50 states, 72 percent to 96 percent of estimated small business payroll was covered

Industry by NAICS Sector

NAICS Sector Description	Loan Count	Net Dollars	% Am
Health Care and Social Assistance	506,263	\$67,356,500,071	1
Professional, Scientific, and Technical Services	638,221	\$66,430,801,754	1
Construction	466,221	\$64,568,137,994	1
Manufacturing	229,591	\$54,002,922,769	1
Accommodation and Food Services	367,502	\$42,099,336,178	
Retail Trade	450,181	\$40,355,657,949	
Other Services (except Public Administration)	531,572	\$31,145,678,051	
Wholesale Trade	167,237	\$27,726,783,463	
Administrative and Support and Waste Management and Remediation Services	240,947	\$26,482,972,198	
Transportation and Warehousing	191,609	\$17,088,399,318	
Real Estate and Rental and Leasing	245,697	\$15,631,026,225	
Finance and Insurance	168,462	\$12,205,158,596	
Educational Services	81,387	\$11,998,270,955	
Unclassified Establishments	222,096	\$9,901,564,953	
Information	69,106	\$9,264,147,642	
Arts, Entertainment, and Recreation	118,332	\$7,996,562,961	
Agriculture, Forestry, Fishing and Hunting	139,150	\$7,908,693,255	
Mining	21,570	\$4,510,946,138	
Public Administration	13,423	\$1,733,982,305	
Management of Companies and Enterprises	8,893	\$1,581,110,997	
Utilities	7,928	\$1,495,163,987	

PPP supports a diverse range of industries, indicating the breadth of its impact.

Amount of Funding Remaining

\$ 131,914,229,876

Available funds represents approvals net of cancellations as well as loan amount increases, decreases, and reinstatements. This remaining funding amount accounts for statutory program costs. This amount also includes the \$10 billion PPP CDFI aside.

Top PPP Lenders

Rank	Lender Name	Loan Count	Net Dollars	Average Loan Size
1	JPMorgan Chase Bank	269,424	\$29,066,127,405	\$107,882
2	Bank of America	334,761	\$25,203,076,316	\$75,287
3	Truist Bank	78,669	\$13,075,965,877	\$166,215
4	PNC Bank	72,908	\$13,038,347,212	\$178,833
5	Wells Fargo Bank	185,598	\$10,470,396,296	\$56,414
6	TD Bank	82,773	\$8,468,624,019	\$102,311
7	KeyBank	41,487	\$8,138,794,697	\$196,177
8	U.S. Bank	101,377	\$7,444,906,047	\$73,438
9	Zions Bank	46,707	\$6,941,735,934	\$148,623
10	M&T Bank	34,680	\$6,791,223,167	\$195,825
11	Huntington Bank	37,122	\$6,528,043,675	\$175,854
12	Fifth Third Bank	38,197	\$5,434,319,532	\$142,271
13	Cross River Bank	134,472	\$5,361,597,126	\$39,871
14	Citizens Bank	49,670	\$5,007,022,864	\$100,806
15	BMO Harris Bank	21,362	\$4,815,533,089	\$225,425

The top five banks originated 17 percent of total loan dollars.

PPP Statistics Across Census Tracts

Income Group	Share of PPP Funds (%)	Share of Population (%)
Low and Moderate Income	27%	28%
Not Low or Moderate Income	72%	71%

PPP loans were made across economically diverse areas of the economy. Low moderate income areas received PPP loans approximately proportionate to the percentage of the population.

Note: Income bins are defined using Community Reinvestment Act definitions, which defines these groups using the ratio family income within a tract compared to median family income in the Metropolitan Statistical Area (MSA) that the tra

Rural and HUBZone PPP Statistics

Category	Loan Count	Net Dollars	Jobs Supported	% of all PPP loans	% of all PPP vol
HUBZone	858,224	\$117.3B	13 Million	17.6%	22
Rural	979,842	\$79.8B	12 Million	20.1%	15

HUBZone refers to an area designated by the SBA as a Historically Underutilized Business Zone. The designation is designed to identify and help small businesses in economically distressed areas. HUBZones are in urban or rural areas. ([Map](#))

Rural refers to PPP loans made in a county where 30% or more the county is defined rural by the U.S. Census Bureau.

PPP Loans for Religious, Grantmaking, Civic, Professional, and Similar Org

Industry Description	Loan Count	Net Dollars	Jobs Count
Religious Organizations	88,411	\$7.3 B	1,051,114
Civic and Social Organizations	11,275	\$1.6 B	193,319
Other Non-Profits	34,000	\$4.6 B	433,137
Total	133,686	\$13.5	1,677,570

Note: Industry description is based on NAICS Code

Traditionally, non-profits are not eligible to receive SBA-guaranteed small business PPP enabled many non-profit organizations to access loans to support their empl

Lender Type Diversity

Lender Type	Loan Count	Net Dollars	Jobs Count
Banks	4,409,646	\$496.7 B	48,318,437
Credit Unions	196,010	\$9.7 B	1,183,012
Small Business Lending Companies	59,275	\$6.6 B	705,642
Fintechs (and other State Regulated Lenders)	166,494	\$4.7 B	504,324
Savings & Loans	15,021	\$1.4 B	156,905
Farm Credit Lenders	15,148	\$1.3 B	121,755
Certified Development Companies	7,550	\$382.9 M	44,178
Non-Bank CDFI Funds	8,154	\$360.9 M	48,257
Microlenders	7,098	\$209.4 M	30,296
Other Non-Banks	347	\$102.4 M	9,913
BIDCOs	24	\$.8 M	190

Of the 5,461 PPP lenders, only 850 were SBA 7(a) lenders in the previous year.

Lender Size Diversity

Lender Asset Size	Loan Count	Net Dollars	Jobs Count	Ler
\$100M and Under	148,167	\$11.5 B	1,253,003	
\$>100M - \$500M	522,037	\$43.8 B	5,102,159	
>\$500M - \$1B	685,532	\$45.4 B	4,944,364	
>\$1B - \$5B	890,007	\$95.2 B	9,698,005	
>\$5B - \$10B	259,841	\$35.2 B	3,297,529	
>\$10B - \$50B	739,912	\$100.7 B	9,595,633	
>\$50B	1,639,892	\$189.8 B	17,235,244	

Among the lenders participating in PPP, 82.4% have less than \$1 billion in assets.

States and Territories

State	Loan Count	Net Dollars
AK	11,169	\$1,247,632,643
AL	65,806	\$6,191,565,635
AR	42,427	\$3,319,742,303
AS	223	\$10,506,811
AZ	81,015	\$8,624,142,070
CA	581,140	\$68,225,253,665
CO	104,402	\$10,369,964,852
CT	60,951	\$6,690,573,886
DC	12,483	\$2,137,811,705
DE	12,502	\$1,489,717,332
FL	393,028	\$32,045,720,362
GA	156,814	\$14,502,923,640
GU	2,164	\$197,016,238
HI	24,534	\$2,497,717,752
IA	58,466	\$5,087,064,565
ID	30,167	\$2,571,003,631
IL	202,143	\$22,486,267,789
IN	79,151	\$9,485,147,788
KS	51,872	\$4,996,112,228
KY	48,354	\$5,239,687,995

State	Loan Count	Net Dollars
LA	73,825	\$7,339,607,519
MA	113,000	\$14,329,027,191
MD	81,315	\$10,054,533,726
ME	27,200	\$2,242,074,846
MI	121,135	\$15,959,809,357
MN	98,138	\$11,208,272,990
MO	91,498	\$9,143,522,129
MP	473	\$39,333,708
MS	45,817	\$3,165,442,525
MT	23,104	\$1,762,484,534
NC	121,917	\$12,405,099,857
ND	19,724	\$1,765,068,431
NE	42,499	\$3,421,713,932
NH	23,829	\$2,550,585,128
NJ	147,550	\$17,204,788,723
NM	21,924	\$2,240,751,741
NV	42,147	\$4,125,976,098
NY	323,903	\$38,349,280,077
OH	140,270	\$18,370,838,345
OK	64,277	\$5,446,203,356

State	Loan Count	Net Dollars
OR	62,769	\$6,5
PA	165,918	\$20,7
PR	37,837	\$1,3
RI	17,163	\$1,3
SC	63,178	\$5,7
SD	22,508	\$1,6
TN	93,292	\$8,5
TX	389,396	\$41,0
UT	50,691	\$5,2
VA	109,225	\$12,6
VI	1,896	\$1
VT	11,929	\$1,1
WA	101,049	\$12,3
WI	85,461	\$9,8
WV	17,322	\$1,8
WY	13,231	\$1,0
To be confirmed	167	

THE PLAN

A STEP-BY-STEP, START
TO-FINISH-HOW-TO-DO-IT

Plan Workbook

INTRODUCTION

Planning is your map to success in the business world. You need to write a business plan if you are:

- **starting or buying a business financing or refinancing your business**

Much money is made then lost because one area of a business failed, dragging the positive parts down with it. **THE PLAN** helps you find hidden business flaws and makes you think carefully about each phase of your business.

It is important that *you* write your business plan. Why? You will gain in-depth knowledge about your business which will make it easy to answer lenders' questions. The process of writing your business plan will show you what is involved in making your business work successfully

COMPLIMENTS OF

The Albany NAACP
Conseedco, Inc. Suite 158, 230 S. Jackson St.

Albany, GA 31701 (229) 432-0404



MEMORANDUM

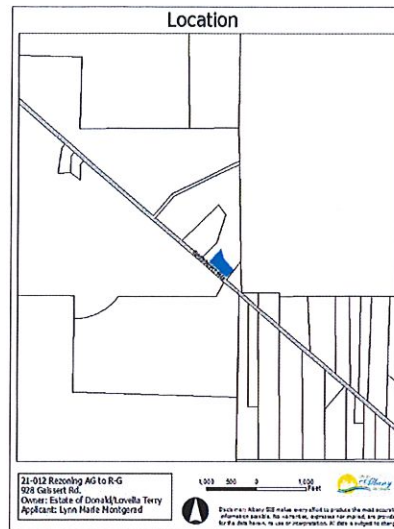
Date: March 4, 2021
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #21-012 Zoning (928 Gaissert Rd.)

Lynn Marie Montgerard (21-012) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 3.0 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 928 Gaissert Rd. The property owner is the Estate of Donald W. & Lovella Terry; the applicant is Lynn Marie Montgerard.

Jimmy Hall offered a motion to recommend approval for the request to rezone 3.0 acres from AG to R-G; seconded by Art Brown; the motion carried 7-2 with the following votes:

William Geer	Tie or Quorum
Billy Merritt	No
Art Brown	Yes
Jimmy Hall	Yes
Sanford Hillsman	Yes
Yvonne Jackson	Yes
Aaron Johnson	Yes
Charles Ochie	No
Helen Young	Yes
Heath Fountain	Yes

STAFF ANALYSIS AND REPORT APPLICATION #21-012 REZONING



OWNER / APPLICANT:	Lynn Marie Montgerard
LOCATION:	928 Gaissert Rd.
CURRENT ZONING/USE:	
Zoning:	AG (Agricultural District)
Use:	Single Family Residence/Pecan Grove
PROPOSED ZONING/USE:	
Zoning:	R-G (Single-Family Residential District County Only)
Use:	Single Family Residence
ZONING/ADJACENT LAND USE:	
North:	AG (Agricultural District),
Land Use:	Agricultural Operations/Woodlands
South:	AG (Agricultural District)
Land Use:	Pecan Grove, Agricultural Operations
East:	AG (Agricultural District), R-MHS (Mobile Home
	Single-Family District)
Land Use:	Single Family Residence/Woodlands
West:	AG (Agricultural District)
Land Use:	Pecan Grove, Agricultural Operations
MEETING INFORMATION:	
Planning Commission:	3/04/21, 2:00 P.M., Robert Cross Multipurpose Facility, 3085 Martin Luther King, Jr. Dr.
Public Hearing:	3/15/21, 10:00 A.M., 222 Pine Avenue, Rm.100
RECOMMENDATION	Approval

BASIC INFORMATION

The applicant requests to rezone three acres of a 41.22-acre tract from AG (Agricultural District) to R-G (Single-Family Residential District County Only). Rezoning will allow for subdivision of the three acres from the 41.22-acre tract; the remaining 38.22 acres will be recombined with the adjoining 10-acre AG tract to the northeast (924 Gaissert Rd.) to create a conforming AG lot.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This area of Dougherty County is not served by public water or sanitary sewer. The property lies within the 100-year floodplain; its topography is gently rolling. Access is provided from Gaissert Rd.

RELEVANT ZONING HISTORY

Planning Department records indicate that the subject property has retained its original AG designation since the County adopted zoning, December 1, 1969. The adjacent area is primarily zoned AG. The adjoining lot to the southeast (1006 Gaissert Rd.) was rezoned from AG to R-1 (Single-Family Residential) in 1994 and to R-MHS (Mobile Home Single-Family District) in 1996.

PLANNING CONSIDERATIONS

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

1. *Will the rezoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?*

The continued residential use of the property should be compatible with the adjacent agricultural area and adjacent single family residences.

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

The proposed rezoning and continuation of residential use should not have an adverse effect on adjacent agricultural operations or nearby residential property.

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

The current AG designation allows for agricultural operations and a single-family dwelling (mobile or site-built). Except for the three acres designated for rezoning, which will continue for residential use, the remaining acreage will keep its current AG designation.

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

- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Utilities:** The property will be served by septic system and well. Environmental Health regulations require a minimum lot size of 1.5 acres for a septic tank and well.
- **Impact on Transportation Network:** Staff estimates that the impact of the rezoning on the surrounding transportation network would be as follows:

Road Capacity: Information is not available for this area.

Trip Generation: Based on information from **Trip Generation, 10th Edition, (2018)**, it is estimated that a single family residence could generate nine daily weekday trips per dwelling; a single family residence occupies the property.

Road Improvements: According to the **Dougherty Regional Transportation Study (2045)** for the Albany/Dougherty metro area, no state or federally funded projects are proposed for the area.

Road Classifications: Gaissert Rd. is classified as a Rural Local Road.

Public Transit Routes: Albany Transit does not serve this area.

Accident Information: The subject property is not located near a high traffic accident location (City Traffic Engineering Division).

5. *Is the rezoning proposal in conformity with the policy and intent of the Albany Dougherty Comprehensive Plan for Development (2026)?*

The **Future Land Use Map** recommends Agricultural/Forestry uses for this area of Dougherty County. The current AG designation allows for low-density residential housing (one unit per ten acres). The Land Use Element of the **Comprehensive Plan** defines low-density as an average of four units per acre; the proposed lot size of three acres exceeds this low-density standard, but not the ten acre minimum required for the AG District. The R-G designation is intended to compliment the AG District with larger lot sizes (two-acre minimum) and greater setbacks.

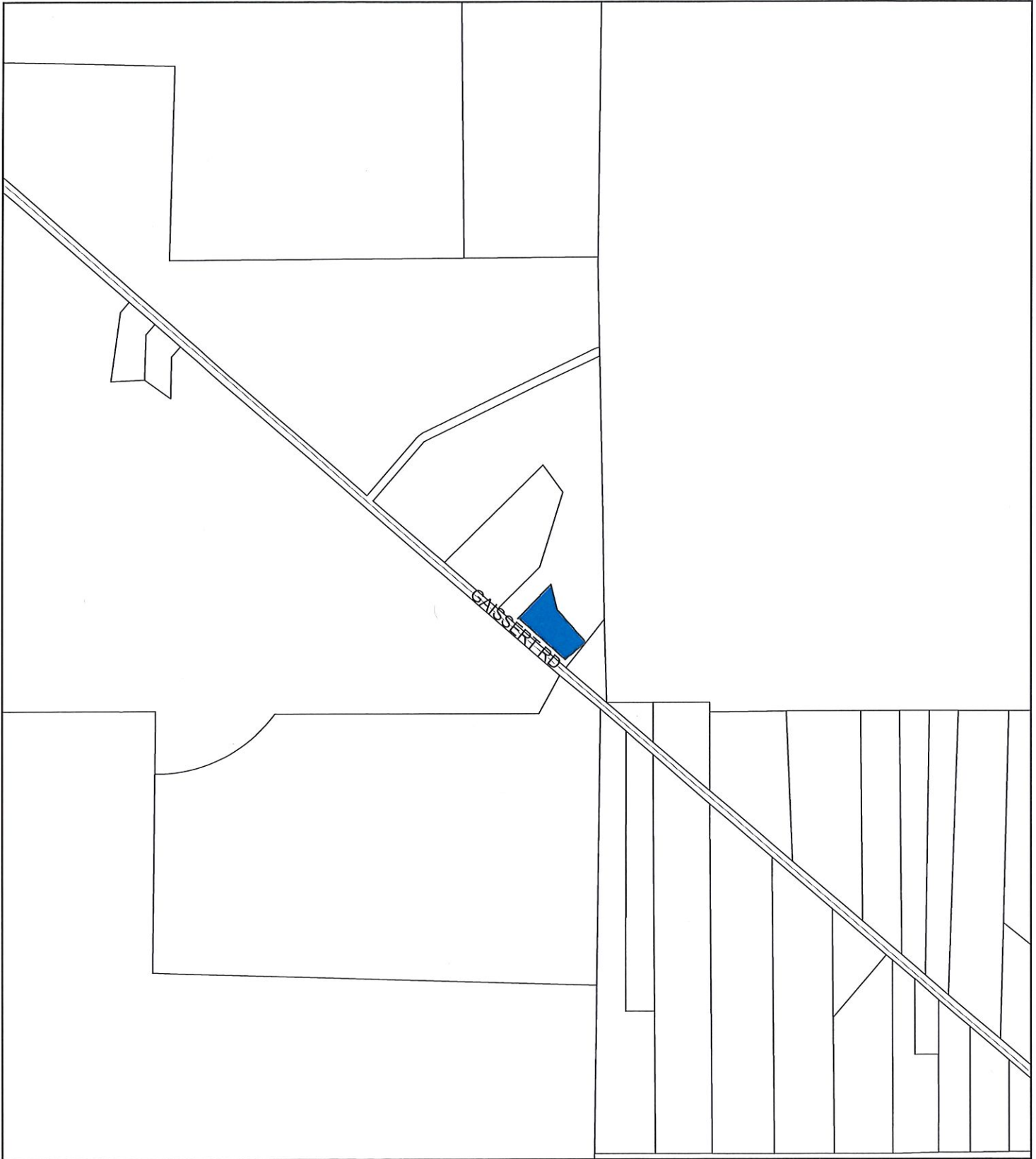
6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Staff did not identify any additional existing or changing conditions that support the approval or disapproval of the rezoning application.

RECOMMENDATION

Staff recommends **approval** to rezone to R-G (Single-Family Residential District, County Only).

Location



21-012 Rezoning AG to R-G
 928 Gaissert Rd.
 Owner: Estate of Donald/Lovella Terry
 Applicant: Lynn Marie Montgerad

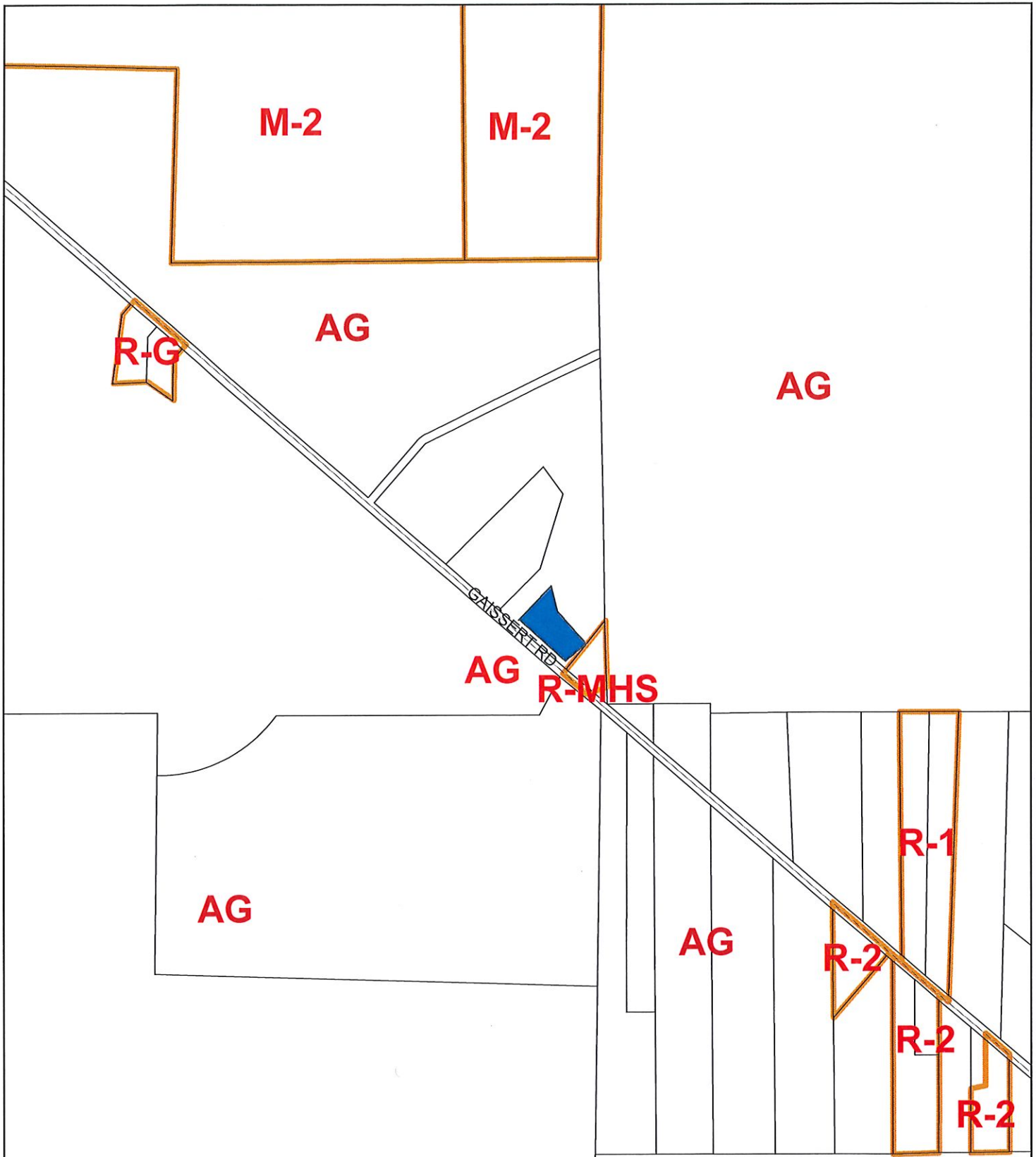
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Zoning

Item 5a.



21-012 Rezoning AG to R-G
928 Gaissert Rd.
Owner: Estate of Donald/Lovella Terry
Applicant: Lynn Marie Montgerad

1,000 500 0 1,000
Feet



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.

Land Use



21-012 Rezoning AG to R-G
 928 Gaissert Rd.
 Owner: Estate of Donald/Lovella Terry
 Applicant: Lynn Marie Montgerad

1,000 500 0 1,000
 Feet



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Aerial

Item 5a.



21-0012 Rezoning AG to R-G
928 Gaissert Rd.
Owner: Estate of Donald/Lovella Terry
Applicant: Lynn Marie Montgerad



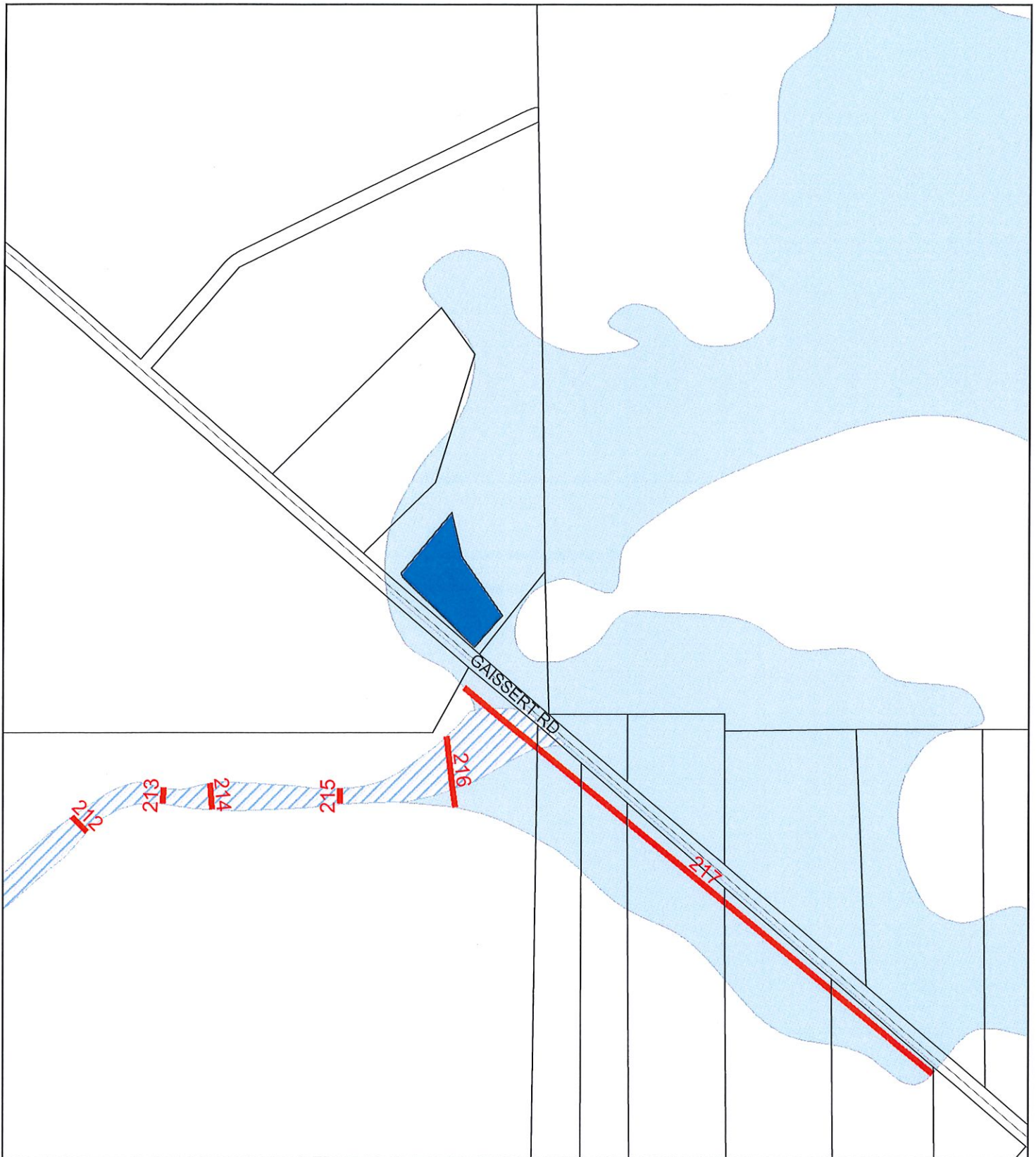
380 0 380 760
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100-Year Floodplain

Item 5a.



21-012 Rezoning AG to R-G
928 Gaissert Rd.
Owner: Estate of Donald/Lovella Terry
Applicant: Lynn Marie Montgerad



420 0 420 Feet



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ESTATE OF DONALD W. & LOVELLA TERRY

All that tract or parcel of land lying in or being in Land Lot 70 of the First Land District of Dougherty County, Georgia and being more particularly described as follows:

To find the point of beginning, commence at a 3/4" rebar located at the Northeast corner of said Land Lot 70; THENCE South 01 degrees 43 minutes 59 seconds East for a distance of 726.82 feet along the East line of said Land Lot 70 to a 5/8" rebar located on the South right of way of Landfill Road (a 80' wide right of way); THENCE South 01 degrees 44 minutes 10 seconds East for a distance of 1965.54 feet along the East line of said Land Lot 70 to a 1/2" rebar; THENCE South 40 degrees 24 minutes 26 seconds West for a distance of 190.61 feet to a 5/8" rebar located at the POINT OF BEGINNING of the following described tract of land:

THENCE South 40 degrees 24 minutes 26 seconds West for a distance of 246.30 feet to a 1/2" rebar located on the Northeast right of way of Gaissert Road (a 80' wide right of way); THENCE North 49 degrees 27 minutes 45 seconds West for a distance of 513.46 feet along the Northeast right of way of Gaissert Road to a 5/8" rebar; THENCE North 41 degrees 51 minutes 26 seconds East for a distance of 330.68 feet to a 5/8" rebar; THENCE South 14 degrees 26 minutes 55 seconds East for a distance of 148.44 feet to a 5/8" rebar; THENCE South 49 degrees 35 minutes 33 seconds East for a distance of 383.71 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record said property contains 3.000 acres more or less all according to a Rezoning survey for The Estate of Donald W. & Lovella Terry prepared by Larry Burnsed, Georgia Registered Land Surveyor No. 2634 on the Date of February 9, 2021 and said plat is incorporated herein by this express reference thereto.

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 40°24'26" W	190.61'
L2	S 40°24'26" W	246.30'
L3	N 49°27'45" W	513.46'
L4	N 41°51'26" E	330.68'
L5	S 14°26'55" E	148.44'
L6	S 49°35'33" E	383.71'

LEGEND

POC = POINT OF COMMENCEMENT
 POB = POINT OF BEGINNING
 IPS = IRON PIN SET (5/8" REBAR/CAP No. 2634)
 IPF = IRON PIN FOUND (REBAR)
 R/W = RIGHT OF WAY
 N/F = NOW OR FORMERLY
 AC = ACREAGE
 — = NOT TO SCALE
 —○— = CHAIN LINK FENCE
 —X— = WIRE FENCE

EQUIPMENT USED: TOPCON JAVAD TRIUMPH LS
 DUAL FREQUENCY RECEIVER WITH EGPS RTK
 NETWORK AND A TRIUMPH-1M BASE RECEIVER.
 THE RELATIVE POSITIONAL ACCURACY IS 0.10
 FEET HORIZONTAL AT THE 95% CONFIDENCE
 LEVEL.

PLAT CLOSURE: 1"/210,725'

THERE WERE NO NATIONAL GEODETIC SURVEY
 MONUMENTS FOUND WITHIN 500 FEET OF THIS
 PROPERTY OR ANY POINT OF REFERENCE
 THERON. THIS PLAT REFLECTS NO RESEARCH
 AS TO EASEMENT OR TITLE.

FLEMING JAVAD ZONING.dwg

3.000 ACRES
 ESTATE OF
 DONALD W. & LOVELLA TERRY
 DEED BOOK 650 PAGE 233

GAISSERT ROAD - 80' R/W

LANDFILL ROAD
 80' R/W

LAND LOT 71 LAND LOT 50

LAND LOT 70 LAND LOT 51

POC

3/4" IPF

S 01°43'59" E

726.82'

5/8" IPF

S 01°44'10" E

1965.54'

1/2" IPF

POB

1/2" IPF

POB

1/2" IPF

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POB



REZONING PLAT FOR:
ESTATE OF DONALD W. & LOVELLA TERRY
 BEING A PART OF LAND LOT 70,
 1st LAND DISTRICT, DOUGHERTY COUNTY, GEORGIA
 SCALE: 1"=300' DATE: FEBRUARY 9, 2021
 DATE OF FIELD WORK: FEBRUARY 7, 2021

300 0 300 600

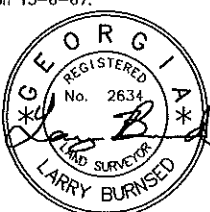


GRAPHIC SCALE 1 INCH = 300 FT.

SURVEYOR CERTIFICATION:

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Larry Burnsed 2-9-21
 LARRY BURNSED, P.L.S. DATE
 GEORGIA REGISTRATION No. 2634
 BURNSED LAND SURVEYING
 GEORGIA LAND SURVEYING FIRM No. 720



SURVEY NOTES:

1. NO UTILITIES OR IMPROVEMENTS WERE LOCATED ON THIS SURVEY.
2. NO TITLE OPINION HAS BEEN PROVIDED ON THIS PROPERTY.
3. THIS PLAT REFLECTS NO RESEARCH AS TO EASEMENT OR TITLE.
4. THERE MAY BE EASEMENTS THAT AFFECT THIS PROPERTY THAT ARE NOT ADDRESSED BY THIS SURVEY.

BURNSED LAND SURVEYING
 324 S. JEFFERSON ST.
 P.O. BOX 161
 NASHVILLE, GA 31639
 PHONE (229) 886-6721
 EMAIL: LARRYBURNSED@GMAIL.COM

B-1462

WARRANTY DEED

BOOK 650 PAGE 233

STATE OF GEORGIA, COUNTY OF DOUGHERTY

THIS INDENTURE, Made the 25 day of January, in the year
 one thousand nine hundred eighty, between

GEORGE E. YOUNGBLOOD and MRS. GEORGE E. YOUNGBLOOD a/k/a
 JOHNISE M. YOUNGBLOOD

of the County of Dougherty, and State of Georgia, as party or parties of the first part, hereinafter called
 Grantor, and

DONALD W. TERRY and LOVELLA TERRY

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to
 include their respective heirs, personal representatives, successors and assigns where the context requires
 or permits).

WITNESSETH that: Grantor, for and in consideration of

in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby
 acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does
 grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that tract or parcel of land lying and
 being in the County of Dougherty, State of Georgia and being more
 particularly described as follows: BEGINNING at the intersection
 of the East line of Land Lot 70 and the North right-of-way of
 Johnson Road, go thence along said North right-of-way of Johnson
 Road, North 42° 9 minutes 12 seconds West a distance of 1046.39
 feet to a Point on said North right-of-way; continue thence along
 said North right-of-way of Johnson Road, North 41° 58 minutes 12
 seconds West a distance of 1238.99 feet to a Point on said right-
 of-way; go thence North 48° 1 minute 48 seconds East a distance of
 576.13 feet to a Point; go thence North 70° 56 minutes 11 seconds
 East a distance of 1424.33 feet to a Point on the East line of
 said Land Lot 70; go thence along said Land Lot line South 5° 27
 minutes 56 seconds West a distance of 2559.05 feet to the Point of
 Beginning. Said Tract contains in the aggregate 53.22 acres, lying
 and being in Land Lot 70 in the First Land District of Dougherty
 County, Georgia.

This conveyance is made subject to any and all easements and
 restrictions of record.

DOUGHERTY COUNTY, GEORGIA

Local State Transfer Tax

\$75 170.00

1-85-84

Carroll N. Alston
Key

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and
 appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use,
 benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described
 property unto the said Grantee against the claims of all persons whomsoever.

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

Signed, sealed and delivered in presence of:

Carroll N. Alston
 UNOFFICIAL WITNESS

Carroll N. Alston
 NOTARY PUBLIC
 MY COMMISSION EXPIRES JANUARY 16, 1982

Wilder Form #5

George E. Youngblood (Seal)
 GEORGE E. YOUNGBLOOD.
Mrs. George E. Youngblood (Seal)
 MRS. GEORGE E. YOUNGBLOOD
a/k/a Johnise M. Youngblood (Seal)
 a/k/a JOHNISE M. YOUNGBLOOD.



APPLICATION TO AMEND THE ZONING MAP OF:
_____ Albany, Georgia ☒ Dougherty County, Georgia

Property address: 928 GAISSERT ROAD
 Name of property owner(s): ESTATE OF DONALD W. & LOVELLA TERRY
 Mailing address: 924 GAISSERT ROAD
 City: ALBANY State: GA Zip code: 31701 Telephone: 229-343-0597

Name of applicant: LYNN MARIE MONTGERARD
 Mailing address: 924 GAISSERT ROAD
 City: ALBANY State: GA Zip code: 31701 Telephone: 229-343-0597

Zoning Classification:

Present zoning district AG
 Proposed zoning district RG

Current use: RESIDENTIAL
 Proposed use: RESIDENTIAL

Please attach the following documents:

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

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

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

Sworn to and subscribed before me this 16th day of February, 2021.

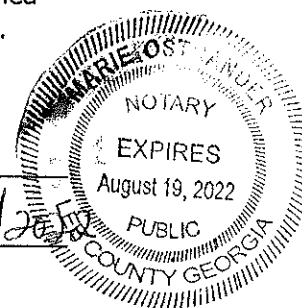
Signature of applicant: Lynn Marie Montgerard

Notary Public: Marie Ostrander

My commission expires: 8/19/2022

(Staff use)

Posting fee: _____ Date paid: _____ Receipt: _____



PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3955 | www.albany.ga.us



VERIFICATION OF OWNERSHIP

Name of all owners: ESTATE OF DONALD W. & LOVELLA TERRY

Address: 924 GAISSERT ROAD

City/State/Zip Code: ALBANY, GA 31701

Telephone Number: 229-343-0597

Property Location (give description if no address):

928 GAISSERT ROAD, ALBANY, GA 31701

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.

Lynn Marie Montgerard

Owner Signature (all owners must sign) Owner Signature (all owners must sign)

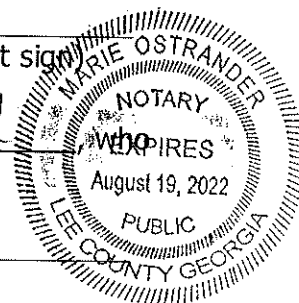
Personally appeared before me Lynn Marie Montgerard
has stated that the information on this form is true and correct.

Marie Ostrander

Notary Public

Date

2/16/2021



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

Name: _____

Address: _____

City/State/Zip Code: _____

Telephone Number: _____

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.5201 | Fax: 229.438.3965 | www.albanyga.org



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

The applicant filed on this date: 2-9-2021, to apply for a rezoning approval affecting described property as follows:

928 GAISSERT ROAD, ALBANY, GA 31701

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 16th day of February, 2021.

Lynn Marie Montgeraud
Signature of Applicant

Marie Ostrander
Notary Public

Commission expires: 8/19/2022



PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albanyga.org

YWM ARCHITECTS

February 10, 2021

*Proposal for Architectural & Engineering Services for
Phase One Master Plan Exterior Improvements*

Client: Dougherty County Public Works

YWM Proposal No. 2021-062

1. Project Scope: Phase One Exterior Improvements

Component C: Skywater Market:

Install ten new 100amp Utility Direct Connect Weatherproof Power Pedestals for Skywater Market Food Truck Vendors by Dougherty County Public Works (DCPW) provided Electrical Contractor.



Component D: The Beach:

- a. *The existing beach area will be rehabilitated for public swimming.*
- b. *Invasive water vegetation shall be removed and managed on a reoccurring basis by Client.*
- c. *Restore Beach Pavilions to original condition highlighting their unique architectural construction including circular concrete benches and round tables.*
- d. *Continue new concrete walkways and casual bench seating around existing Pavilions and Beach area. Add new H/C concrete sidewalks, overlook, ramps, and access to the beach.*
- e. *Install new stone terraced seating at existing north and south recessed beach walls.*
- f. *Repair existing low rock-concrete walls, balustrades, and wide top rails.*
- g. *Perform assessment of existing landscape areas surrounding features to be rehabilitated and create plan to preserve native plantings, and install new compatible grassing, plantings, and trees.*

Yielding, Wakeford & McGee, Architects, P.C.

P.O. Box 5478 – Albany, GA – 31706 p:229.435.0036 f:229.435.0042 ywmarchitects.com

February 10, 2021
Phase One Master Plan Exterior Improvements
Client: Dougherty County Public Works

Page 2



Component E: Canoe Landing:

- a. *Extend new concrete walkway around perimeter of Canoe Landing and run further south along banks of Spring Run. Include new H/C overlook with shaded bench seating. Install new thin cable metal safety guardrail along existing low rock walls.*
- b. *Construct an elevated deck on the eastern portion of existing boat landing*
- c. *Repair existing surrounding low rock-concrete walls, balustrades, and wide top rails.*
- d. *Rehabilitate existing concrete and stone stair access to Canoe Landing.*
- e. *Remove existing broken concrete panels, assess current conditions with Cypress tree roots, and*
- f. *Perform assessment of existing landscape area, cypress tree roots, and surrounding features. Create plan to preserve native plantings, and install new compatible grassing, plantings, and trees.*

February 10, 2021

Phase One Master Plan Exterior Improvements

Client: Dougherty County Public Works

Page 3



Component F: Waterfront Plaza:

- a. Continue existing concrete walkway with new sidewalk extending perimeter of Waterfront Plaza low rock-concrete walls and running south to The Beach. Add small H/C overlook with Tree shaded bench seating. Install new thin cable metal safety guardrail along existing low rock walls.
- b. Repair existing surrounding low rock-concrete walls, balustrades, and wide top rails.
- c. Perform assessment of existing landscape areas surrounding features to be rehabilitated and create plan to preserve native plantings, and install new compatible grassing, plantings, and trees.

February 10, 2021
Phase One Master Plan Exterior Improvements
Client: Dougherty County Public Works

Page 4



Component: Skywater Observation Platform & Stairs:

- a. Uncover and reveal extent of existing Skywater Observation Platform and Stairs. Remove existing overbrush, vines, trees, and vegetation in close coordination with Dougherty County Public Works, and other related environmental stakeholders.
- b. Perform assessment of existing site, structure, landscape conditions, and create plans to restore existing concrete slabs, retaining walls, handrails, stairs, and lower concrete slabs near Spring Run embankment.
- c. Add new concrete H/C ramp for access to main overlook platform and work with existing steel handrails located elsewhere to create an acceptable esthetically pleasing safety guardrail/handrail.
- d. Restore all existing components and integrate new H/C ramp into existing concrete retaining wall structures, nearby low rock concrete walls, and preserve native plantings and gardens areas.

2. Preliminary Design Services:

- A. Create Plan Documents for the following:
 1. Lanier Engineering, Inc., (LE) will perform a topographical survey of all existing above ground improvements listed above including their surrounding areas and extending to natural boundary termination points, using one-foot contours on NAVD88 datum. Civil engineering drawings will be produced addressing new and existing site improvements, grading, drainage, erosion and sediment control, and

February 10, 2021

Phase One Master Plan Exterior Improvements

Page 5

Client: Dougherty County Public Works

applicable H/C compliance. Once the total square footage of new impervious areas, have been determined, requirements to comply with Dougherty County Water Regulations will be addressed with appropriate drawing documents.

2. R & L Engineering, Inc., (R&L) will evaluate the following structures for any deficiencies:

- a) Pavilions at The Beach,
- b) Low wall rock-concrete walls, balustrades, and wide top rails, at The Beach, at Canoe Landing, Waterfront Plaza, and just west of Casino along embankments,
- c) Canoe Landing,
- d) Skywater Observation Platform & Stairs.

Structural Engineer will work with Architect to confirm structural requirements for new Pavilion roof design, and other structural repairs necessary for Pavilions, Canoe Landing, and Waterfront Plaza, and Skywater Observation Platform & Stairs. New structural design drawings and repair documents shall be created in conjunction with the Architect to address all issues in Radium Springs Gardens Phase One Masterplan Exterior Improvements.

3. Yielding Wakeford & McGee Architects, P.C., (YWM) will create field measured "As-Built" drawings for existing structures, and supplemented by Civil Engineering drawing documents.

- a) All drawings will be created in 2021 AUTOCAD electronic format to be used by all project team members.
- b. YWM will work with and request input from Wood. Environment & Infrastructure Solutions, Inc., (WOOD) for overall direction of Phase One Master Plan. They will assist YWM to perform assessment of existing landscape areas surrounding architectural features to be rehabilitated and create plan drawings to preserve native plantings, and install new compatible grassing, plantings, and trees. Wood will make plant species selections for all landscape improvement areas.

B. Conduct Architectural Site Survey to determine existing field conditions and concerns with engineering consultant, Dougherty County Public Works, and other project stake holders of interest. Document existing conditions and issues and review with DCPW.

C. Create proposed Exterior Improvements features, repairs, review codes, and create plan to preserve native plantings, including installing compatible grassing, plantings, and trees.

D. Present proposed preliminary design scheme, repairs, products, and budget to DCPW and other stake holders of interest.

1. Modify preliminary design documents, accordingly, and obtain acceptance from Client to proceed with Construction Documents Services.

3. Construction Documents Services – Create documents suitable for bidding:

A. Revise construction documents, review codes, and other applicable regulatory requirements. Meet with appropriate reviewing agencies and update construction documents.

B. Create complete package of Architectural, Engineering Documents, and Specifications:

1. Provide base template drawings and specifications to Engineering Consultants.
2. Develop further "basis of design" products and material selections by YWM and engineering consultants.

February 10, 2021

Phase One Master Plan Exterior Improvements

Client: Dougherty County Public Works

Page 6

3. *Fine tune project budget, scope, and resolve any installation concerns.*

C. *Present completed Construction Documents and estimate of project budget. Obtain acceptance from Dougherty County Public Works, proceed with Bidding Services, and submit approved Construction Documents to Reviewing Agencies.*

4. Bidding Phase Services:

A. *Coordinate with Dougherty County Public Works to advertise and receive bids. YWM and County will advertise and receive bids from interested parties.*

B. *Attend Pre-Bid Conference, answer questions, and generate addenda for issue.*

C. *Review Bids and make recommendation to Client.*

5. Construction Phase Services:

A. *Hold Pre-Construction Conference and coordinate with Client and Contractor on Construction work schedule.*

B. *Hold bi-weekly progress meetings at site with Client, Contractor, and Architect. Record meeting minutes and distribute written copies to all interested parties.*

C. *Review Progress of the Work, resolve construction issues, review submittals, review Project Schedule and process Contractor Payment Applications.*

D. *Perform bi-weekly inspections with Client's representative, Contractor and Architect. Perform Final Inspection, review warranties if any, and perform project closeout.*

E. *Issue any change orders for changes in scope or unforeseen conditions.*

F. *Provide copy of completed drawings to Client along with contractor's copy of "As-Built" drawings.*

6. Compensation:

A. *For A/E services and project phases outlined in the proposal above, shall be as follows:*

1. Professional Engineering by Lanier Engineering, Inc.=	\$ 17,300.00
a) Topographic Survey:	\$ 9,800.00
b) Site plans, assistance w/ approvals:	\$ 7,500.00
c) County Water Quality Requirements:	\$ tbd.00
(determined by impervious area > 5,000sf)	
(Additional scope of work services at \$ 165.00/hour).	
Web Page: www.lanier-engineering.com	
2. Professional Engineering by R&L Engineering Inc. =	\$ 19,344.00
(Additional scope of work services at \$ 120.00/hour).	
Web Page: www.rleng.com	
3. Professional Engineering by Wood. =	\$ 8,000.00
(Additional scope of work services at \$ tbd.00/hour).	
Web Page: www.woodplc.com	
4. Professional Fees by YWM Architects =	\$ 29,568.00

February 10, 2021

Phase One Master Plan Exterior Improvements

Client: Dougherty County Public Works

Page 7

(Additional scope of work services at \$ 150.00/hour).

Web Page: www.ywmarchitects.com

Total Architectural / Engineering Fees = \$ 74,512.00

- B. A/E services compensation for reasonable expenses have been included in the A/E Fees indicated above. Additional expenses approved in advance by the Client shall be billed at actual cost with no mark-up.*
- C. A/E services compensation for reasonable expenses have been included in the A/E Fees indicated above. Additional expenses approved in advance by the Client shall be billed at actual cost with no mark-up.*
- D. General A/E Reimbursable expenses such as travel, printing, and reproduction have been included in the Professional A/E Fees indicated above.*
- E. A/E Fees will increase only by approval from Owner for unforeseen issues/conditions.*
- F. Billing will be monthly as the work progresses.*

End of Proposal

If you have any questions or would like to discuss any portion of the proposal, please feel free to contact me at any time. If this proposal meets with your approval, please return a signed copy.

Sincerely,

*Yielding, Wakeford &
McGee Architects, P.C.*

Kent. T. McClure

*Kent T. McClure, AIA, CSI
Principal*

ADDU		
Description	Unit Number	Condition
HP Processor	USW33207M4	Poor
Hp Deskjet Printer	940c	Poor
IBM Processor	23G2528	Poor
Magnovox TV	DD010434101748	Poor
CyberHome DVR	575DE93002878	Poor
Symphonic DVR	U8997847	Poor
Toshiba DVR	PC122062795	Poor
Toshiba DVR	PC122062763	Poor
HP 1550 Monitor		Poor
Optiplex 320 Processor		Poor
Acer Monitor	3132661024	Poor
Dell Monitor	CN-OWH320-46633-75A-2PTU	Poor
Dell Monitor	CN-ODTOPH-74261-3BE-OMIU	Poor
Asus Monitor	C7LMQS097116	Poor
Dell Monitor	CN-0D5428-72201-48V-32D5	Poor
Panasonic Toner (2)	KX-FA84, KX-FA83	Good
2000 Nissan Maxima	32-22-0034	Poor
2004 Ford F150	59-0413	Poor
2006 BMW X3	32-22-0614	Poor
1986 Chevrolet Caprice	59-8641	Poor
2002 Honda Accord	32-22-0266	Poor
2006 Toyota Camry	32-22-0674	Poor
2014 Nissan Altima	32-22-1483	Poor
2006 Chevrolet Impala	32-22-0696	Fair
2008 Honda Accord	590828	Good
2013 Dodge Charger	591327	Poor
2002 Chevrolet Suburban K2500	590223	Poor
2002 Ford Explorer XLT	590228	Poor

DCP		
Description	Unit Number	Condition
Green Chairs (2)		Poor
Dell Keyboards		Poor
E-Print Printer (12)		Poor
Motorola Magatac (6)	Will be provided	Poor
Motorola Spectrum (8)	Will be provided	Poor
Motorola Syntox-9000	621HRA2098	Poor
Whelen 4 Outlet Power Supply (7)	Will be provided	Poor
Whelen Series Plus Model CSP690 (6)	Will be provided	Poor
Whelen UPS 64C (2)	10216, 14612	Poor
Whelen SPS-660	DHE22450	Poor
Whelen UPS-158	4400	Poor
Silver Series 660L (4)		Poor
Ricochet Power Supply		Poor
PA640 Federal Signal (14)		Poor
Tomar 940		Poor
Federal (8)		Poor
Motorola MCS 2000		Poor
Motorola Maratrac (18)	Will be provided	Poor
Motorola VRM850	5088HC0275	Poor
Patrol Car Cages (6)		Poor
Plastic Window Guards (2)		Poor
Whelen Light Bars (16)		Poor
Dash Cameras (6)	Will be provided	Poor
Didge Charger Cage		Poor
Sm Rectangular Blue Light		Poor
True View Plus (2)	ICV781003393, ICV781003392	Poor
DVD True View Plus (2)	ICV104603393, ICV104603392	Poor
Whelen Med. Rectangular Blue Lights (4)		Poor

DCP Continued		
Description	Unit Number	Condition
Brown Rolling Chairs (2)		Poor
Gray Rolling Chairs (4)		Poor
Black Rolling Chair		Poor
Blue/Green Rolling Chair		Poor
Pink Multicolored Chair		Poor
Large Wooden Conference Table		Poor
Hicense LED TV	55G153506H02346	Poor
Leviton Power Surge		Poor
Dell Keyboards (2)		Poor
Map Of Dougherty County		Poor
Space Heaters (2)		Poor
HP Scanners (2)		Poor
Photo File Cabinets (4)		Poor
Gray Cabinet Covers (14)		Poor
Green Rollable Cart		Poor
Blue Trash Can		Poor
Floor Air Conditioner		Poor
Green Chairs (2)		Poor
Brown Rolling Chair		Poor
Multicolored Rolling Chair		Poor
Gray Magazine Racks (5)		Poor
Brown Desk		Poor
Emerson VCR	06A02181	Poor
Day Lite Projector		Poor
Projector		Poor
Blue Wire Clothing Rack		Poor
Fellowes Shredder		Poor
E-Print Printer		Poor

Facilities Management

Description	Unit Number	Condition
Beige Filing Cabinet		Poor
Floral Chairs (4)		Poor
Trane Recovery Tanks (5)	RRTALO600D0	Fair
HVAC Recovery Machine	RRPA00LAWCOA	UNK
Freon Tanks (3)		Fair
Chiller Dryer System	JR26C1EIAH102	UNK
Burnisher	PR20000DC-02345	Fair
Pro Team Meg Vac Backpack		Poor
NSS Upright Vacuum		Poor
Bissell Comm Vac		Poor
Mosquito Backpack Vacuum		Poor
NSS Scrubber		Poor

Human Resources

Description	Unit Number	Condition
Large Wall Art (6)		Poor
Small Wall Art (2)		Poor
Ricoh Copier		Poor
Ink Toner Cartridges (7)		Good
Waste Toner Bottle		Good
Small Typewriter Table		Good
72x24 Training Tables (3)		Poor
96x24 Training Tables (4)		Fair
Desk		Fair
Black Office Chairs (8)		Poor
CPU OptiPlex 310		Poor
Dell Monitor		Poor
Mouse (2)		Poor

Human Resources Continued

Description	Unit Number	Condition
Small Green Office Chairs (3)		Fair
Tall Green Office Chairs (2)		Good
Shelf		Fair

Magistrate Court

Description	Unit Number	Condition
Cannon FAXPhone L8	MDL 78131	Good
Dell Towers (8)	Will be provided	Good
Dell Keyboards (9)	Will be Provided	Good
Dell Monitors (8)	Will be provided	Good
Dell Mouse (5)		Fair
Ithaca Printer Model 51-P	KA004693711	Poor
Power Cords (2)		Fair

Public Works

Description	Unit Number	Condition
2007 Ford Explorer	52260	Fair
2006 Ford Taurus	120602	Fair
2007 Chevrolet Impala	380705	Poor
2013 Dodge Charger	381351	Fair
1996 Ford F-800	51280	Good
2010 John Deere Tractor	551008	Poor
2013 Dodge Charger	611348	Fair
2006 Crown Victoria	38110	Poor
2013 Dodge Charger	611349	Poor
Mohawk Shop Lift 15,000		Good
2015 Dodge Charger	611548	Good

Public Works Continued

Description	Unit Number	Condition
2015 7 ft Mower	551515	Poor
2007 15 ft Batwing Rhino	55475	Poor

Sheriff's Office

Description	Unit Number	Condition
Misc. Chairs (14)		Fair
HP Printer		Fair
Canon Copier		Fair
MCT Docking Station (2)		Poor
iPhone/ Android Cases (7)		Good
Net Desktop Scanner		Good

Solid Waste

Description	Unit Number	Condition
Peterbilt Dump Truck	540919	Fair
Bush Hog 287		Poor

Tax and Tag

Description	Unit Number	Condition
Desk Chair		Poor
Lexmark MS415dn Printer		Poor
HP Laserjet Printer		Poor
Monroe Calculator 7140		Poor
Optiplex 3202 CPU		Poor

Voter Registration		
Discription	Unit Number	Condition
Multicolored Office Chairs (12)		Fair
Red Office Chairs (2)		Good
Office Desks (6)		Fair
Beige File Cabinet		Fair
Printer		Good
Black File Cabinet		Poor
Gray File Cabinet		Good
Gray Stackable Chairs (7)		Poor
Equipment Cases (24)		Good
Monitors (2)		Fair
Computer Towers (2)		Fair
VWD Keypads (3)		Good
Tabulator Paper Rolls (211)		Good
Ethernet Switches (26)		Good
Black Stanchion		Poor
Dry Erase Boards (3)		Fair
Organizer Dry Erase Boards (2)		Fair
Flip Chart		Poor
Rolling Cart		Good

BOC STAFF

ANGELA HARRAH, County Clerk

KIM STRIPLING, Human Resource Director

LAVERNE WATKINS, Finance Director

Board of Commissioners

Worth County

201 N. Main St., Suite 30

Sylvester, GA 31791

Telephone 229-776-8200

www.worthcountyboc.com

COMMISSIONERS

FRED DENT, Chairman

JOE GAINES, District 1

KEN HALL, District 2

DICE ROBERTS, District 3

KEMP WILLIS, District 4

CARL ROWLAND, County Administrator

RALPH POWELL, County Attorney

Item 7b.

February 22, 2021

Jawahn Ware
County Clerk and Procurement Manager
222 Pine Avenue, Suite 540
Albany, GA 31701

Dear Ms. Ware

Worth County is interested in purchasing Dougherty County's low-boy tractor described below should Dougherty County decide to declare this piece of equipment as surplus:

2009 Peterbilt 367 Tractor
VIN 1XPTDUEX59D781939

Please let me know how we may proceed should it become available in the near future.

Sincerely,



Carl Rowland
County Administrator



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Michael McCoy
County Administrator

Item 7c.

MEMO

TO: Dougherty County Board of Commissioners

FROM: Michael McCoy, County Administrator

CC: Paul Forgey, Director of Planning & Development

DATE: March 3, 2021

RE: Board Appointment

This memo is to request the appointment of Jim Pace, Statewide Governmental Manager for Yancey Bros. Company to the Albany Land Bank Authority. I am recommending Jim Pace to replace Robert Middleton.

Jim Pace
2101 Beattie Road
Albany, Ga 31721
229-344-2101

Thank you for your consideration of this request.

Wayne D. Shaw
202 Garden Hill Drive
Albany, GA 31705
derry.shaw@yahoo.com
229-255-6043



March 1, 2021

Dougherty County Board of Commissioner

Dear Board Members:

I am expressing my interest in serving on the Dougherty County Board of Tax Assessors. I am a certified state appraiser. I have a Bachelor's Degree in Accounting from Albany State University.

After 25 years of service, I retired as a Personal Property Manager from the Dougherty County Tax Department in April of 2020. I have extensive experience in valuing property for tax assessments and would welcome the opportunity to share my knowledge, skills and abilities serving as a member of the Board of Assessors.

If you need additional information, please do not hesitate to contact me. Looking forward to our continued dialogue.

Sincerely,

Wayne Shaw
Wayne Shaw

**A RESOLUTION
ENTITLED**

A RESOLUTION PROVIDING FOR INVESTIGATION AND/OR INSPECTION BY THE PUBLIC OFFICER AS DESIGNATED UNDER DOUGHERTY COUNTY NUISANCE ABATEMENT RESOLUTION NUMBER 02-034 AND/OR HIS OR HER DESIGNEE AND PROVIDING FOR THE ENFORCEMENT OF THE DOUGHERTY COUNTY NUISANCE ABATEMENT RESOLUTION RELATIVE TO CERTAIN REAL PROPERTY LOCATED IN THE UNINCORPORATED AREA OF DOUGHERTY COUNTY; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

WHEREAS, there exists in the unincorporated area of the County certain real property that is unfit for human habitation and not in compliance with applicable County codes and state laws and constitutes an endangerment to the public health and safety as a result of unsanitary and unsafe conditions; and

WHEREAS, the Board of Commissioners of Dougherty County, Georgia finds that it is necessary to utilize Dougherty County Nuisance Abatement Resolution Number 02-034 to abate the nuisances as found in the unincorporated area of the County.

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

SECTION I The Public Officer, as designated in Dougherty County Nuisance Abatement Resolution Number 02-034, is hereby requested to make an investigation and inspection of the following property to determine if the above-described conditions exist under applicable code: (1)2229 Duitman Drive Albany, Ga 31705.

SECTION II The Public Officer is hereby requested to have filed in a Civil Court with jurisdiction a Complaint In Rem against the above-stated lots, tracts or parcels of real property found to be in violation of said Resolution.

SECTION III The County Attorney is hereby directed to take appropriate action on behalf of Dougherty County relative to the above-stated properties to abate any nuisance found to be in violation of Dougherty County Nuisance Abatement Resolution Number 02-034.

SECTION IV The County Attorney, Public Officer and County Administrator are hereby authorized to expend funds necessary to have the violations abated, including demolition costs.

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

This the _____ day of March, 2021.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY: _____
Christopher S. Cohilas, Chairman

ATTEST:
