



## WORK SESSION

October 30, 2023  
10:00 AM

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

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### AGENDA

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at [facebook.com/Dougherty.ga.us](https://facebook.com/Dougherty.ga.us) or viewing the public government access channel (Channel 16).

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Minutes.
  - a. Minutes of the October 2nd Regular Meeting, October 9th Work Session, and October 9th 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. Heidi Hailey, Facilities Management Director, present to provide an update on the Judicial Building.
  - b. David Hodges, Chief Ranger, present to provide the Georgia Forestry Commission Annual Report.
  - c. Paul Forgey, Planning and Development Services Director, and the NPM Management team, present to provide an update and plans for the Pearce Pointe Mobile Home Park redevelopment at 600 Holly Drive.
  - d. David Maschke, Consultant, Maschke and Associates, and Heidi Hailey, Facilities Management Director, present to provide an update on the proposed Morgue and improvements to Putney Park.

5. Purchases.

- a. Recommendation to accept the bid for filter maintenance services for Facilities Management from the lowest responsive and responsible bidder, Service Pros, LLC (Leesburg, GA) in the amount of \$83,584.16. Two bids were received with the highest being \$109,991. Funding is budgeted in various accounts. Assistant County Administrator Barry Brooks will address. City of Albany Buyer Ricky Gladney and Facilities Management Director Heidi Hailey are present.
- b. Recommendation to purchase a 2024 Kia K5 for ADDU from State Contract GA #99999-001-SPD000122-0003 from Kia Autosport (Columbus, GA) in the amount of \$29,910.95. Funding is budgeted in ARPA. Assistant County Administrator Barry Brooks will address.
- c. Recommendation to purchase a 2023 Ford F150 Pick Up Truck for ADDU from the lowest quoted vendor Griffin Ford (Tifton, GA) in the amount of \$43,204. Funding is budgeted in ARPA. Assistant County Administrator Barry Brooks will address.
- d. Recommendation to purchase a Caterpillar 826H Compactor for Solid Waste from State Contract GA #99999-001-SPD0000177-0024 from Yancey Bros. Co. (Albany, GA) in the amount of \$1,119,613. Funding is budgeted in Solid Waste Capital Outlay. Assistant County Administrator Barry Brooks will address.

6. Additional Business.

- a. Recommendation to renew the Real Estate Lease Contract between JFT Public Properties, LP, The City of Albany and Dougherty County, Georgia on behalf of the GBI for the building located at 1301 Evelyn Ave, Albany, Ga. The lease renewal period is October 1, 2023 to September 30, 2024. County Administrator Barry Brooks and County Attorney Alex Shalishali will address. Special Agent in Charge, Eric Schwalls is present.
- b. Recommendation to declare the listed vehicle and equipment as surplus and authorize the disposal of or sale of same via an online auction. Assistant County Administrator Barry Brooks will address.
- c. Recommendation to approve the proposed Alcoholic Beverage License renewals for Calendar Year 2024. The Albany-Dougherty Marshal's Office recommends approval. Chief Anthony Donaldson is present to address.

7. Board Appointments.

- a. County Clerk Jawahn Ware will address. *See the Board Packet for additional details.*

  - **Air Conditioning, Heating, & Ventilation Board** – Four (4) appointments: one (1) County, two (2) joint, and one (1) rotational, all with a one-year term ending December 31, 2024. Quianna Lavant (County), Clint Newsome (joint) and Clifford Tolbert (rotational) desire reappointment. Incumbent Thomas Driggers (joint) is deceased. No new applicants. All joint appointments must be ratified by the City of Albany. There is one vacancy.

- **Citizens Transportation Committee** – One (1) appointment with a three–year term ending December 31, 2026. Incumbent Glenn Tyler Harris desires reappointment. No new applicants.
- **Dougherty County Development Authority** – Three (3) appointments with a four–year term ending December 31, 2027. Incumbents Dr. Joe “Tripp” Morgan and Michael Tabarrok desire reappointment. Incumbent Sybil Thomas does not desire reappointment. Five new applicants: Aunquarius Brown, Haryl Dabney, Tameeka Daniels, Lawrence Knighton, Lawrence Roberts and J. Scott Steiner. There is one vacancy.
- **Economic Development Committee** – One (1) appointment with a three–year term ending December 31, 2026. Incumbent Brian Church desires reappointment. Two new applicants Aunquarius Brown and Lawrence Knighton.
- **Electrical Board** – Five (5) appointments: one (1) County appointment for a Master Electrician, two (2) joint appointments for an Electrical Supplier, one (1) joint appointment for a Professional Engineer and one (1) appointment for a joint citizen member, all with a one-year term ending December 31, 2024. Incumbent Sanford Hillsman (joint citizen member) desires reappointment. No new applicants. There are four vacancies. All joint appointments must be ratified by the City of Albany.
- **Fire Code Board of Appeals** – Three (3) appointments with a three-year unexpired term ending December 31, 2025. No new applicants. There are three vacancies.
- **Flood Plain Management Review Board** – Three (3) County appointments. Two (2) with a three-year unexpired term ending December 31, 2024, and one (1) will fill a three-year term ending December 31, 2026. Incumbent Harry James desires reappointment for the term ending December 31, 2026. No new applicants. There are two vacancies.
- **Gas Board** – Three (3) appointments: one (1) County, one (1) joint and one (1) rotational with a one-year term ending December 31, 2024. Incumbents Sanford Hillsman (county) and Rhett Parker (joint) desire reappointment. No new applicants. There is one vacancy. All joint appointments must be ratified by the City of Albany.
- **Dougherty County Health Board**- One (1) appointment with a six-year term ending December 31, 2029. Incumbent Dr. Bernard Scoggins desires reappointment. No new applicants.
- **Albany/Dougherty Hospital Authority** – Two (2) appointments with a five-year term ending December 31, 2028. Incumbents Joel Callins and Ferrell Moultrie served the maximum of two consecutive terms. Four new applicants: Dr. J. Price Corr Jr., Tommy Gregors, Jacqueline Jenkins, and Lawrence Knighton. There are two vacancies.
- **Keep Albany-Dougherty Beautiful** – Two (2) appointments with a three-year term ending December 31, 2026. Incumbents Melissa Hodges and Bill Reilly desire reappointment. KADB recommends reappointment.

- **Library Board** – Two (2) appointments with a three-year term ending December 31, 2026. Incumbents Walter Kelley and Charlotte Ledford desire reappointment. No new applicants.
- **Plumbing Board** - Three (3) appointments with a one-year term ending December 31, 2024. Two (2) County appointments must be a Master Plumber and one (1) appointment represents a citizen member. Incumbents Lee Eppley (County, Master Plumber), Glenn Tyler Harris (Citizen Member) and Rhett Parker (County Master Plumber) desire reappointment. No new applicants.
- **Southwest Georgia Community Action Council** - One (1) appointment with a one-year term ending December 31, 2024. Incumbent Glenn Tyler Harris desires reappointment. One new applicant: Tameeka Daniels.
- **Southwest Georgia Housing Task Force** - One (1) appointment with a one-year term ending December 31, 2024. Incumbent Sonya Johnson does not desire reappointment. No new applicants. There is one vacancy.
- **Southwest Georgia Regional Commission** - Three (3) appointments: one (1) County, one (1) Chairman designee (appointee must be a Commissioner) and one (1) joint with a one-year term ending December 31, 2024. Incumbents Raymond Breaux (County) and Anthony Jones (Chairman designee desire reappointment) and Hayrl Dabney (joint) desire reappointment. No new applicants. The Chairman will appoint his designee.
- **Stadium Authority**– One (1) appointment with a four-year term ending December 31, 2027. Incumbent Alistari McKendrick desires reappointment. No new applicants.
- **Tax Assessors Board**– Two (2) appointments with a three-year term ending December 31, 2026. Incumbents Je’Nita Lane and Larry Thomas desire reappointment. One new applicant: Lawrence Knighton.

8. Updates from the Assistant County Administrator.

- a. **REMINDER** - The Governmental Affairs Committee will meet immediately following the Work Session in Room 540.

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

DRAFT

## REGULAR MEETING MINUTES

October 02, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on October 02, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Ed Newsome, and Anthony Jones. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the invocation and Pledge of Allegiance by the Chairman, he called for approval of the minutes for the September 11th Regular Meeting and September 11th Work Session.

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

The Chairman recognized citizen William Wright to accept the proclamation recognizing his efforts in the community. Mr. Wright requested that this recognition be noted for all who work in public service. He shared that he has served for 30 years. Other key individuals were recognized and some addressed the Board. Sentiments and comments were made by the Board. The proclamation read as follows:

William Wright Dougherty County 2023 Community Advocate

Whereas, the Dougherty County Board of Commissioners recognizes the years William Wright served as a community advocate for the citizens of Dougherty County.

Whereas, William Wright was born and raised in Albany, Georgia, attended Dougherty County Public School, and graduated from Monroe Comprehensive High School. After graduation, he was employed at Firestone Tire Company in Albany, Georgia. During his years of employment, William Wright became the union leader at the plant.

Whereas, after the closing of Firestone Tire Company in 1972, Wright enrolled at Albany State College, receiving a Master's Degree in Business. He became more involved in politics and became the president of the Albany Chapter of the NAACP, where he served for 20 years as president. As president, he made many changes for people of color in voting, economics, discrimination, criminal law, and legal cases. Many of these cases came out in his favor.

Whereas, William Wright would later become a business owner where he prepared taxes for over 30 years. William Wright was also an educator. He taught at Albany State University and Atlanta, Georgia, for several years.

Whereas, these are only a small portion of William Wright's work and achievements. Out of all his accomplishments, he is most proud of being a family man and a member of Bethel AME Methodist Church, where he taught Sunday school for over 30 years.

Whereas, he is a proud husband of Mary P. Wright and father of two, Lydia Wright and Les Wright. William Wright's entire family honors all of his achievements.

NOW THEREFORE, BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, to recognize William Wright as the recipient of the 2023 Community Advocate Appreciation Award.

This the 2nd day of October 2023

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

The Chairman called for consideration to accept the quote from the lowest vendor meeting specifications, Service Pros (Leesburg, GA), to replace the cooling tower fill at the Dougherty County Health Department and the Albany Dougherty Government Center in the amount of \$82,252.01. Funding is available in SPLOST VII.

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

The Chairman called for consideration to purchase four 2023 Ford Maverick Pickup Trucks for Public Works from state contract vendor Wade Ford (Smyrna, GA) for \$26,650 each for a total expenditure of \$106,600 by piggybacking from the Gwinnett County Contract #BL-0088-19. Funding is available in SPLOST VII.

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

The Chairman called for consideration to purchase one 2023 Ford F-150 Pickup Truck for Facilities Management from Sunbelt Ford (Albany, GA) in the amount of \$45,418. Funding

is available in SPLOST VII. Assistant County Administrator Barry Brooks addressed. Facilities Management Director Heidi Hailey was present. Mr. Brooks shared that the supply of vehicles were extremely short. The vehicles were previously bid with no responses received; one vehicle was found for acceptable use.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Johnson shared that this aligned with his request to review Fleet Management. Commissioner Gaines asked for the needs of the purchase and Ms. Hailey said that this would replace a 23-year-old truck. Ms. Hailey added that there was a shortage in her department and Attorney Shalishali confirmed that he would have to review the law to provide clarification on the question from Commissioner Gaines. Mr. Brooks and Mrs. Ware shared previous options utilized for purchase and said that the new procurement policy would be clearer on how to proceed under these circumstances. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration to purchase two 2023 Police Model Dodge Chargers for the Sheriff's Office from Woody Folsom CDJR of Douglas GA for \$37,250 each for a total purchase price of \$74,500. The Sheriff's Office is also requesting approval to upfit the vehicles from Dana Safety Supply, Inc. (Greensboro, NC) for \$11,969.75 each for a total upfitting cost of \$23,939.50. The total funding request for the two vehicles is \$98,439.50. Funding is available in SPLOST VIII. Assistant County Administrator Barry Brooks addressed. Sheriff's Office Major Ken Faust was present. Mr. Brooks shared that the policy does not speak to this special request and this purchase, similar to agenda item C, is consistent with our purchasing practice.

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

The Chairman called for consideration to accept the resolution from ACCG urging the Governor and General Assembly of Georgia to continue efforts to reform and improve mental health services for the citizens of Georgia.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 23-048 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION URGING THE GOVERNOR AND  
GENERAL ASSEMBLY OF GEORGIA TO CONTINUE  
EFFORTS TO REFORM AND IMPROVE MENTAL  
HEALTH SERVICES FOR THE CITIZENS OF GEORGIA.

The Chairman called for consideration to accept the resolution declaring 400 Highland Ave, Albany, GA 31701, identified by the Tax Assessor as Parcel Number 0000E/000004/012, as surplus property and suitable for sale and disposal within all lawful means.

Commissioner Gaines moved for approval. Commissioner Johnson seconded the motion. Under discussion, Attorney Shalishali reclarified that the surplus does not prevent the property from being developed. He also said that he would confirm the legality of deeding the property to the Land Bank and spoke to other available options (i.e. sealed bid, etc). The Chairman shared that he would like a comprehensive look at all our properties. Mr. Brooks confirmed that the staff will provide a recommendation [for Highland] and is working on creating a list of our properties. Commissioner Gray shared the advantages of declaring Highland as surplus. Commissioner Edwards mentioned that the site was visited previously and said that others who were initially interested in the property declined because of the repairing needs of the building. There being no further discussion, the motion for approval passed unanimously. Resolution 23-049 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION DECLARING COUNTY-OWNED REAL  
PROPERTY AT 400 HIGHLAND AVENUE SURPLUS  
RELATIVE TO THE NEEDS OF DOUGHERTY COUNTY;  
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS  
IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for a discussion of the board appointments. County Clerk Jawahn Ware was present to address.

Upon nomination by Commissioner Johnson, new applicant Perry Ford Jr. was unanimously accepted to the Citizens Transportation Committee to fill a three-year unexpired term ending December 31, 2025.

Upon nomination by Commissioner Johnson, new applicant Perry Ford Jr. was unanimously accepted to the Flood Plain Management Review Board to fill a three-year unexpired term ending December 31, 2024.

Mr. Brooks said that the Finance Committee will meet in Room 120 immediately following the Executive Session. He shared that the Fleet Management agenda item will be removed and discussed under the Public Works Subcommittee first. Commissioner Edwards asked that a discussion on vegetation control be placed on a Work Session agenda. Commissioner Johnson asked Attorney Shalishali to find out if the land purchase via the Land Bank process has changed and asked Mr. Brooks to provide a copy of the Harlem Redistricting Plan when released. Commissioner Johnson also recognized this month as Breast Cancer Awareness. Commissioners Gaines and Edwards spoke about the recent article in the Herald accusing some Commissioners regarding a perceived action. Many Commissioners voiced their concerns and the Chairman provided clarity. Commissioner Jones shared his recent partnership with Albany Technical College and Ameris Bank to create a financial literacy initiative called “Dollars Make Sense”.

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

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

There being no further discussion, the Board entered into Executive Session at 11:16 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

October 09, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on October 09, 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, 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 and via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the invocation by Chairman Heard, he asked the Commission to review the September 18th Regular Meeting and September 25th Work Session.

The Chairman recognized Margaret Halbrook, Interim County Extension Coordinator, to update the Commission with the quarterly report. Anna Grace Peebles, County Extension Agent was also present. She provided updates regarding programming and staffing and shared information pertaining to Family and Consumer Services. They provided a token of appreciation to the Board. Commissioner Jones shared key points that the ladies should consider for employment, future sessions, and engagement with students and farmers.

The Chairman recognized Public Works Director Chuck Mathis to provide an update on the Albany State University (ASU) Downtown Connector Trail. Mr. Mathis showed pictures of different trail portions and shared the anticipated completion was set for this month. Commissioner Jones asked Mr. Mathis to address safety concerns, especially lighting. Mr. Mathis shared that our policy is for the trails to be open from dawn to dusk and individuals should not be on the trails after dark. He added that signs were posted for individuals to abide by our regulations. ASU police would monitor specific portions of the trail. Commissioner Edwards asked Mr. Mathis to come back with an update on the status of the fence and gates. Mr. Mathis said it was his understanding that ASU was still proceeding and would confirm. He noted that some of the concerns of the Commission were not in the initial Master Plan, but could be reviewed for consideration. The next connection phase was ASU to Radium Springs. Commissioner Johnson asked that DCP be involved in patrolling the area regularly to monitor the homeless population living in wooded areas. He also asked about safety stations being installed that were currently on campus for individuals to push for emergencies. Mr. Mathis mentioned that he researched solar lightning and these options requested need to be budgeted. Commissioner Jones requested a tour of the trails after a lengthy discussion ensued.

The Chairman recognized Assistant County Administrator Barry Brooks and County Attorney Alex Shalishali to provide an update on the ordinance for Vegetation Control. Staff is seeking direction on how to proceed. This request is part of the effort to look at our ordinances based upon the direction from the Government Affairs Subcommittee. This specific request was brought

to the attention of Mr. Brooks by Commissioner Edwards due to a specific property where overgrowth still occurs. The current ordinance does not give authority to address the volume of vegetation. Mr. Brooks shared that there needed to be a discussion on the topic and gave a reminder that there is a need to balance requests of property owners. Attorney Shalishali shared that our Board can change how vegetation control is handled via resolution or via ordinance change. Marshall Nathaniel Norman addressed questions posed by Commissioner Edwards. He reminded the Board that objective measures are applied instead of subjective ones so enforcement could be blanketly applied. He cautioned the Board from going into the categories of owner preferences and landscaping. The Marshall stressed the necessity of due process. In regard to the ordinance project, Mr. Brooks shared a recommendation that staff would like to present to the Board regarding utilizing a company versed in updating ordinances. He added that this issue may be the first that the legal firm utilizes for best practices. The Chairman directed that this be part of the first review of the firm.

The Chairman called for a discussion of the zoning application for King Randall, owner and applicant, (23-053) request to rezone a 24.74-acre vacant parcel from R-2 (Single-Family Residential District) to C-8 (Commercial Recreational District). The rezoning would allow for the construction of a multipurpose facility. The property is at 2901 Barnaby Drive. The Planning Commission recommended denial. Angel Gray, Deputy Planning Director, addressed and clarified that this request was not for boarding but for recreational use. The Public Hearing and Action on this item are scheduled for the October 16, 2023 Regular Meeting.

The Chairman called for a discussion of the zoning application for Orchard Machinery Corporation, applicant and JTMF LLC, owner, (23-064) request to rezone two acres from C-1 (Neighborhood Mixed-Use Business District) to C-3 (Commercial District). The rezoning would allow for the operation of a commercial parts and service business for orchard machinery. The property is at 2824 Gillionville Road. The Planning Commission recommended approval. Angel Gray, Deputy Planning Director, addressed. The company will expand its business into the Albany area and the location was ideal. It was confirmed that no machinery will be seen from Gillionville and the request fits within the Planning and Zoning Land Use Plan. The Public Hearing and Action on this item are scheduled for the October 16, 2023 Regular Meeting.

The Chairman called for a recommendation to purchase a 2016 Ford F250 Animal Control Vehicle for use by Dougherty County Police from Shumate Truck Center (Tampa, FL) in the amount of \$45,800. The purchase will meet the immediate needs of the department and provide an additional vehicle for future use. Funding is available in Contingency. Assistant County Administrator Barry Brooks addressed. Captain Jason Hager was present. Mr. Brooks shared that this our current vehicle is very antiquated and posed a risk for potential worker's compensation claims. The downside was that contingency would be utilized. This purchase is an exception and is a very reasonable approach. Captain Hager shared that the current vehicle has over 290,000 miles and mentioned a proactive approach. Mrs. Ware said that the budgeted amount was \$55,000 and the current PO was over \$52,000. Captain Hagar was commended for working with Procurement for the proactive approach taken prior to knowing the risk concerns.

The Chairman called for a recommendation to approve the alcohol application from MJT Management Group, Travis W. Williams licensee, at 1304 Williamsburg Road for Consumption-

Liquor, Beer, and Wine. The Albany-Dougherty Marshal’s Office recommended approval. Deputy Marshal Marcus Mitchell, Code Enforcement Department, addressed. Deputy Marshal Mitchell confirmed that the location was the racetrack. Commissioner Jones shared that the location was obtaining special approval alcohol licenses in the past and is now seeking to obtain a permanent license.

The Chairman called for a recommendation to renew the Rental Agreement between the Dougherty County Board of Commissioners and the State Properties Commission on behalf of the Department of Driver Services located at 2062 Newton Road, Albany, GA 31701. Assistant County Administrator Barry Brooks and County Attorney Alex Shalishali addressed. Mr. Brooks shared that this was the driver's services location and Dougherty County managed the building. The last lease was \$10 a month and staff was able to negotiate a rate of \$580 a month.

The Chairman called for a recommendation from the Emergency Medical Services Department to apply for the FY 2024 EMS Trauma Related Equipment Reimbursement Grant through the Georgia Trauma Commission in the amount of \$10,434. This is a 100% grant with no local match. EMS Director Sam Allen addressed and shared that this was a new grant.

Mr. Brooks reminded the Board of the Special Called Meeting scheduled for immediately following the Work Session and said that he would be planning a Government Affairs meeting. He provided the retreat dates of February 1-2, 2024 at Callaway Gardens and said he will work with the Board to determine what they would like on the agenda and will discuss with the Chairman. He will be coordinating our annual legislative meeting with Representative Gerald Greene. Attorney Shalishali informed the Commission that the surplus property previously discussed on Highland could be deeded to another public entity. Commissioner Johnson said he would like to know more about the Eastern Equine Encephalitis (EEE) virus and would like for the School Board to extinguish taxes for senior citizens on fixed income, sharing that Dougherty County could extinguish ours as well. He suggested started a Citizen Engagement Committee. Commissioner Gaines shared concerns regarding the financial audit component that was out of compliance with the Landfill. Mr. Brooks responded by sharing that compliance was met except for capital assets and that will be provided after the audit is finalized.

There being no further business to discuss the Commission the meeting adjourned at 11: 42 a.m.

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CHAIRMAN

ATTEST:

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

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

October 09, 2023

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on October 09, 2023, immediately following the Work Session. Chairman Lorenzo Heard presided and called the meeting to order at 11:48 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also present were Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware and other staff. The public and representatives of the media participated in person and via live streaming of the meeting on the County’s Facebook page and the government public access channel.

The Chairman called for consideration to purchase a 2016 Ford F250 Animal Control Vehicle for use by Dougherty County Police from Shumate Truck Center (Tampa, FL) in the amount of \$45,800. The purchase will meet the immediate needs of the department and provide an additional vehicle for future use. Funding is available in Contingency.

Mrs. Ware verified that Commissioner Newsome moved for approval and Commissioner Johnson seconded the motion. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for the consideration of the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing pending litigation 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 11:50 a.m.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

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

PROJECT MANUAL FOR:



*Dougherty County*  
*Morgue*

ARCHITECTURE

PLANNING

SPACE PLANNING

INTERIORS

2105 HABERSHAM ROAD  
DOUGHERTY COUNTY, GEORGIA

DOC O BID REFERENCE NO. \_\_\_\_\_

ARCHITECT'S PROJECT NO. 2021-01

DATE

**Bið Set - In Process**

Draft

ARCHITECT:  
MASCHKE ASSOCIATES  
206½ WEST BROAD AVENUE  
ALBANY, GEORGIA 31701  
PHONE: 229-888-3421  
EMAIL: davidm@maschke.com

SET No. \_\_\_\_\_

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DOUGHERTY COUNTY MORGUE

2105 HABERSHAM ROAD

DOUGHERTY COUNTY, GEORGIA

DOCO Bid Reference No. \_\_\_\_\_

Architect's Project No. 2021-01

\_\_\_\_\_, 2023

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00100	Instructions to Bidders	
00200	Information Available to Bidders	
00310	Bid Form	
00700	General Conditions of the Contract for Construction	
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00850	List of Drawings	
<b>Division 1 General Requirements</b>		
01010	Project Schedule	
01019	Contract Considerations	
01039	Coordination and Meetings	
01300	Submittals	
01500	Construction Facilities and Temporary Controls	
01590	Field Office and Sheds	
01600	Material and Equipment	
01700	Contract Closeout	
<b>Division 2 Site Work</b>		
02210	Earthwork	
02211	Excavation, Backfilling and Grading	
02281	Termite Control	
02630	Concrete Porches, Pads and Sidwalks	
<b>Division 3 Concrete</b>		
03200	Concrete Reinforcement	
03300	Cast-in-Place Concrete	

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04150	Masonry Accessories	
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05500	Metal Fabrications	
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06100	Framing and Sheathing	
06115	Wood Blocking and Furring	
06190	Wood Roof Trusses	
06200	Finish Carpentry (Exterior and Interior)	
06400	Cellular PVC Column Enclosures	
<b>Division 7 Thermal and Moisture Protection</b>		
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07210	Blown-in Building Insulation	
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07270	Firestopping	
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07600	Flashing and Sheet Metal	
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<b>Division 8 Doors and Windows</b>		
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08305	Interior Metal Wall and Ceiling Access Panels	
08410	Aluminum Entrances, Storefront and Windows	
08625	Tubular Daylighting Devices	
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09651	Luxury Vinyl Plank Flooring	
09900	Painting	

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10450	Building Plaque	
10520	Fire Fighting Devices	
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### Division 12 Furnishings

12356	Casework	
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### Division 13 Special Construction

13450	Refrigeration Unit	
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### Division 14 Conveying Systems

Not Used for this Project

Section	Title	No. of Pages
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### Division 15 Mechanical

15010	General Mechanical Requirements
15060	Pipe & Pipe Fittings
15090	Supports, Anchors and Seals
15100	Valves, Cocks and Faucets
15250	Piping and Equipment Insulation
15252	Refrigerant Piping Insulation
15258	Duct Insulation
15400	Plumbing Systems
15450	Plumbing Fixtures & Trim
15530	Refrigerant Piping Systems
15653	Unitary Air Conditioning Systems
15820	Air Distribution Equipment (Fans)
15840	Ductwork
15860	Duct Accessories
15870	Air Outlets
15900	HVAC Controls

### Division 16 Electrical

16010	General Electrical Requirements
16111	Conduit
16120	Wire and Cable
16131	Pull and Junction Boxes
16134	Outlet Boxes
16141	Wall Switches
16145	Receptacles
16162	Meter Base
16163	Load Centers
16170	Motor and Circuit Disconnects
16450	Grounding
16501	Lamps
16510	Interior Building Lighting
16721	Fire Alarm System
16723	Security System and Surveillance Cameras
16740	Internet and Telephone Raceway System

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00000-4



Dougherty County  
Morgue

2105 Haversham Road  
Dougherty County, Georgia

Architect's Project No. 2021-01

Project Overview Update

October 25, 2023

ARCHITECTURE

PLANNING

SPACE PLANNING

INTERIORS

**Building Size:**

The building design includes 3,371 gross square feet, heated and cooled.  
(Note: This is 150 gsf below program).

Covered entries and delivery/staging area comprises 1,011 gross square feet.  
(Note: This is about 25 gsf below program).

**Construction:**

Foundations shall consist of poured-in-place reinforced concrete footings and stem walls. The floor slab shall be set at the required elevation above the Base Flood Elevation, supported by prepared subgrade and structural grade fill.

Exterior wall construction shall be conventional cavity wall construction, 2x6 load bearing wood framing with exterior membrane sheathing, weather barrier wrap, air cavity and exterior brick veneer.

Front Entrance Door/Window system shall be pre-finished aluminum framing with tinted insulated glazing.

Perimeter exterior personnel and service doors shall be insulated six-panel style in metal frames.

Windows shall be pre-finished aluminum framing with tinted insulated glazing, non-operable.

Roof construction shall consist of pre-engineered wood trusses with pre-engineered wood truss or conventionally framed porch roofs. Trusses and roof framing shall be sheathed with CDX (plywood) decking. The decking shall be topped with an adhesive, self-healing water shield membrane over which 45-50 year architectural roofing shingles shall be applied. The roofing shingles shall be specified to be installed with supplemental nailing to provide high wind resistance (130 MPH or higher).

Interior partitions shall consist of load-bearing and non-load bearing 2x6 and 2x4 wood framing. All interior walls shall be finished with gypsum board - painted. A continuous gypsum board sub-ceiling shall be installed at the underside of the wood trusses to provide continuous separation of the attic space from the interior spaces below.

Ceilings at occupied spaces shall be suspended acoustical tile ceiling. Ceilings at specific storage rooms and service spaces shall be painted gypsum board.

Floor finishes shall consist of glued-down vinyl plank throughout except at specific storage rooms and service spaces that shall be sealed concrete.

There will be minimal trim. Wall/floor base at office and conference room shall be wood. All other spaces shall receive 4" rubber base.

Interior doors shall be six-panel wood doors - painted.

The plumbing system shall include standard porcelain tank-type toilets, porcelain and stainless-steel sinks. A large capacity, quick re-heat electric water heater shall provide hot water for the facility.

HVAC system shall consist of three zoned split-system heat pump systems.

The electrical system shall consist of lighting, convenience outlets, data boxes, monitored fire alarm and security system including exterior and interior surveillance cameras and exterior door keypad access system.

**Estimated Project Timeline:**

Construction Documents Phase:	In Process
Construction Documents submitted for County Facilities Management Review:	December 11 - 15, 2023
Final Revisions:	December 28, 2023
Project Issued for Bid:	January 4, 2024
Receive Construction Bids:	February 6, 2024
Review Bids:	February 9, 2024
County Commission Acceptance of Bid/Award of Contract:	March 4, 2024
Start of Construction/ Groundbreaking:	March 11, 2024
Construction Period (estimated 9 months) including Punch List:	December 11, 2024
Project Close-Out/Furniture/ Equipment Move-In:	December 20, 2024
Estimated Ribbon cutting and Opening:	Early January, 2025

**End of Project Overview Update and  
Estimated Project Timeline**



ARCHITECTURE

PLANNING

SPACE PLANNING

INTERIORS

PROJECT MANUAL FOR:

*Dougherty County -  
Putney Park  
Community Building*

4302 RADIUM SPRINGS ROAD  
DOUGHERTY COUNTY, GEORGIA

DOC O BID REFERENCE NO. \_\_\_\_\_

ARCHITECT'S PROJECT NO. 2023-02

DATE

**Bid Set - In Process**

Draft

ARCHITECT:

MASCHKE ASSOCIATES  
206½ WEST BROAD AVENUE  
ALBANY, GEORGIA 31701  
PHONE: 229-888-3421  
EMAIL: davidm@maschke.com

SET No. \_\_\_\_\_

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COMMUNITY BUILDING  
PUTNEY PARK  
4302 RADIUM SPRINGS ROAD  
DOUGHERTY COUNTY, GEORGIA  
DOCOS Bid Reference No. \_\_\_\_\_  
Architect's Project No. 2023-02  
\_\_\_\_\_, 2023

Section	Title	No. of Pages
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00100	Instructions to Bidders	
00200	Information Available to Bidders	
00310	Bid Form	
00700	General Conditions of the Contract for Construction	
00815	Supplementary Conditions of the Contract for Construction	
00850	List of Drawings	
<b>Division 1 General Requirements</b>		
01010	Project Schedule	
01019	Contract Considerations	
01039	Coordination and Meetings	
01300	Submittals	
01500	Construction Facilities and Temporary Controls	
01590	Field Office and Sheds	
01600	Material and Equipment	
01700	Contract Closeout	
<b>Division 2 Site Work</b>		
02210	Earthwork	
02211	Excavation, Backfilling and Grading	
02281	Termite Control	
02630	Concrete Porches, Pads and Sidewalks	
<b>Division 3 Concrete</b>		
03200	Concrete Reinforcement	
03300	Cast-in-Place Concrete	

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Section	Title	No. of Pages
<b>Division 4 Masonry</b>		
04100	Mortar and Masonry Grout	
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<b>Division 5 Metals</b>		
05500	Metal Fabrications	
<b>Division 6 Wood and Plastics</b>		
06100	Framing and Sheathing	
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06200	Finish Carpentry (Exterior and Interior)	
06400	Cellular PVC Column Enclosures	
<b>Division 7 Thermal and Moisture Protection</b>		
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08700	Finish Hardware and Access Keypads	

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Section	Title	No. of Pages
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10400	Interior Signage	
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### Division 11 Equipment

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11452	Appliances	

### Division 12 Furnishings

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### Division 13 Special Construction

Not Used for this Project

### Division 14 Conveying Systems

Not Used for this Project

Section	Title	No. of Pages
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### Division 15 Mechanical

15010	General Mechanical Requirements
15060	Pipe & Pipe Fittings
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16450	Grounding
16501	Lamps
16510	Interior Building Lighting
16721	Fire Alarm System
16723	Security System and Surveillance Cameras
16740	Internet and Telephone Raceway System
16801	Sound/Audio System

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00000-4



Dougherty County -  
Putney Park Community Building  
4302 Radium Springs Road  
Dougherty County, Georgia

Architect's Project No. 2023-02

## Project Overview Update

October 25, 2023

ARCHITECTURE

PLANNING

SPACE PLANNING

INTERIORS

### Building Size:

The building design includes 3,147 gross square feet, heated and cooled. (Note: This is about 30 gsf below program). Also included, attached to the building, are two Handicap Accessible Restrooms that were added with only exterior access to serve the existing walking track (162 gross square feet).

Covered entries and delivery/staging area comprises 493 gross square feet. (Note: This is about 55 gsf below program).

### Construction:

Foundations shall consist of poured-in-place reinforced concrete footings and stem walls. The floor slab shall be set at the required elevation above the Base Flood Elevation supported by prepared subgrade and structural grade fill.

Exterior wall construction shall be conventional cavity wall construction, 2x6 load bearing wood framing with exterior membrane sheathing, weather barrier wrap, air cavity and exterior brick veneer.

The exterior accessed Restrooms shall also be cavity wall construction but with an inside wythe of concrete block for durability and low maintenance.

Perimeter exterior doors shall be insulated six-panel style in either RFP or metal frames.

Windows shall be vinyl frame, insulated tinted glazing, operable with internal muntins and half-height window screens.

Roof construction shall consist of pre-engineered wood trusses with pre-engineered wood truss or conventionally framed porch roofs. Trusses and roof framing shall be sheathed with CDX (plywood) decking. The decking shall be topped with an adhesive, self-healing water shield membrane over which 45-50 year architectural roofing shingles shall be applied. The roofing shingles shall be specified to be installed with supplemental nailing to provide high wind resistance (130 MPH or higher).

Interior partitions shall consist of load-bearing and non-load bearing 2x6 and 2x4 wood framing. All interior walls shall be finished with gypsum board - painted. A continuous gypsum board sub-ceiling shall be installed at the underside of the wood trusses to provide continuous separation of the attic space from the interior spaces below.

Ceilings at occupied spaces shall be suspended acoustical tile in pre-finished grid. Ceilings at specific storage rooms and service spaces shall be painted gypsum board.

Floor finishes shall consist of glued-down vinyl plank throughout except at specific storage rooms and service spaces where floors shall be sealed concrete.

Interior trim throughout shall be wood. Wall/floor base at main spaces shall be wood. Other spaces shall receive 4" rubber base.

Interior doors shall be six-panel wood doors - painted.

The plumbing system shall include standard porcelain tank-type toilets, porcelain and stainless-steel sinks. A large capacity, quick re-heat electric water heater shall provide hot water for the facility.

HVAC system shall consist of two zoned split-system heat pump systems.

The electrical system shall consist of lighting, convenience outlets, data boxes, monitored fire alarm and security system including exterior and interior surveillance cameras and exterior door keypad access system.

**Estimated Project Timeline:**

Construction Documents Phase:	In Process
Construction Documents submitted for County Facilities Management Review:	December 11 - 15, 2023
Final Revisions:	December 28, 2023
Project Issued for Bid:	January 4, 2024
Receive Construction Bids:	February 6, 2024
Review Bids:	February 9, 2024
County Commission Acceptance of Bid/Award of Contract:	March 4, 2024
Start of Construction/ Groundbreaking:	March 11, 2024
Construction Period (estimated 8 months) including Punch List:	November 11, 2024
Project Close-Out/Furniture/ Equipment Move-In:	November 21, 2024
Estimated Ribbon cutting and Opening:	November 25, 2024

**End of Project Overview Update and  
Estimated Project Timeline**



**PROCUREMENT RECOMMENDATION**

DATE: October 23, 2023

TITLE: Preventive Filter Maintenance

REFERENCE NUMBER: 24-017

OPENING DATE: 10/17/2023

BUYER: Ricky Gladney

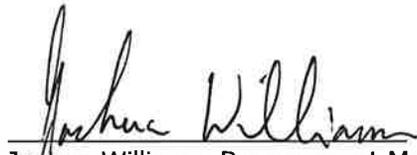
DEPARTMENT: DOCO Facilities

ACCOUNT NUMBER: Jail, Landfill, DHS,  
West Parking Deck, General Fund

BUDGETED AMOUNT: \$80,000

DEPARTMENT CONTACTS:

Heidi Hailey

  
Joshua Williams, Procurement Manager

**RECOMMENDATION:**

Recommend the purchase of filter maintenance services for a total expenditure of \$83,584.16.

**BACKGROUND INFORMATION:**

The HVAC filters at approximately 34 locations maintained by Dougherty County Facilities will be serviced at prescribed intervals per Bid Ref. #24-017. The project was properly and legally advertised through local and state media outlets as well as directly solicited to fourteen (14) local vendors. Two (2) qualified bids were received with Contracting Service Pros LLC being the lowest responsive and responsible bidder.

**COUNTY ADMINISTRATOR ACTION:**

APPROVED

DISAPPROVED

HOLD

**COMMENTS:**

10/27/23  
DATE

  
COUNTY ADMINISTRATOR

**List of Documents Attached:**

- Bid Tabulation
- GA Corporation Registration

**FINANCE**

<b>DOUGHERTY COUNTY PROCUREMENT DIVISION TABULATION OF BIDS DEPT: DOCO Facilities OPEN DATE: 10/17/2023 TIME OF OPENING: 2:30 p.m. BID REF: 24-017</b>		Service Pro's 117 Creekside Drive Leesburg, GA 31763 229-500-0597 <a href="mailto:accounting@servicepros.pro">accounting@servicepros.pro</a>		Leesburg Air LLC 1723 Philema Road Albany, GA 31701 229-888-8222 <a href="mailto:leesburgairga@gmail.com">leesburgairga@gmail.com</a>	
DESCRIPTION		TOTAL		TOTAL	
Preventive Filter Maintenance	Lump Sum	\$83,584.16	Lump Sum	\$109,991.00	
<b>TOTAL</b>		<b>\$83,584.16</b>		<b>\$109,991.00</b>	
FOB Point/Terms	<b>Lowest responsible and responsive bidder</b>				
COMMENTS	<b>PENDING APPROVALS</b>				



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: October 25, 2023  
Meeting Date: October 30, 2023  
Subject/Title: KIA K5 for ADDU  
Presented for: Decision  
Presenter: Barry Brooks

Statement of Issue

ADDU needs to purchase a 2024 KIA K5.

History/Facts and Issues

ADDU is requesting to purchase a 2024 KIA K5 from State Contract vendor KIA Autosport of Columbus, GA in the amount of \$29,910.95. This purchase will be made on State Contract #99999-001-SPD000122-0003.

Recommended Action

Recommend Dougherty County Commission approve the purchase of a 2024 KIA K5 from State Contract vendor KIA Autosport of Columbus, GA for \$29,910.95

Funding Source

ARPA



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: October 25, 2023  
Meeting Date: October 30, 2023  
Subject/Title: Ford F 150 for ADDU  
Presented for: Decision  
Presenter: Barry Brooks

Statement of Issue

ADDU needs to purchase a new truck.

History/Facts and Issues

ADDU is requesting to purchase a 2023 Ford F-150 pick-up truck from the lowest quoted vendor Griffin Ford in Tifton, GA for \$43,204. Three quotes were received with the highest being for a comparable Chevrolet Silverado in the amount of \$54,225. Two sealed bids were done with no response. Our ARPA consultant has approved a competitive quote process.

Recommended Action

Recommend Dougherty County Commission approve the purchase of a 2023 Ford F-150 from Griffin Ford of Tifton, GA.

Funding Source

ARPA



**Barry Brooks**  
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: October 18, 2023  
Meeting Date: October 30, 2023  
Subject/Title: Compactor for Solid Waste  
Presented for: Decision  
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

Solid Waste needs to purchase a new Caterpillar 826H Compactor.

History/Facts and Issues

Solid Waste needs to purchase a new Caterpillar 826H Compactor to replace existing equipment that is in poor condition. The purchase would be on State Contract #99999-001-SPD0000177-0024 from Yancey Bros. Co. (Albany GA) in the amount of \$1,119,613.

Recommended Action

Recommend Dougherty County Commission approves the purchase of a Caterpillar 826H Compactor from Yancey Bros. Co. in the amount of \$1,119,613.

Funding Source

Machinery Capital 5404530.542100



**REAL ESTATE LEASE CONTRACT**

GEORGIA, DOUGHERTY COUNTY

THIS LEASE CONTRACT made and entered into as of the 1st day of October, 2023, by and between JFT Public Properties LP, hereinafter called "Lessor," and The City of Albany, Georgia and Dougherty County, Georgia, hereinafter called "Lessees."

**WITNESSETH:**

1.

That for and in consideration of the mutual promises and covenants of the parties and the mutual benefits to be gained by the performance thereof, and for the further consideration of the rent of Four Thousand Nine Hundred Fifty-eight Dollars and 33/100. (\$4,958.33) per month to be paid by Lessees to Lessor, Lessees hereby takes from Lessor, subject to all of the terms and provisions of this lease contract, the real estate described in the attached Schedule A.

2.

The term of this lease is described in the attached Schedule A. The parties agree that Lessees has the option to extend this lease on the same terms and conditions expressed herein, except rent, for periods described in the attached Schedule A.

3

Lessees are jointly and severally liable for monthly rental of Four Thousand Nine Hundred Fifty-eight Dollars and 33/100. (\$4,958.33) per month.

4.

Lessor agrees to promptly pay all ad valorem taxes.

5.

Lessees will pay any charges for electricity, gas, water, janitorial, and other like services applied or furnished to the leased property during the term of this lease.

6.

Lessees will carry liability insurance coverage at Lessees' sole expense and furnish Lessor timely certificates of insurance during the term of this Agreement or any renewal.

7.

Lessees agrees its representatives have inspected the leased premises and have concluded the leased premises are completely acceptable, adequate and sufficient to allow Lessees to conduct Lessees' business. Lessees agrees to accept the leased premises and to keep the leased premises, including any improvements made thereon, in good condition and to return the same to Lessor at the end of this lease in the same condition as when received, natural wear and tear excepted. Lessees shall turn over to Lessor all keys to the premises, including keys made by Lessees or Lessees's agents. Lessor shall keep the roof in good repair and shall make all structural repairs, wiring, plumbing, and heating and air conditioning repairs and any repairs to the parking area. Lessees agrees to do any and all maintenance and other upkeep, including painting needed on the leased premises during the term of the lease.

8.

Lessees may remove any fixtures or personal property Lessees may place in or use in connection with the leased premises upon expiration of the lease, provided the same are removed within ten (10) days after the expiration thereof. Lessees agrees at Lessees's expense to repair any damage to the building or real estate of the Lessor that may be caused by the removal of any such personal property, fixtures, or equipment of Lessees.

9.

It is understood that this is a personal lease between the parties, but Lessees shall have the right of subleasing the premises, upon prior written approval of the sublease by the Lessor. In such event, Lessees will remain liable for rental and performance of all other covenants and conditions contained herein.

10.

It is agreed that this lease contract shall create a mere usufructuary interest in Lessees and shall in no way be construed as creating an estate for years.

11.

Lessor agrees to carry fire and extended coverage insurance on the leased building at the sole expense of Lessor. In case of damage to the building by fire or other cause, Lessees shall give immediate notice thereof to the Lessor. If the said building shall be damaged by fire or other cause, the injury shall be repaired at the expense of Lessor as speedily as possible after such notice; and if the said building shall be rendered untenable by fire, or by any other cause, the rent shall cease until said building shall be repaired as aforesaid. If the building shall be destroyed by the elements, or any other cause, or so nearly destroyed as to require rebuilding, the rent shall be paid up to the time such destruction occurred, and Lessor shall promptly elect to either restore the premises as speedily as possible, whereupon rent will commence as soon as the building is restored or rebuilt so as to again be tenantable, or to cancel the lease, all at the option of Lessor.

12.

It is understood and agreed by the parties that Lessor has borrowed money and has used the leased premises as security for the loan, giving a deed to secure debt conveying the leased premises. It is further understood and agreed by the parties that Lessor may wish in the future to borrow money and to use the leased premises as security for the loan, giving a deed to secure debt conveying the leased premises. This lease is made subject to any such deed to secure debt executed in the future, Lessor hereby agreeing and covenanting to hold Lessees harmless therefrom and to keep any loans secured by the leased premises current and not in default. It is further understood and agreed by the parties that Lessor may be required to assign this lease contract as additional collateral for such indebtedness, and Lessees agrees to such assignment. The Lessor covenants that Lessor has lawful title and the right to make this lease for the term aforesaid, that Lessor will put the Lessees into complete and exclusive possession of the premises, except as otherwise specified herein, and that if the Lessees shall pay the rental and perform all the covenants and conditions and provisions of this lease to be performed by Lessees, the Lessees shall, during the term demised, freely, peaceably, and quietly occupy and enjoy the full possession of the premises hereby demised and leased, together with all of the rights and appurtenances thereunto belonging or appertaining.

13.

If the Lessees shall fail to promptly pay the rent within the time herein stipulated or any other sums for which the Lessees is liable hereunder, time being of the essence thereof, or should Lessees breach any of Lessees' obligations under this lease, and should fail to make good said default by paying the rent or remedying the breach of any of Lessees' covenants thereunder within thirty (30) days after being given written notice thereof by Lessor, or if the leasehold interest of the Lessees shall be the subject of permanent receivership for the disposition of such leasehold interest, or if Lessees shall be adjudged bankrupt or shall become a party to a proceeding in which an order is sought or in which an order is entered in any way affecting or altering the payment of the rent and the time of the payment thereof, the Lessor may, at Lessor's option, terminate the lease and take possession of the leased property, with the right, at the election of Lessor, acting as agent for Lessees, to rent the leased premises for the balance of the term of the lease at the best price obtainable, and Lessees shall be liable to Lessor for the difference between the amount of the rent under this lease and the amount for which Lessor is able to rent said property, after deducting therefrom any reasonable expenses incurred by the Lessor in securing possession of and releasing the property. The rights and remedies provided for herein shall be cumulative of all rights and remedies provided by law and of any and all other rights and remedies specified in this lease contract.

14.

Bankruptcy or the institution of any insolvency proceedings, voluntary or involuntary, affecting Lessees or the breach of any other conditions of this agreement, shall give Lessor the right and option to cancel the same and take possession of the premises.

15.

The rights and remedies in the event of default herein contained are cumulative of all other rights and remedies that Lessor may have under the laws of the State of Georgia and are in lieu thereof.

16.

Lessees agrees to comply with all lawful orders and requirements of all federal, state and local governmental authorities in respect to the manner in which Lessees uses the leased premises.

17.

Lessor agrees that Lessees may place on the building leased hereunder Lessees's name, signs, or advertisements on any portion of the demised premises, at the sole expense of Lessees.

18.

Time is of the essence of this Agreement.

19.

If Lessees remains in possession of the property leased after the expiration of the term of the lease, without a further written lease from Lessor for a specified term, such a holding-over shall constitute the second party as a tenant at will, subject to all of the terms and conditions of this lease contract which shall be negotiated between Lessor and Lessees.

20.

In the event of any legal proceedings regarding this agreement, including appellate proceedings, the prevailing party shall be entitled to a reasonable attorney's fee. "Legal proceedings" shall include any legal services used prior to commencement of litigation.

21.

It is agreed that nothing in this lease shall be construed as authorizing Lessees to do any act which shall in any way encumber the title of Lessor to the property leased; that the interest or the estate of Lessor therein shall in no way be subject to any claim by way of liens or encumbrances or otherwise, whether claimed by operation of law or by virtue of any express or implied contract by Lessees; and that any claim to a lien, encumbrance or other charge upon said property arising from any act or omission of Lessees, shall accrue only against the usufruct interest of Lessees, and shall in all respects be subject to the paramount title and right of the Lessor in and to said property.

22.

#### **COMPLIANCE WITH ENVIRONMENTAL REGULATIONS**

a) Lessees shall not cause or permit any hazardous wastes, hazardous substances, toxic substances or related materials (collectively "Hazardous Materials") to be used, generated, stored, or disposed of on, under or about or transported to or from the premises (collectively "Hazardous Materials Activities") except in compliance with all applicable federal, state and local laws, regulations and orders governing such Hazardous Materials or Hazardous Materials Activities, which compliance shall be at Lessees's sole expense. Additionally, Lessees shall not cause or permit any Hazardous Materials to be disposed of on, under or about the premises without the express written consent of the Lessor, which may be withheld for any reason and may be revoked at any time.

b) At the expiration of the lease, including any extensions, Lessees shall remove from the premises, at Lessees' sole expense, all Hazardous Materials located, stored or disposed of on, under or about the premises which were first brought to or used, stored or disposed of on the premises by Lessees or by Lessees' employees, agents, contractors, licensees or invitees. Lessees shall close, remove or otherwise render safe any buildings, tanks, containers or other facilities related to the Hazardous Materials Activities conducted or permitted on the premises in the manner required by all applicable laws, regulation, ordinances or orders. Lessees shall be solely responsible for the transportation, handling, use or re-use and disposal of such Hazardous Materials after their removal from the premises.

c) Lessor shall not be liable to Lessees or to any other party for any Hazardous Material Activities conducted or permitted on, under or about the premises by Lessees or by Lessees' employees, agents, contractors, licensees or invitees. Lessees shall indemnify, defend with counsel acceptable to Lessor and hold Lessor harmless from any claims, damages, fines, penalties, losses, judgment costs and liabilities arising out of or related to any Hazardous Materials Activities conducted or permitted on, under or about the premises by Lessees or by Lessees' employees, agents, contractors, licensees or invitees regardless of whether Lessor shall have consented to, approved of, participated in or had notice. This paragraph shall survive the expiration or termination of this lease. Lessor shall indemnify and hold Lessees harmless for claims which arise or relate to any Hazardous Materials Activities conducted or permitted on, under or about the premises by parties other than Lessees prior to the commencement date of this lease.

d) Lessees shall be responsible for all reporting or notification obligations of an owner, operator or person in control of petroleum products or Hazardous Materials under any applicable federal, state or local law, regulation, ordinance or order.

e) Lessor has no knowledge of the existence of any hazardous material or substance existing on premises or to be constructed in any improvements called for under any plans or specifications.

23.

This contract shall be binding upon, and shall inure to the benefit of the respective heirs, administrators, executors, successors and assigns of the parties hereto.

24.

This lease contains the entire agreement of the parties hereto and no representations, inducements, promises or agreements oral or otherwise between the parties not embodied herein shall be of any force or effect. This lease may not be modified except in writing signed by both parties.

25.

If any provision of this lease should be or become invalid, such invalidity shall not in any way affect any of the other provisions of this lease which shall continue to remain in full force and effect.

26.

If Lessor should waive any provision of this lease, it shall not be construed as a waiver of a further breach of such provisions.

27.

In the event Lessees abandons the property prior to the expiration of this lease, Lessor may (1) retake the premises for the account of the Lessees and hold Lessees liable for the difference in any rent received, (2) retake the premises for Lessor's own account and relieve Lessees of further liability, or (3) do nothing and hold Tenant liable for the rent. Lessor may dispose of any personal property abandoned by Lessees. Abandonment shall be deemed to be removal of most of Lessees's possessions from the property or being absent from the property for fifteen (15) days without notice to Lessor.

28.

Lessees's interest in the premises shall be subordinate to any liens or encumbrances now or hereafter placed on the premises, to any advances made under such encumbrances, and to any extensions or renewals thereof. Lessees agrees to sign any documents indicating such subordination which may be required by lenders.

29.

All notices, demands, or requests provided for or permitted to be given pursuant to this Agreement must be in writing and shall be deemed to have been properly given or served by personal delivery or by depositing in the United States Mail, postpaid and certified, return receipt requested, and addressed to the address set forth below. All notices, demands and requests shall be effective upon being deposited in the United States Mail; however, the time period in which a response to any notice, demand, or request must be given shall commence to run from the date of receipt of the notice, demand, or request by the addressee thereof. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given shall be deemed to be receipt of the notice, demand or request sent. By giving at least thirty (30) days' written notice hereof, Purchaser shall have the

right from time to time and at any time during the term of this Agreement to change its respective address and shall have the right to specify as its address any other address within the United States of America. For the purposes of this Agreement:

The address of Lessor is: 2700 Palmyra Road  
P.O. Box 3948  
Albany, GA 31702-3948

The address of Lessees is: City of Albany, Georgia  
ATTN: City Manager  
401 Pine Avenue, Second Floor  
Albany, GA 31701

Dougherty County, Georgia  
ATTN: County Administrator  
222 Pine Avenue, Suite 540  
Albany, GA 31701

30.

This lease shall not be recorded in any public records.

31.

Lessees shall make no alterations, decoration, additions or improvements in or to the premises without Lessor's prior written consent and then only by contractors or mechanics approved by Lessor. All such work shall be done at such times and in such manner as Lessor may from time to time designate. All alterations, additions or improvements upon the premises, made by either party shall become the property of Lessor, and shall remain upon, and be surrendered with the premises at the termination of this lease. Any mechanic's lien filed against the premises, or the building, for work claimed to have been done for Lessees, shall be discharged by Lessees within ten (10) days thereafter at Lessees' expenses by filing bond as required by law.

32.

Lessor reserves the right to enter the premises, at reasonable hours, for the purpose of inspection, repair, or showing to prospective Lessees or purchasers. Lessor may place "For Sale" or "For Rent" signs, or both, on the premises.

33.

If Lessees adds to or changes the locks on the premises, Lessor shall be given copies of the keys. Lessor shall at all times have keys for access to the premises in case of emergencies.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written, in duplicate originals, either of which may be used for any purpose whatsoever without producing or accounting for the other.

**"LESSOR: JFT Public Properties L.P"**

By: \_\_\_\_\_

**Mark Taylor**

Title: Partner/CEO

**ATTEST:**

**"LESSEE: City of Albany, Georgia"**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Steven Carter

Title: City Manager

**ATTEST:**

**"LESSEE: Dougherty County, Georgia"**

By: \_\_\_\_\_

By: \_\_\_\_\_  
Barry Brooks

Title: Assistant County Administrator

**REAL ESTATE LEASE CONTRACT  
SCHEDULE A, NO. 1**

**REAL ESTATE DESCRIPTION:** That part or portion of office building located at 1301 Evelyn Avenue, Albany, Georgia, consisting of approximately 5950 square feet, together with the right to use the tenant parking area at the office building in common with other tenants in said building.

**TERM OF THE LEASE:** The term of this lease shall be for a period of 12 months, beginning on the 1<sup>st</sup> day of October 2023, and ending on the 30th day of September 2024.

This Schedule A is hereby made a part of that certain Real Estate Lease Contract between the parties dated as of the 1<sup>st</sup> day of October 2023

<b>ADDU</b>		
<b>Description</b>	<b>Unit Number</b>	<b>Condition</b>
2005 Infinity G35	32-22-0544	Fair
<b>Library</b>		
<b>Description</b>	<b>Unit Number</b>	<b>Condition</b>
220 pcs Modular fabric couches, ottomans, tables	N/A	Poor



**Memorandum**

To: Jawahn Ware, Dougherty County Clerk

From: W. Nathaniel Norman, Director/Marshal

A handwritten signature in blue ink, appearing to read "W. Norman", is written over the "From:" line.

Date: October 20, 2023

Subj: Annual Blanket Renewal

This is the 2024 Annual Blanket Renewal. It has two parts:

Part 1 A list of alcohol establishments that were operating in 2023.

Part 2 The review conducted of each establishment and by Law Enforcement.

The report is submitted for approval.

XC: Chief Kenneth Johnson, Dougherty County Police  
File

### CURRENT ALCOHOL LICENSES FOR RENEWAL

This is the current list of establishments licensed to sell alcoholic beverages in Dougherty County. It identifies the name of the establishment, license number, business type, and location.

The business type is abbreviated by the following:

- Concession.....Food Service
- Conven. Store.....Convenience Store
- C.S.W.G.....Convenience Store with gas
- Dept. Store.....Department Store
- Gift Shop.....Retail
- Hotel.....Hotel
- N.C./Bar.....Night Club, Bar, Lounge
- Pac Store.....Package Store
- Priv. Club.....Private Club
- Pub/Tavern.....Bar with food Service
- Recreation.....Recreation
- Restaurant.....Full-Service Restaurant
- Supermarket.....Supermarket
- Wholesale.....Distributor/Wholesaler

No.	Business	Licence #	Bus. Type	Location
1	ACREE PACKAGE STORE	28584	Pac. Store	4500 Sylvester Road
2	ALBANY BEVERAGE COMPANY	419	Wholesale	1208 Moultrie Road
3	ALBANY EXPRESS	DA14-000002	C.S.W.G.	5736 Newton Road
4	AMERICAN LEGION POST # 30	30836	Priv. Club	2916 Gillionville Road
5	BETTER BRANDS OF SOUTH GEORGIA	DA13-000003	Wholesale	3900 Pecan Grove Court
6	BIG E'S COUNTRY STORE	DA22-000001	C.S.W.G.	2100 Cordele Road
7	BILL'S BEER AND WIINE	30533	Pac. Store	1326 McKenzie Street
8	BLOC STOP TRAVEL CENTER	DA20-000004	C.S.W.G.	1400 Moultrie Road
9	BOWLES GOLF INC.	DA15-000001	Recreation	801 River Pointe Drive
10	COUNTY LINE GROCERY, INC.	19603	C.S.W.G.	4405 Acree Road
11	CREEKSIDE 2	DA20-000009	C.S.W.G.	1900 Weymouth Drive Ste A
12	CROSSROADS MARKET PLACE	DA18-000003	C.S.W.G.	3023 Leary Road
13	FAMILY DOLLAR #31395	DA22-000004	Conv Store	3907 Gillionville Rd
14	FAST LANE FOOD MART	24578	C.S.W.G.	3000 Sylvester Road
15	FLASH FOOD # 203	270	C.S.W.G.	2336 Liberty Expressway SE
16	FLASH FOOD # 204	266	C.S.W.G.	624 Holly Drive
17	GRAB N GO	29356	C.S.W.G.	5400 Newton Road
18	HILL CORNER FOOD STORE	DA20-000007	C.S.W.G.	335 N Countyline Road
19	HOMERUN FOODS STORE #3	257	C.S.W.G.	406 Philema Road
20	LOYAL ORDER OF MOOSE, INC	281	Priv. Club	407 Philema Road
21	MIKE'S COUNTRY STORE	DA13-000001	Supermarket	2305 Liberty Expressway SE
22	MJT MANAGEMENT GROUP	DA23-000001	Recreation	1304 Williamburg Dr
23	MOREE'S GROCERY	DA21-000008	Supermarket	4028 Moultrie Road
24	MOREE'S LIQUOR	DA21-000006	Pac. Store	4028 Moultrie Road
25	P.O.B. LOUNGE	323	N.C./Bar	2408 Liberty Expressway SE
26	PACE CAR EXPRESS	DA22-000003	C.S.W.G.	3503 Sylvester Road
27	PITT STOP FOOD MART	318	C.S.W.G.	3225 Sylvester Road
28	PRETORIA FIELD FARMS	DA21-000002	Brewery	5626 Walker Ducker Station RD
29	QUICK BUYS #112	17206	C.S.W.G.	3522 Sylvester Road
30	R & S FOOD MART	DA23-000001	C.S.W.G.	700 Cordele Rd
31	RADIUM SPRINGS FOOD MART	18100	C.S.W.G.	2524 Radium Springs Road
32	STONEBRIDGE GOLF & CLUB	12808	Recreation	319 Osprey Ridge
33	STOP & SHOP	DA21-000004	C.S.W.G.	2201 Liberty Expressway SE
34	SYLVESTER FOOD	DA21-00007	C.S.W.G.	3333 Sylvester Rd
35	V V FOOD MART	DA21-000001	C.S.W.G.	4324 Radium Springs Road
36	V.F.W. - BARR-ALLEN POST 2785	302	Priv. Club	315 Philema Road
37	WYNFIELD PLANTATION, LLC	DA13-000005	Recreation	5030 Leary Road

**PART II.****REVIEW OF ALCOHOL ESTABLISHMENTS****A. Law Enforcement Assessment**

During the meeting with APD, ADDU, and DCP, it was determined that none of the establishments had calls that were considered a drain on police resources.

**B. Special Operations**

There were five special operations performed this reporting cycle to ensure that all establishments were operating within standards. The list below outlines the operations performed.

1. Night Club Checks (3)
2. Surveillance Camera Inspection
3. ABC Card Compliance
5. Underage Alcohol & Tobacco Buys (6)

	<b>Establishment</b>	<b>Address</b>	<b>111822</b>	<b>1/04/23</b>	<b>070723</b>
1.	One Leaf BP	1629 Clark Ave.	X		
2.	Starlight Exxon	1817 N. Slappey Blvd.	X		
3.	MD Food Mart	2201 E Oglethorpe Blvd	X		
4.	Moree's Grocery	4028 Moultrie Rd.	X		
5.	Homerun Fresh	2307 Dawson Rd.	X		
6.	Circle K	300 E. Oakridge Dr.	x		
7.	Quickway Food Mart	700 Radium Springs Rd.	X		
8.	Circle K	2447 N. Slappey Blvd.	x		
9.	Homerun Food	309 W. Oglethorpe Blvd		x	
10.	Pace	1604 Gillionville Rd.		x	
11.	Woodall's	402 N. Westover Blvd.		x	
12.	BP	1900 Weymouth Dr.			x
13.	One Leaf BP	1629 Clark Ave.			x

\* X indicates that the establishment sold to underage during the detail on that date.

**PART II.**

**C. The number of alcohol-licensed establishments in previous years.**

- 1. 2019...32
- 2. 2020...35
- 3. 2021...34
- 4. 2022...35
- 5. 2023...37

**D. Recommendation**

All establishments meet the requirement for renewal.

\_\_\_\_\_  
 W. Nathaniel Norman  
 Director/Marshal

\_\_\_\_\_  
 County Chairman

Approve          Disapprove

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

Air Conditioning, Heating & Ventilation Board

Incumbents

Quianna Lavant

Clint Newsome

Clifford Tolbert

No new applicants



October 13, 2023

Jawahn Ware, County Clerk  
Dougherty County Board of Commissioners  
222 Pine Avenue, Suite 540  
P.O. Box 1827  
Albany, GA 31702-1827



Re: Clint Newsome  
Thomas Driggers  
Quianna Lavant  
Clifford Tolbert  
Air Conditioning, Heating, & Ventilation Board

Dear Mrs. Ware:

We are in receipt of your letter dated October 11, 2023, concerning the reappointment of Clint Newsome, Thomas Driggers, Quianna Lavant, and Clifford Tolbert to the Air Conditioning, Heating, & Ventilation Board.

The participants are in good standing with the Air Conditioning, Heating, & Ventilation Board. We look forward to continuing to work with them throughout a possible next term.

Please let me know if there is anything else you need from us.

Sincerely,

  
Paul Forgey

**PLANNING & DEVELOPMENT SERVICES**

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

Citizens Transportation Committee

Incumbent

Glenn Tyler Harris

No new applicants



October 13, 2023

Jawahn Ware, County Clerk  
Dougherty County Board of Commissioners  
222 Pine Avenue, Suite 540  
P.O. Box 1827  
Albany, GA 31702-1827

Re: Glenn Tyler Harris  
Citizens Transportation Committee

Dear Mrs. Ware:

We are in receipt of your letter dated October 11, 2023, concerning the reappointment of Glenn Tyler Harris to the Citizens Transportation Committee.

The participant is in good standing with the Citizens Transportation Committee. We look forward to continuing to work with the participant throughout a possible next term.

Please let me know if there is anything else you need from us.

Sincerely,

  
Paul Forgey

**PLANNING & DEVELOPMENT SERVICES**

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

Dougherty County Development Authority

Incumbents

Dr. Joe “Tripp” Morgan

Michael Tabarrok

Five new applicants

Aunquarius Brown

Haryl Dabney

Tameeka Daniels

Lawrence Knighton

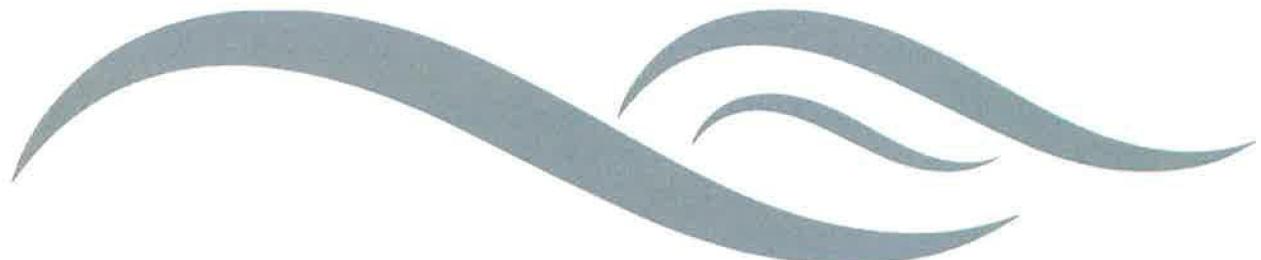
J. Scott Steiner



**Bristeria Clark Hope**  
*Deputy County Clerk*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

There was not a letter of good standing provided for the Dougherty County Development Authority.



**Clark, Bristria**

---

**From:** AUNQUARIUS Brown <aunquariusbrown@gmail.com>  
**Sent:** Sunday, October 1, 2023 10:55 PM  
**To:** Clark, Bristria  
**Subject:** Interest in joining a board  
**Attachments:** UPDATED A. Brown2.docx



Hi,

Below is a copy of my resume! I look forward to joining one of the following boards:

**ECONOMIC DEVELOPMENT COMMISSION**

Or

**DOUGHERTY COUNTY DEVELOPMENT AUTHORITY**

Looking forward to hearing back from you!

Forward Thinking,  
AUNQUARIUS B BROWN

Master Life Coach ,Founder & CEO of AB Enterprise, Executive Assistant of 818 Diagnostics of Georgia

“The more dirt life throws...the more you grow”

*PUBLIC RECORDS NOTICE: Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

## AUNQUARIUS B BROWN

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1813 Seay Court, Albany, GA, 31705, US (229) 603-1286 •  
[aunquariusbrownllc@gmail.com](mailto:aunquariusbrownllc@gmail.com)

### **Professional Summary**

Aunquarius Brown is author, model, life coach and upcoming news broadcaster. He is a 2018 graduate of Dougherty High and a recent graduate of Albany State University obtaining a degree in Mass Communications. He is the Author of many books and his most recent one is “Being Here” where he goes in depth on his early life to the present day and using them as lessons to help others.

Aunquarius is also the founder of Uplift which is a non profit organization founded on the basis of “helping people/youth in need”. Aunquarius is a 3x former Youth of the Year for the Boys and Girls Club of Albany. He is also a nominee for Rural Leader Magazine as “Best of the Best” in Youth/Community Empowerment. He has also been featured in American Eagle, Samsung, Steve Madden and many other brands. He owns Banderas Media (a news conglomerate affiliate under NABJ -National Association Of Black journalist.

Aunquarius utilizes his story to empower and ignite people to bring them to their full potential!

He is currently looking to use his background and experience to advance his career with a reputable company that values hard work and professionalism. He is an experienced Counselor, proficient in individual and group therapy methods. Offering [3] years of mental health experience. He has proven leadership, operational excellence, and organizational development skills, as well as a thorough understanding of the news broadcasting business.

### **Skills**

- Skills Team management
- Budgets
- Intervention planning
- Project organization
- First Aid/CPR
- Business operations
- Mental health support
- Skilled in intake interviewing Communications  
Relationship development MS Office
- Business operations
- Process improvement Creative writing background Studio  
production
- Story development
- Exceptional writer
- Blogging expert
- Story editing
- Investigations expertise Supervision
- Organization
- Advanced knowledge of newsroom computer systems
- Leadership
- Business operations Broadcast-quality camera equipment  
Social media
- Deadline-driven
- Field production
- Strategic planning

### **Education**

2022

#### ***Degree / Date of Graduation***

Bachelor of Arts | Mass Communications | Albany State University |  
Albany, GA

2022

Associate of Arts | Multi-/Interdisciplinary Studies | Albany State University | Albany, GA

2018

High School | Dougherty High School | Albany, GA

Some college (No degree) | Journalism | Albany Early College | Albany, GA

### **Accomplishments/Associations/Awards**

- Boys & Girls Club Youth Of The Year (3x) 15' 16' 17'
- R Mag "Most Influential Small Town People" (19' & 21')
- National Society of Scholastic People- Journalist
- NABJ
- Toastmasters
- Association of Information Technology Professionals American Marketing Association
- Albany 20 under 20 Nominee
- Youth Of The Year COALITION- President

### **Experience**

**Youth Development Counselor** | Albany YMCA | Albany, GA

Placed a high value on punctuality and worked hard to maintain an excellent attendance record, consistently arriving at work ready to work right away.

Supervised youth [ 8-35] individual classes and [ 2-3 ] group youth projects meetings per week.

Maintain clean classroom environment. Created events for youth engagement

9/20 to 3/21

**Program Coordinator** | Albany YMCA | Albany, GA

Oversaw onboarding activities for [4] employees to prepare them for their daily tasks. Created excellent training programs. Collaborated with [3] professionals to develop and implement program objectives and plans for youth. Future program components were conceptualized. Set personal goals and devised action plans to help achieve them. Created and organized routine and special programming by taking into account slot timing, demographics, and other key factors.

---

7/20 to Present

***Certified Life Coach*** | Life Coaching Institute of America | San Antonio, TX

Anger management techniques, relaxation skills, impulse control, social skills, emotional coping skills, and functional living skills were among the skills I taught clients. Evaluated patient behavior, moods and other responses to determine correct diagnosis and devise treatment plans. Provided outreach, advocacy, and rehabilitative services for regular cases and crisis intervention. Created agendas and communication materials for team meetings. Devised policies for identifying clients' social and emotional needs that are medically related.

Evaluated patient behavior, moods, and other responses to determine the correct diagnosis and treatment plans. Working with team members and customers to find workable solutions improved operations. Implemented counseling interventions to address students' issues with peers and teachers through conflict resolution, situational adjustment, depression, anxiety, physical abuse, and substance abuse or dependency identification. Developed a reputation for punctuality and hard work. Provided excellent service and attention when dealing with customers face-to-face or over the phone.

***Multimedia Journalist*** | National Association of Black Journalists (NABJ) | College Park, MD

Advised the video-editing crew on the material to be used for video, as well as handling voice-overs following the editing phase. Followed up on beat sources, contacts, and leads to gather information for stories. Wrote, edited, and produced stories for a variety of platforms, including the web and digital media. Created advertising strategies and translated ideas into concrete tasks, assigning them to the appropriate people and departments. Was in charge of casting and location selection. Wrote articles and news stories for online publication, coordinating images and layout to ensure a professional appearance. Used knowledge of public opinion, social media, and traditional media to create engaging and attention-grabbing stories. Performed research and checked all facts to maintain high standard of journalistic integrity. Oversaw all aspects of post- production, including editing, dubbing, and color correction.

3/18 to 5/22

### **Customer Service Representative**

| Teleperformance-

Answers customer/client requests or inquiries concerning services, products, billing, equipment, claims, and reports problem areas. May be required to work in one or multiple queues/skill sets over various customer contact channels.

Responsible for improving customer retention through programs and service provided to the customer. Utilizes mechanized systems to initiate and complete service orders and handle customer requests. Continually maintain working knowledge of all company products, services and promotions. Make recommendations according to customer's needs on features, accessories, upgrades and rate plans. Utilize operational systems to process purchases of AT&T products and services.

2/19 to 3/22

**Multimedia Consultant** | Girls Inc of Albany | Albany, GA

Interacted positively with them when escorting actors and actresses to and from trailers during filming. Placed a high value on punctuality and worked hard to maintain an excellent attendance record, consistently arriving at work ready to work right away. Looked for industry trends on social media and through online sources. Stayed alert, active and ready to respond to any request at any time using variety of available resources. Maintained schedules, managed deadlines, and communicated with teammates to support production activities. Had an excellent attendance record and was always on time for work. Was in charge of managing digital assets and resources for business, promotional, and everyday filming.

9/22 to Present

**Owner/Operator** | Banderas Media | Albany, GA

Started it

Guided

Created engaging sales copy and eye-catching graphics for creative client presentations

Grew market share

Maintained open lines of communication with the dispatch team and quickly adjusted to changing customer requirements or scheduling

**Clark, Bristria**

---

**From:** Haryl Dabney <haryl.dabney@gmail.com>  
**Sent:** Wednesday, October 11, 2023 3:59 PM  
**To:** Clark, Bristria  
**Subject:** Re: SWGA Regional Commission  
**Attachments:** image001.jpg; image002.jpg; image003.jpg; image004.jpg; image005.jpg; Dabney\_001.pdf; Haryl Dabney Jr Resume July23.docx

I've attached the form that you requested, I've also attached an updated resume. I will be requesting to be reappointed to SWGA Commission and newly appointed to DOCO Development Authority.

Haryl Dabney  
[229-418-1978](tel:229-418-1978) Cell



*"To elevate to the next level, you have to change the environment that you're comfortable in." HD*

On Wed, Oct 11, 2023 at 3:39 PM Clark, Bristria <[BClark@dougherty.ga.us](mailto:BClark@dougherty.ga.us)> wrote:

There is a true vacancy for the DOCO Development Authority, and the other board have incumbents who desire reappointment. I will use the resume you provided to me a couple of months ago unless you have an updated one.

Thanks!

**Bristeria Clark Hope**

*Deputy County Clerk*

Dougherty County Board of Commissioners/County Administration

222 Pine Avenue Room 540 Albany, Ga 31701

Phone: 229.431-2121 EXT. 0

Web: [www.dougherty.ga.us](http://www.dougherty.ga.us)

Email: [bclark@dougherty.ga.us](mailto:bclark@dougherty.ga.us)

# HARYL DABNEY JR.

904 Strout Ave Albany, Ga. 31705 | (229) 418-1978 | [haryl.dabney@gmail.com](mailto:haryl.dabney@gmail.com) | [www.linkedin.com/in/hdabney](http://www.linkedin.com/in/hdabney)

## SUMMARY

An adaptable and dedicated operations professional, with broad and diverse expertise encompassing retail operations, e-commerce, training and development, human resources administration, social media, marketing, event planning, scheduling, performance management, workflow development, and employee relations. A proven aptitude in working with cross-functional teams, communicating with all levels of management and vendors, and directing all aspects of job functionalities. A performance-driven and accomplished leader, who enhances operations and client satisfaction for continued improvement and meets short- and long-term objectives.

## EXPERIENCE

WALMART, USA

### Program Manager-InHome Delivery, 2022-Present

Assist in the creation and implementation of new projects. Content creation and review. Business process improvement. Cross functional teaming with design, engineering, learning and development, field management, and customer support. Worked closely with vendors to secure and test new supply items. Analyze data to understand where stores have opportunity to improve.

- Spearheaded Airtable and Tableau data integration
- Created a lookup tool for stores to track shipments and receive tracking information
- Managed centralized dashboard for projects, goals, launch team, and to house data
- Reduced supply and inventory cost 15% by implementing order quantity limits
- Reduced manual communication by creating automations within project management tool
- Implemented dashboard to manage new user request for Geotab GPS
- Reduced uniform ordering 90%

WALMART, USA

### Quality Assurance-InHome Delivery, 2022-2022

Travel to different stores to ensure they are on process and in compliance with SOPs and policies. Staffing reviews and escalations. Ensure that all associates have completed all compliance related training and are eligible to be drivers. Review daily, weekly, monthly, and quarterly metrics. Cross functional teaming to complete projects and company initiatives with product, engineering, and customer support. Review qualitative and quantitative feedback.

- Implemented vehicle tracking program
- Spearheaded the upfit of Canoo EV
- Assisted in the launch of InHome Delivery in 1004 stores
- Reduced van inventory 40%
- Created KPIs for QA team to address poor performing stores
- Developed store tour SOP
- Reduced overutilization of hours 12%
- Implemented LTL tracking at store level

WALMART, Southeast Florida/Georgia/New York City

### Operations Manager-InHome Delivery, 2020-2022

Led market and regional bi-weekly, monthly, and quarterly briefing. Coordinate marketing events and staffing. Developed and updated training material/SOPs. Created an integrated spreadsheet to control inventory levels in vehicles, markets, and regions. Partnered with social media teams to develop content for weekly social media post. Coordinate the launching, inventory, and hiring of new stores. Use KPIs to measure success and efficiency of Last Mile. Developed key initiatives to improve customer and associate engagement. Collaborate with in store partners, tech, marketing, and customer service to coordinate continuous improvement and problem resolution for software, marketing events, and customer experience monthly to ensure the program was running efficient, effective, and to help with scaling. Quality management based on driver and store metrics, driver feedback, and customer surveys.

- Manage 2 Salary/40 Hourly associates/31 stores in 12 markets/22 Fleet Vehicles
- Process improvement and development
- Developed inventory tracking method for associate vehicles.
- Managed Inventory 80k+ and assets of 1.5M+.
- Change and New Program implementation
- InHome supplies and GNFR integration
- Developed uniform rental/direct purchase program

WALMART, Bentonville, Arkansas  
**Manager II, Field E-Commerce - DODM, 2020**

Mentored, taught, and trained hourly/salaried management and hourly associates. Scheduled nationwide domestic travel, in-person meetings, and Zoom meetings. Analyzed store and OGP performance. Led project management and implementation of new propositions. Spearheaded change management. Developed training material and led feedback coordination. Troubleshot technology and oversaw process development. Directed OBW analysis, review, and edits. Trained and guided development. Analyzed and reviewed routines and processes. Chaired EDLP and EDLC and metrics review.

- Spearheaded associate/store recognition and development.
- Built competitor analysis deck for COVID-19 e-commerce.
- Developed training videos for Online Grocery and driver routing system to support stores during COVID-19.
- Trained over 1,000+ hourly and salaried associates on OGP, Delivery, SNAP, Express, Curbside, SFS, and Dotcom 2.0.
- Agile workflow

WALMART, Albany, Georgia  
**Operations Management/E-Commerce, 2017-2020**

WALMART Albany, Georgia  
**O/n Support Manager, 2015-2017**

EXECUTIVE CARS Albany, Georgia  
**Sales/Service Manager, 2014-2018**

L2 NETWORKS, Albany, Georgia  
**Public Relations Manager, 2011-2014**

## EDUCATION

DARTON STATE COLLEGE, Albany, Georgia, 2011-2013  
**Course Work: Associate's in Business Administration**

## VOLUNTEER WORK

*Albany Crime Stoppers, Board of Directors, 2012-Present*  
*Dougherty County Public Library Board, Board of Directors, 2013-2020; 2023-Present*  
*Lily Pad Sane Center, Board of Directors, 2016-2021*  
*SWGAs Regional Commission, Board Member, 2023-Present*

## AWARDS

*Southwest Georgia Top 40 Young Professionals Under 40, 2013, Georgia Forward - Young Game Changers, 2018*  
*Albany Chamber of Commerce, Ambassador of the Year, 2013, Georgia Academy for Economic Development Certificate, 2018*

**Clark, Bristria**

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**From:** Tameeka Daniels <Tameeka.Daniels2@CENTENE.COM>  
**Sent:** Friday, October 20, 2023 5:39 PM  
**To:** Clark, Bristria  
**Subject:** Board Appointment Positions  
**Attachments:** Dougherty County Board Appointment Letter.docx

Good Afternoon Mrs. Clark,

Please see the attached letter of interest for the South Georgia Community Action Council and Dougherty County Development Authority Boards. I would like to ask for the Board's consideration for either of these positions. I was instructed to submit a letter of consideration in lieu of my resume by Commissioner Clinton Johnson. My resume will be sent upon my return back to Albany on Monday afternoon.

Please see the attached letter of interest.

Thank you,

**Tameeka T. Daniels, MBA**  
 Community Relations Manager  
 Southwest Georgia Territory



1100 Circle 75 Parkway, Suite 1100, Atlanta, GA 30339  
 Mobile – 229-583-3874  
[tameeka.daniels2@centene.com](mailto:tameeka.daniels2@centene.com) | [pshpgeorgia.com](http://pshpgeorgia.com)

**CONFIDENTIALITY NOTICE:** This communication contains information intended for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by return mail and then permanently delete the communication from your system. Thank you.

**CONFIDENTIALITY NOTICE:** This communication contains information intended for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by return mail and then permanently delete the communication from your system. Thank you. **PUBLIC RECORDS NOTICE:** *Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

Dougherty County Board of Commissioners  
222 Pine Ave  
Albany, GA 31701

Greetings,

I am submitting my letter of interest and requesting your consideration for the Board Appointed positions of **Dougherty County Development Authority** or **Southwest Georgia Community Action Council**. I am a native resident of Albany, GA and have lived in the county for 38 years. Over the course of those years, I have worked in Education, Social Services, and Healthcare. I am a graduate of Albany State University with a Dual BS Degree in Healthcare Management and Marketing. I also have hold a Masters of Business Administration Degree from The University of Phoenix.

In addition to my work and education experience, I have been involved in civic, community and faith-based organizations as well. Organizations in which I am or have been involved include; Emerge Albany, Kiwanis Club of Southern Rivers, Girl Scouts Troop 16000 Troop Leader, Children's Bible Study Teacher, Alpha Kappa Alpha Sorority, Inc., Albany Chamber of Commerce Education Committee, United Way Young Professional Leaders, National Black MBA Association of Atlanta, Peach State Health Plan Inspire Committee Co-Chair, Leadership Albany c/o 2022, Ivy Preparatory Academy Board Member, and National Urban League member.

After relocating back to Albany in 2020 from the Atlanta area, it has been my desire to become more involved in my community by using my skills and talents to advance my hometown and region forward. I believe that Albany can once again be Southwest Georgia's premier leader and hub for the Albany/Metro area. I also believe that we can work together to build stronger communities that will lead to a more thriving City and County. I love Albany/Dougherty County, and I will continue to work and advocate for this community which has so much purpose and potential.

I am asking for your consideration of appointment to one of the aforementioned boards because I can guarantee my commitment to promote progress and advancement in our communities. I am solutions driven; therefore, my goal is to work endlessly until proper solutions are implemented to address issues. I am passionate about seeing change and would like to be a part of the changemakers.

Thank you for the opportunity to submit my letter of interest for a Board Appointed Position. Feel free to contact me if additional information is needed.

Best Regards,  
*Tameeka Daniels*

*Lawrence C. Knighton*

*2704 Quail Run Drive*

*Albany, Georgia 31721*

*229.291.0562*

[Stressfree1960@yahoo.com](mailto:Stressfree1960@yahoo.com)

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Dougherty County

Attn: Bristeria Clark Hope

222 Pine Ave.

Albany, GA 31701

Good day to you –

My name is Lawrence C. Knighton, and I am interested in serving on the Dougherty County Development Authority Board. I have been a resident of Albany, Georgia (Dougherty County) for 35 years and I have been actively involved in the community. As a Pastor for the past seventeen years and former Marketing and Sales Director for Chick-fil-A for seven years, I believe my experiences will work together to help the Dougherty County Development Authority become an even better jewel for the community.

Attached is my resume which will share a little of who I am and my past and present work experience.

I look forward to hearing from you soon.

**Lawrence C. Knighton**

229.291.0562

L

# LAWRENCE C. KNIGHTON

2704 Quail Run Drive, Albany, Georgia ■ Cell: 229.291.0562 ■ Email: lawrenceknighton@gmail.com

## PERSONAL PROFILE

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- A resourceful and detail-oriented professional with a keen eye for details
- A focused, trustworthy and dependable individual with outstanding investigative and problem-solving skills

## EXPERIENCE

---

2006 - Present

### **St. James Baptist Church - Baconton, GA**

#### *Senior Pastor*

- Formulates vision and strategy based on God's leading for St. James Baptist Church
- Responsible for preaching, teaching, counseling, training, and equipping leadership members of the church and other pastoral duties.
- Develops Bible Study curriculum
- Develops Sunday School curriculum
- Implement ministries for Seniors, Young Adults and Youth
- Partner with school systems in the surrounding counties to help youth to become successful
- Ambassador to the Mitchell county community on behalf of the church

2008 - 2014

### **Chick-fil-A - Albany, GA**

#### *Sales & Marketing Manager*

- Responsible for outside sales and marketing for the Chick-fil-A restaurants – Albany, GA
- Visit businesses and schools to distribute Chick-fil-A materials
- Organize community events for Chick-fil-A
- Assist in public relations activities for Chick-fil-A
- Conduct customer service training for various businesses
- Conduct job fairs for local schools and colleges

## LAWRENCE C. KNIGHTON, con't.

2002–2006

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church - Albany, GA

#### *Administrative Pastor/Media Minister*

- Assist Pastor in preaching, teaching, counseling, and other administrative duties
- Responsible for curriculum for Church-In-Training classes that includes leading a team of writers, researching topics, and a written curriculum
- Currently training new Youth Minister and continuing to work in an advisory capacity to Youth Minister.
- Coordinates training for Media Ministry members
- Negotiates and coordinates broadcasts of worship for television and radio

1997-2002

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church - Albany, GA

#### *Youth Minister*

- Preached weekly in Youth Church
- Taught weekly bible study to the youth of 2<sup>nd</sup> Mt. Olive
- Counseled with youth and parents on various issues
- Supervised Youth Advisors (Children, Pre-Teen and Teen)
- Planned and implemented Youth Activities
- Visited local schools to track progress of 2<sup>nd</sup> Mt. Olive students
- Implemented Youth Worship for ages 0-12 from bi-weekly to weekly
- Coordinated and supervised youth teachers for Bible Study, Church-in-Training, Children's Church, the After School Program, and Summer Camp
- Partnered with the Mt. Olive Community Outreach to help advance an After School Program
- Implemented a number of various ministries
- Grant Writer
- Created and taught Youth Entrepreneurship classes to Title I middle and high school students at local schools
- Facilitated World Vision Youth Outreach Worker Pilot Program at local schools
- Trained Youth Outreach Workers for campus ministry
- Other duties as assigned

1996-1997

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church – Albany, GA

#### *Benevolent Assistance Coordinator –*

- Screened and counseled clients for benevolent assistance
- Maintained accurate count of clients assisted on a monthly basis
- Prepared monthly financial benevolent reports

## LAWRENCE C. KNIGHTON, con't.

### EDUCATION

---

- 2017      Bethany Bible College and Seminary      Dothan, AL  
*Master of Arts in Religion*
- 2016      Bethany Bible College and Seminary      Dothan, AL  
*Bachelor of Arts in Ministry*
- 2001      Bethany Bible College and Seminary      Dothan, AL  
*Associate of Arts in Religion*
- 1985      Boces Education Institute      Syracuse, NY
- 1978      Nottingham High School      Syracuse, NY

### PERSONAL DATA

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- Place of Birth – Syracuse, NY
- Date of Birth – May 18, 1960
- Date Entered the Ministry – September 1995

### REFERENCES

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Available Upon Request

October 17, 2023

Bristeria Clark Hope  
Deputy County Clerk  
Dougherty County Commission  
222 Pine Avenue, Suite 540  
Albany, GA 31701



Dear Ms. Hope,

Please accept this letter as my interest in serving on the Dougherty County Development Authority as an appointed member from Dougherty County.

It would be a privilege to serve my fellow Dougherty County neighbors in ensuring that the Dougherty County Development Authority continues its mission and vision of developing and promoting the general welfare, trade, commerce, industry, and employment opportunities in Dougherty County.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Scott Steiner".

J. Scott Steiner  
704 River Chase Lane  
Albany, GA 31701

**J. SCOTT STEINER, FACHE**

704 RIVER CHASE LANE • ALBANY, GA 31701  
 CELL 229-854-0593 • ssteiner@phoebehealth.com

**HEALTH CARE EXECUTIVE****PRESIDENT & CEO**

A trusted senior healthcare executive leader with extensive experience in highly complex and matrixed organizations with local, divisional and corporate constituents. Seen as a hands-on leader who is approachable, resulting in strong employee, patient and physician satisfaction. Engaging communicator and relationship builder with who promotes teamwork and collaboration across entities to drive engagement and to strengthen culture. Core strengths include:

- Strategic Planning & Execution
- Performance Metrics
- Mission & Values Driven
- Physician Partnerships
- Community Collaborator
- Tertiary Care Models
- System Integration
- Patient Safety Champion
- Lean/Quality Improvement

**PROFESSIONAL EXPERIENCE****PHOEBE PUTNEY HEALTH SYSTEM, Albany, GA****2019 – present**

Serving as the comprehensive tertiary care provider for Southwest Georgia serving a population of more than 600,000.

**President & Chief Executive Officer of the Health System****2019 – present**

- 4 hospital system representing more than \$850M in annual revenue and more than 5,000 employees.
- Large employed provider group of 370 physicians and advanced practice practitioners.

**TENET HEALTHCARE CORPORATION, Dallas, TX****2007 - 2019**

A leading investor owned health care services company operating 70 hospitals and 470 outpatient centers in 47 States, Tenet Healthcare is ranked #134 in the Fortune 500 Ranking with almost \$20 billion in net revenue. Tenet Healthcare acquired Vanguard Health System in 2013.

**Chief Executive Officer, Detroit Medical Center (4 Hospitals)****2016 - 2019**

- Integrated CEO for 4 of the Detroit Medical Center's (DMC) 8 Hospital's including:
  - **Detroit Receiving Hospital**, a 248 bed Level 1 Academic Adult Trauma and Burn Center.
  - **Harper University Hospital**, a 470 bed Academic Magnet Hospital specializing in Advanced Cardiology Services, Neurosciences and Kidney Transplant.
  - **Hutzel Women's Hospital**, a 114 bed Academic Magnet Hospital specializing in high-risk OB/GYN and neonatal intensive care.
  - **Heart Hospital**, a 125,000 square foot complex with 6 cardiac cath labs, 7 OR's and multiple floors of cardiology and orthopedic outpatient services.
- The four DMC Hospitals generate more than \$850 M in annual revenue and a FY2017 EBITDA of 12%; with 4,000 employees and 1,500 physicians.

**Chief Executive Officer, MacNeal Hospital, Chicago, IL****2007-2016***Chief Executive Officer (2012-2016)**Chief Operating Officer (2007-2012)*

- Locally integrated 427-bed teaching and nursing Magnet hospital/system located in the highly competitive Chicago healthcare market with annual net revenues of \$350+ million, 2,600 employees, 550 physicians and a FY2016 EBITDA in excess of \$60 million and a 21% operating margin.
- Executive Lead for Market (4 Hospitals) business units including behavioral health, home health, pharmacy, laboratory services (including core lab) and occupational health services.

### OTHER PROFESSIONAL EXPERIENCE

- Key Account Executive, Ameren Corporation, St. Louis, MO** 2004 - 2007
- Served as the liaison for Missouri's largest utility customers.
- Vice President, Operations, St. Mary's Hospital, E. St. Louis, IL** 1999 – 2004
- Served as the senior leader for all non-clinical departments.
- Manager, Physician Services, BJC Health System, St. Louis, MO** 1998 – 1999
- Responsible for key medical center relationships with community-based hospitals and physicians.
- Director, Physician Network & Development, St. Mary's Hospital, E. St. Louis, IL** 1992 – 1998
- Responsible for physician recruitment, overseeing 5 Hospital based physician offices, Hospital marketing and planning.

### EDUCATION

Masters of Business Administration, Health Services Emphasis (1993)  
Webster University  
St. Louis, Missouri

Bachelors of Science, Management (1991)  
Missouri State University  
Springfield, Missouri

### AFFILIATIONS, COMMUNITY & OTHER ACTIVITIES

2021 – 100 Most Influential Georgians, Georgia Trend Magazine  
May 2019 – Georgia Alliance of Community Hospitals (GACH) Board Member  
May 2019 – Vizient Southern States Board Member  
December 2019 – Rotary Club of Albany  
December 2019 – Albany Chamber of Commerce Board Member & Government Affairs Committee  
December 2019 – Georgia Chamber Board of Governors  
December 2019 – Member of the Georgia Chamber Health and Wellness Committee  
January 2020 – Georgia Hospital Association Audit / Finance Committee  
March 2020 – Georgia Hospital Association Board of Directors  
September 2020 – Chehaw Park Authority (appointed by Dougherty County Commission)  
October 2020 – Georgia Diversity Council (GADC) Board of Directors  
January 2021 – Chehaw Park Authority Finance Committee  
February 2021 – Albany Chamber of Commerce Foundation Board  
May 2021 – Albany Bank & Trust Board of Directors

Economic Development Commission

Incumbent

Brian Church

Two new applicants

Aunquarius Brown

Lawrence Knighton



**Albany-Dougherty**  
Economic  
Development  
Commission

Jessica Zurheide  
Director of Business Relations  
Albany Dougherty Economic Development Commission  
125 Pine Avenue Suite 200  
Albany, GA 31701



October 16, 2023

Mrs. Jawahn Ware  
County Clerk  
Dougherty County Board of Commissioners  
222 Pine Avenue Suite 540  
Post Office Box 1827  
Albany, GA 31702

Subject: Reappointment of Brian Church as Treasurer to the Albany Dougherty Economic Development Commission Board of Directors

Dear Mrs. Ware,

I extend my sincere gratitude for your communication regarding the reappointment of Mr. Brian Church to the position of Treasurer of the Albany-Dougherty Economic Development Commission (ADEDC) Board of Directors.

Mr. Church has proven to be an exemplary board member, consistently displaying high levels of dedication and engagement in the affairs of the ADEDC. His unwavering commitment to the Commission is reflected in his proactive involvement and active participation during his tenure. Moreover, Mr. Church's tenure as Treasurer has been marked by diligence and competence, as evidenced by the consistently clean audits conducted over the last three fiscal years under his oversight.

We firmly believe that Mr. Church's continued service in the capacity of Treasurer will significantly contribute to maintaining our organization's strong fiscal standing and fostering a prosperous future for the ADEDC.

Should you require any additional information or assistance, please do not hesitate to reach out to us. We are more than willing to provide any necessary support.

Thank you once again for your collaboration and dedication to the success of the Albany-Dougherty Economic Development Commission.

Sincerely,

Jessica Zurheide  
Director of Business Relations  
Albany Dougherty Economic Development Commission

**Clark, Bristria**

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**From:** AUNQUARIUS Brown <aunquariusbrown@gmail.com>  
**Sent:** Sunday, October 1, 2023 10:55 PM  
**To:** Clark, Bristria  
**Subject:** Interest in joining a board  
**Attachments:** UPDATED A. Brown2.docx



Hi,

Below is a copy of my resume! I look forward to joining one of the following boards:

**ECONOMIC DEVELOPMENT COMMISSION**

Or

**DOUGHERTY COUNTY DEVELOPMENT AUTHORITY**

Looking forward to hearing back from you!

Forward Thinking,  
AUNQUARIUS B BROWN

Master Life Coach ,Founder & CEO of AB Enterprise, Executive Assistant of 818 Diagnostics of Georgia

“The more dirt life throws...the more you grow”

*PUBLIC RECORDS NOTICE: Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

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## AUNQUARIUS B BROWN

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1813 Seay Court, Albany, GA, 31705, US (229) 603-1286 •  
[aunquariusbrownllc@gmail.com](mailto:aunquariusbrownllc@gmail.com)

### Professional Summary

Aunquarius Brown is author, model, life coach and upcoming news broadcaster. He is a 2018 graduate of Dougherty High and a recent graduate of Albany State University obtaining a degree in Mass Communications. He is the Author of many books and his most recent one is “Being Here” where he goes in depth on his early life to the present day and using them as lessons to help others.

Aunquarius is also the founder of Uplift which is a non profit organization founded on the basis of “helping people/youth in need”. Aunquarius is a 3x former Youth of the Year for the Boys and Girls Club of Albany. He is also a nominee for Rural Leader Magazine as “Best of the Best” in Youth/Community Empowerment. He has also been featured in American Eagle, Samsung, Steve Madden and many other brands. He owns Banderas Media (a news conglomerate affiliate under NABJ -National Association Of Black journalist.

Aunquarius utilizes his story to empower and ignite people to bring them to their full potential!

He is currently looking to use his background and experience to advance his career with a reputable company that values hard work and professionalism. He is an experienced Counselor, proficient in individual and group therapy methods. Offering [3] years of mental health experience. He has proven leadership, operational excellence, and organizational development skills, as well as a thorough understanding of the news broadcasting business.

### Skills

- Skills Team management
  - Budgets
  - Intervention planning
  - Project organization
  - First Aid/CPR
  - Business operations
  - Mental health support
  - Skilled in intake interviewing Communications  
Relationship development MS Office
  - Business operations
  - Process improvement Creative writing background Studio  
production
  - Story development
  - Exceptional writer
- 
- Blogging expert
  - Story editing
  - Investigations expertise Supervision
  - Organization
  - Advanced knowledge of newsroom computer systems
  - Leadership
  - Business operations Broadcast-quality camera equipment  
Social media
  - Deadline-driven
  - Field production
  - Strategic planning

### **Education**

2022

#### ***Degree / Date of Graduation***

Bachelor of Arts | Mass Communications | Albany State University |  
Albany, GA

2022

Associate of Arts | Multi-/Interdisciplinary Studies | Albany State University | Albany, GA

2018

High School | Dougherty High School | Albany, GA

Some college (No degree) | Journalism | Albany Early College | Albany, GA

### **Accomplishments/Associations/Awards**

- Boys & Girls Club Youth Of The Year (3x) 15' 16' 17'
- R Mag "Most Influential Small Town People" (19' & 21')
- National Society of Scholastic People- Journalist
- NABJ
- Toastmasters
- Association of Information Technology Professionals American Marketing Association
- Albany 20 under 20 Nominee
- Youth Of The Year COALITION- President

### **Experience**

**Youth Development Counselor** | Albany YMCA | Albany, GA

Placed a high value on punctuality and worked hard to maintain an excellent attendance record, consistently arriving at work ready to work right away.

Supervised youth [ 8-35] individual classes and [ 2-3 ] group youth projects meetings per week.

Maintain clean classroom environment. Created events for youth engagement

9/20 to 3/21

**Program Coordinator** | Albany YMCA | Albany, GA

Oversaw onboarding activities for [4] employees to prepare them for their daily tasks. Created excellent training programs. Collaborated with [3] professionals to develop and implement program objectives and plans for youth. Future program components were conceptualized. Set personal goals and devised action plans to help achieve them. Created and organized routine and special programming by taking into account slot timing, demographics, and other key factors.

---

7/20 to Present

***Certified Life Coach*** | Life Coaching Institute of America | San Antonio, TX

Anger management techniques, relaxation skills, impulse control, social skills, emotional coping skills, and functional living skills were among the skills I taught clients. Evaluated patient behavior, moods and other responses to determine correct diagnosis and devise treatment plans. Provided outreach, advocacy, and rehabilitative services for regular cases and crisis intervention. Created agendas and communication materials for team meetings. Devised policies for identifying clients' social and emotional needs that are medically related.

Evaluated patient behavior, moods, and other responses to determine the correct diagnosis and treatment plans. Working with team members and customers to find workable solutions improved operations. Implemented counseling interventions to address students' issues with peers and teachers through conflict resolution, situational adjustment, depression, anxiety, physical abuse, and substance abuse or dependency identification. Developed a reputation for punctuality and hard work. Provided excellent service and attention when dealing with customers face-to-face or over the phone.

***Multimedia Journalist*** | National Association of Black Journalists (NABJ) | College Park, MD

Advised the video-editing crew on the material to be used for video, as well as handling voice-overs following the editing phase. Followed up on beat sources, contacts, and leads to gather information for stories. Wrote, edited, and produced stories for a variety of platforms, including the web and digital media. Created advertising strategies and translated ideas into concrete tasks, assigning them to the appropriate people and departments. Was in charge of casting and location selection. Wrote articles and news stories for online publication, coordinating images and layout to ensure a professional appearance. Used knowledge of public opinion, social media, and traditional media to create engaging and attention-grabbing stories. Performed research and checked all facts to maintain high standard of journalistic integrity. Oversaw all aspects of post- production, including editing, dubbing, and color correction.

3/18 to 5/22

### **Customer Service Representative**

| Teleperformance-

Answers customer/client requests or inquiries concerning services, products, billing, equipment, claims, and reports problem areas. May be required to work in one or multiple queues/skill sets over various customer contact channels.

Responsible for improving customer retention through programs and service provided to the customer. Utilizes mechanized systems to initiate and complete service orders and handle customer requests. Continually maintain working knowledge of all company products, services and promotions. Make recommendations according to customer's needs on features, accessories, upgrades and rate plans. Utilize operational systems to process purchases of AT&T products and services.

2/19 to 3/22

**Multimedia Consultant** | Girls Inc of Albany | Albany, GA

Interacted positively with them when escorting actors and actresses to and from trailers during filming. Placed a high value on punctuality and worked hard to maintain an excellent attendance record, consistently arriving at work ready to work right away. Looked for industry trends on social media and through online sources. Stayed alert, active and ready to respond to any request at any time using variety of available resources. Maintained schedules, managed deadlines, and communicated with teammates to support production activities. Had an excellent attendance record and was always on time for work. Was in charge of managing digital assets and resources for business, promotional, and everyday filming.

9/22 to Present

**Owner/Operator** | Banderas Media | Albany, GA

Started it

Guided

Created engaging sales copy and eye-catching graphics for creative client presentations

Grew market share

Maintained open lines of communication with the dispatch team and quickly adjusted to changing customer requirements or scheduling

***Lawrence C. Knighton***

***2704 Quail Run Drive***

***Albany, Georgia 31721***

***229.291.0562***

**[Stressfree1960@yahoo.com](mailto:Stressfree1960@yahoo.com)**

.....

Dougherty County

Attn: Bristeria Clark Hope

222 Pine Ave.

Albany, GA 31701

Good day to you –

My name is Lawrence C. Knighton, and I am interested in serving on the Dougherty County EDC Board. I have been a resident of Albany, Georgia (Dougherty County) for 35 years and I have been actively involved in the community. As a Pastor for the past seventeen years and former Marketing and Sales Director for Chick-fil-A for seven years, I believe my experiences will work together to help the Dougherty County Development Authority become an even better jewel for the community.

Attached is my resume which will share a little of who I am and my past and present work experience.

I look forward to hearing from you soon.

**Lawrence C. Knighton**

229.291.0562

L

# LAWRENCE C. KNIGHTON

2704 Quail Run Drive, Albany, Georgia ■ Cell: 229.291.0562 ■ Email: lawrenceknighton@gmail.com

## PERSONAL PROFILE

---

- A resourceful and detail-oriented professional with a keen eye for details
- A focused, trustworthy and dependable individual with outstanding investigative and problem-solving skills

## EXPERIENCE

---

2006 - Present

### **St. James Baptist Church - Baconton, GA**

#### *Senior Pastor*

- Formulates vision and strategy based on God's leading for St. James Baptist Church
- Responsible for preaching, teaching, counseling, training, and equipping leadership members of the church and other pastoral duties.
- Develops Bible Study curriculum
- Develops Sunday School curriculum
- Implement ministries for Seniors, Young Adults and Youth
- Partner with school systems in the surrounding counties to help youth to become successful
- Ambassador to the Mitchell county community on behalf of the church

2008 - 2014

### **Chick-fil-A - Albany, GA**

#### *Sales & Marketing Manager*

- Responsible for outside sales and marketing for the Chick-fil-A restaurants – Albany, GA
- Visit businesses and schools to distribute Chick-fil-A materials
- Organize community events for Chick-fil-A
- Assist in public relations activities for Chick-fil-A
- Conduct customer service training for various businesses
- Conduct job fairs for local schools and colleges

## LAWRENCE C. KNIGHTON, con't.

2002–2006

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church - Albany, GA

#### *Administrative Pastor/Media Minister*

- Assist Pastor in preaching, teaching, counseling, and other administrative duties
- Responsible for curriculum for Church-In-Training classes that includes leading a team of writers, researching topics, and a written curriculum
- Currently training new Youth Minister and continuing to work in an advisory capacity to Youth Minister.
- Coordinates training for Media Ministry members
- Negotiates and coordinates broadcasts of worship for television and radio

1997-2002

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- Implemented Youth Worship for ages 0-12 from bi-weekly to weekly
- Coordinated and supervised youth teachers for Bible Study, Church-in-Training, Children's Church, the After School Program, and Summer Camp
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- Implemented a number of various ministries
- Grant Writer
- Created and taught Youth Entrepreneurship classes to Title I middle and high school students at local schools
- Facilitated World Vision Youth Outreach Worker Pilot Program at local schools
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- Other duties as assigned

1996-1997

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church – Albany, GA

#### *Benevolent Assistance Coordinator –*

- Screened and counseled clients for benevolent assistance
- Maintained accurate count of clients assisted on a monthly basis
- Prepared monthly financial benevolent reports

**LAWRENCE C. KNIGHTON, con't.****EDUCATION**

---

- 2017      Bethany Bible College and Seminary      Dothan, AL  
*Master of Arts in Religion*
- 2016      Bethany Bible College and Seminary      Dothan, AL  
*Bachelor of Arts in Ministry*
- 2001      Bethany Bible College and Seminary      Dothan, AL  
*Associate of Arts in Religion*
- 1985      Boces Education Institute      Syracuse, NY
- 1978      Nottingham High School      Syracuse, NY

**PERSONAL DATA**

---

- Place of Birth – Syracuse, NY
- Date of Birth – May 18, 1960
- Date Entered the Ministry – September 1995

**REFERENCES**

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Available Upon Request

Electrical Board

Incumbent

Sanford Hillsman

No new applicants



October 13, 2023

Jawahn Ware, County Clerk  
Dougherty County Board of Commissioners  
222 Pine Avenue, Suite 540  
P.O. Box 1827  
Albany, GA 31702-1827

Re: Sanford Hillsman  
Electrical Board

Dear Mrs. Ware:

We are in receipt of your letter dated October 11, 2023, concerning the reappointment of Sanford Hillsman to the Electrical Board.

The participant is in good standing with the Electrical Board. We look forward to continuing to work with the participant throughout a possible next term.

Please let me know if there is anything else you need from us.

Sincerely,

  
Paul Forgey

**PLANNING & DEVELOPMENT SERVICES**

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

Fire Code Board of Appeals

Incumbent

No new applicants

Flood Plain Management Review Board

Incumbents

Harry James

No new applicants



October 13, 2023

Jawahn Ware, County Clerk  
Dougherty County Board of Commissioners  
222 Pine Avenue, Suite 540  
P.O. Box 1827  
Albany, GA 31702-1827

Re: Harry James  
Flood Plain Management Review Board

Dear Mrs. Ware:

We are in receipt of your letter dated October 11, 2023, concerning the reappointment of Harry James to the Flood Plain Management Review Board.

The participant is in good standing with the Flood Plain Management Review Board. We look forward to continuing to work with the participant throughout a possible next term.

Please let me know if there is anything else you need from us.

Sincerely,

  
Paul Forgey

**PLANNING & DEVELOPMENT SERVICES**

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

Gas Board

Incumbents

Sanford Hillsman

Rhett Parker

No new applicants



October 13, 2023

Jawahn Ware, County Clerk  
Dougherty County Board of Commissioners  
222 Pine Avenue, Suite 540  
P.O. Box 1827  
Albany, GA 31702-1827

Re: Sanford Hillsman  
Rhett Parker  
Gas Board

Dear Mrs. Ware:

We are in receipt of your letter dated October 11, 2023, concerning the reappointment of Sanford Hillsman and Rhett Parker to the Gas Board.

The participants are in good standing with the Gas Board. We look forward to continuing to work with them throughout a possible next term.

Please let me know if there is anything else you need from us.

Sincerely,

  
Paul Forgey

**PLANNING & DEVELOPMENT SERVICES**

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

Dougherty County Health Board

Incumbent

Dr. Bernard Scoggins

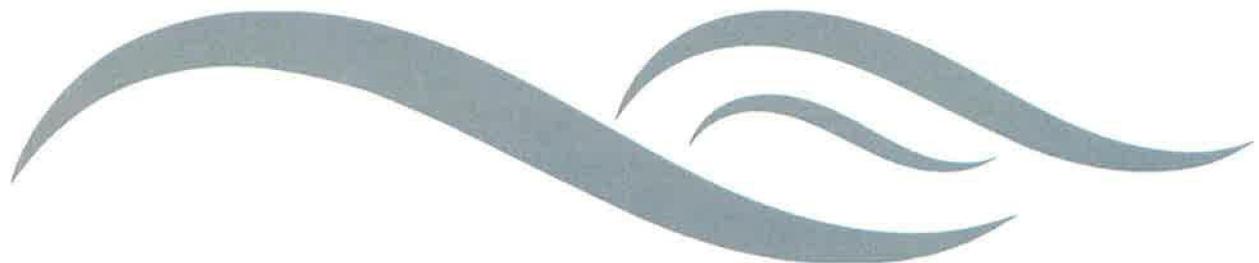
No new applicants



**Bristeria Clark Hope**  
*Deputy County Clerk*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

There was not a letter of good standing provided for the Dougherty County Health Board.



Albany Dougherty Hospital Authority

Incumbent

None

Four new applicants

Dr. J Price Corr, Jr.

Tommy Gregors

Jacqueline Jenkins

Lawrence Knighton

**Clark, Bristria**

---

**From:** Teresa Roth <troth@albansurgical.com>  
**Sent:** Thursday, October 19, 2023 3:20 PM  
**To:** Clark, Bristria  
**Cc:** docodawg@gmail.com  
**Subject:** Dr. Corr Application Hospital Authority  
**Attachments:** Corr HA letter.pdf



Please find attached Dr. Corr's letter of application to the Hospital Authority, thank you in advance for your consideration.

Teresa Roth  
Albany Surgical, PC  
229-434-4200 Ext 111

**Disclaimer:**

The HIPAA Final Privacy Rule requires covered entities to safeguard certain Protected Health Information (PHI) related to a person's healthcare. Information being faxed to you may include PHI after appropriate authorization from the patient or under circumstances that do not require patient authorization. You, the recipient, are obligated to maintain PHI in a safe and secure manner. You may not re-disclose without additional patient consent or as required by law. Unauthorized re-disclosure or failure to safeguard PHI could subject you to penalties described in federal (HIPAA) and state law. If you the reader of this message are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, please notify us immediately and destroy the related message.

*PUBLIC RECORDS NOTICE: Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*



October 19, 2023

Lorenzo L. Heard  
Chairman Dougherty County Commission  
Albany, GA

Dear Chairman Heard and Commission Members:

It has been my desire to provide high quality medical care to the citizens of Dougherty County and surrounding counties. I was born at Phoebe Putney Hospital and educated in the Dougherty County School System. After attending the University of Georgia and graduating with a degree in chemistry, I entered the Medical College of Georgia. I trained to be a general surgeon and in 1982 came back and established a solo practice in general surgery in my hometown. Several years later I joined forces with Dr. Gray Rawls and Dr. Chris Smith. We established Albany Surgical, which is an independent medical group providing general surgery services to our region. We have partnered with Phoebe Putney throughout the years to try and make it the best hospital in the state. We should all be very proud of Phoebe and what it has to offer our citizens.

I have tried in the past to become a member of the hospital authority. I believe I was viewed as an outsider. But anything but that, I am a native born Albanian. I have established relationships with all the people in my county and in the region. If given the opportunity to serve on the hospital authority, I believe I can represent both the private practice of medicine and the employed practice of medicine for the benefit of all.

If you or any members of the commission have any further questions regarding my request to be on the hospital authority, please do not hesitate to contact me and I will be happy to appear before the commission. Please understand that I have a depth of healthcare delivery knowledge that I feel will be beneficial to not only the hospital, the physician, but also the patient.

Thank you for considering my name for appointment to the hospital authority. I would be honored to Serve.

Sincerely,

A handwritten signature in black ink, appearing to read "J Price Corr Jr.", is written over a circular red stamp. The signature is fluid and cursive.

J Price Corr Jr, MD, FACS



## CURRICULUM VITAE

### HOSPITAL AFFILIATIONS:

Phoebe Putney Memorial Hospital, Albany, GA  
Phoebe North, Albany, GA

### PROFESSIONAL SOCIETY MEMBERSHIPS:

Fellow, American College of Surgeons  
Chairman, American College of Surgeons Regional Committee on Applicants  
Medical Association of Georgia  
Dougherty County Medical Society  
Southern Medical Association  
Theta Kappa Psi Medical Fraternity  
Fellow, Southeastern Surgical Congress  
Kiwanis International  
Chi Psi Fraternity  
Georgia Surgical Society  
Moretz Surgical Society  
Society of Laparoendoscopic Surgeons  
Member and Lay speaker Porterfield United Methodist Church, Albany, GA  
The Georgia Society of General Surgery  
MAG Mutual Insurance Company - Board of Directors (retired)  
National Meningitis Association - Advisory Board Member  
American Venous Forum, Member  
Medical College of Georgia Alumni Association – Board of Directors

### RESEARCH AND TRAINING:

Clinical Assistant Professor, Department of Surgery – Augusta University, Medical College of Georgia, June 2012-present  
Clinical Assistant Professor, Department of Surgery – Mercer University  
Clinical Assistant Professor, Department of Community Medicine – Mercer University, July 1, 2014 – June 30, 2016, July 1, 2016 – June 30, 2018  
LINX Reflux Management System Completion of Training Requirements  
November 10, 2017  
Southeast Georgia Health System “Faculty Development Retreat: Being a Physician in 2020”, Jekyll Island, GA June 1-3, 2017  
Medical Professional Liability Association, 2018 PIAA Medical Liability Conference, Hilton Bonnet Creek, Orlando, May 16-18, 2018

### HONORS:

Who's Who in American Universities and Colleges, 1970-1971  
Blue Key, University of Georgia, 1971

Revised 12/07/2018

**Clark, Bristria**

**From:** Tommy Gregors <TGregors@artesianalliance.org>  
**Sent:** Thursday, October 19, 2023 10:05 PM  
**To:** Clark, Bristria  
**Subject:** Hospital Authority Appliacation  
**Attachments:** T\_Gregors DoCo Hospital Authority 2023\_10\_19.pdf



Bristria,

Please find attached my request to be appointed to the Albany-Dougherty Hospital Authority. I have included my cover letter and curriculum vitae for consideration.

Let me know if you have nay questions or need additional information.

Tommy



**Tommy Gregors**  
**Executive Director**

**Office** 229.430.5276  
**Cell** 229.343.1288  
**Email** [tgregors@artesianalliance.org](mailto:tgregors@artesianalliance.org)  
**artesianalliance.org**

**PUBLIC RECORDS NOTICE:** *Georgia has a very broad public records law. Most written communications to or from Artesian Alliance officials regarding Artesian Alliance business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

**PUBLIC RECORDS NOTICE:** *Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

**THOMAS A. GREGORS, JR.**

1713 Cromartie Beach Drive ▪ Albany, Georgia 31705 ▪ tgregors@icloud.com ▪ (229) 343-1288

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October 18, 2023

Bristria Clark, Deputy County Clerk  
Dougherty County  
222 Pine Avenue  
Albany, GA 31701



Please accept my application for the Albany-Dougherty Hospital Authority. As a native Albanian and resident of Dougherty County and user of the hospital's healthcare services, I have the experience required to serve on the board. As executive director of the Artesian Alliance, I am familiar with the requirements related to serving on an authority.

My interest is to ensure that quality healthcare is available to the citizens of Albany, Dougherty County, and southwest Georgia. I am aware of the long history of the hospital authority and its responsibility to our citizens. My relevant skills and direct knowledge related to serving on the Authority include:

*Georgia Open Records & Meetings*  
*Human Resources Management*  
*Budgeting and Financial Management*

*Georgia Legislative Process*  
*Local Government Process*  
*Contract Management*

Throughout my personal life and professional career, I have always been closely connected to Albany and Dougherty County and I have been fortunate to develop a network of professional governmental, nonprofit and private resources inside and outside of our community.

I have included my résumé for your consideration. Please let me know if you need any additional information.

Sincerely,

A handwritten signature in black ink that reads "Tom Gregors". The signature is written in a cursive style with a large, looping initial "T".

# Thomas A. Gregors, Jr.

Item 7a.

117 Pine Avenue  
Albany, Georgia 31701

(229) 343-1288  
tgregors@artesianalliance.org

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## EXECUTIVE DIRECTOR/CHIEF EXECUTIVE OFFICER

**Demonstrated success analyzing organizations, developing strategies, and implementing plans.**

Experienced in assessing organizational needs and implementing processes to achieve measurable improvements. Practiced in identifying and developing strategic partnerships to improve the organization's mission and audience. Skilled in working with governing boards, staff, volunteers, stakeholders, and all levels of government officials. Adept at working with multiple political subdivisions and facilitating change to support organizational objectives. Proven results in budgeting, financial management, project management, information technology utilization, human resources development, living collection management, regulatory compliance, and public speaking. Additional expertise in:

**Nonprofit Compliance – Public Relations – Program Development  
Government Relations – Risk Management – Human Resources – Construction Management  
Strategic Planning – Organizational Development – Financial Management**

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## PROFESSIONAL EXPERIENCE

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**EXECUTIVE DIRECTOR  
ARTESIAN ALLIANCE + ALBANY, GA**

**2020 – PRESENT**

The Artesian Alliance is operational partnership between the Chehaw Park & Zoo, Flint RiverQuarium, and Thronateeska Heritage Center that envisions a community that contribute to the betterment of its people, its flora, its fauna, and its world. As executive director I lead the efforts to create, develop, and execute the mission and purpose of the Artesian Alliance.

Restructured staff to reduce costs and improve customer service. Revised human resource policies and employee manuals to reflect current standards and regulations; reduce future organizational liabilities; and provide consistent management guidelines.

Evaluated all programs for relevance to mission and potential for revenue generation. Developed and presented program priorities to the board of directors for consensus. Implemented board directives and instituted benchmarking.

Represent member institutions at individual, business, community, organizational, media and governmental meetings and functions.

**EXECUTIVE DIRECTOR  
CHEHAW PARK & ZOO + ALBANY, GA**

**2019 – PRESENT**

Chehaw Park & Zoo is an 800-acre facility whose mission is to inspire people to connect with nature and encourage conservation action through positive recreational and educational experiences. Over 100,000 visitors each year experience the zoo, campground, splash pad, nature trails, and recreational areas located on the banks of the Muckalee Creek. The Chehaw Park Authority is the governing body with its nine members appointed by the City of Albany, Dougherty County, Lee County, and the Artesian Alliance.

As executive director I manage the \$2 million budget, forty-five employees, and ensure compliance with local state and federal regulations related to public safety, fiscal management, and animal welfare.

**EXECUTIVE DIRECTOR  
FLINT RIVERQUARIUM, INC. † ALBANY, GA****2013 – PRESENT**

The Flint RiverQuarium is an environmental education facility opened in 2004 to promote education of water and its value. The \$35 million facility was funded through the Georgia Department of Natural Resources and features a 175,000-gallon recreated blue hole spring as well as multiple other aquatic displays and outdoor aviary made up of over 600 animals from 130 different species. Over 40,000 visitors and students visit the Flint RiverQuarium each year utilizing the educational exhibits, rental facilities, gift store and concessions.

The facility has a \$1.5 million budget with twenty employees. As executive director, I am responsible for assessing the operation of the facility, developing austerity measures, maintaining the health of the animal collection, and implementing life support and physical plant equipment replacement programs.

**EXECUTIVE DIRECTOR  
THRONATEESKA HERITAGE FOUNDATION, INC. † ALBANY, GA****2002 – PRESENT**

Thronateeska Heritage Center was established in 1959 as a local history museum and added a planetarium in 1979. Since 2009, the organization has added the South Georgia Archives and the Georgia Museum of Surveying and Mapping. The facility currently includes over 40,000 square feet of buildings, educational exhibits, and public use areas.

As executive director, I am directly responsible for all management functions involving strategic planning and implementation; program development; fund-raising; marketing plan development; membership recruitment; guest services; and financial management. I have also developed investment policies to protect a \$2.25 million endowment fund to provide annual operational income.

I actively sought out partnerships with like-minded organizations and expanded the museum's audience and relevance. Working with the Board of Directors, I established fiscal policies and measures to ensure sustained financial stability.

**PROJECT MANAGER  
GEORGIA WILDLIFE FEDERATION † FOLKSTON, GA****2001 – 2002**

Responsible for implementing Georgia Wildlife Federation's Okefenokee Education and Research Center project. Established an office in Folkston and expedited the agreements necessary to begin the State funded project. Represented GWF at community, agency, governmental meetings, and private functions.

Drafted bid documents to comply with public procurement policies. Successfully organized multiple stakeholders to execute the project from design through construction contractor selection. Participating parties included the Georgia Wildlife Federation, City of Folkston, Charlton County, Charlton County Board of Education, Georgia Department of Natural Resources, Georgia Attorney General, Georgia State Finance & Investment Commission, U.S. Fish & Wildlife Service, and others.

Organized and coordinated educational trips for school and public groups. Conducted tours of the project site, conducted media interviews and fostered community relations.

**OPERATIONS DIRECTOR  
THE PARKS AT CHEHAW † ALBANY, GA****1998 – 2001**

Manage the operation of an 800-acre zoo, nature park, camping area, narrow-gauge train, bike park, restaurant, and gift store. Reported to the Chehaw Park Authority, the state legislated governing body. Responsible for financial budgeting and controls, operational and maintenance staff development, marketing, fundraising, and compliance with regulating agencies. Acted as liaison to the City of Albany, Dougherty County, and other local governments.

Managed both Park Authority and City of Albany employees. Represented the organization at national accrediting association meetings. Developed and maintained relationships with stakeholders and multiple media outlets to promote the mission and purposes of the organization.

**ENGINEERING PROJECTS SUPERVISOR  
THE PARKS AT CHEHAW † ALBANY, GA**

1995 – 1998

Responsible for the planning, implementation, and coordination of publicly funded capital projects. Developed operational assessments and funding strategies for executive staff, elected officials, and governing board. As part of the executive team, managed all site improvements, maintenance, special events, risk management and disaster preparedness. Insured compliance with building codes, regulations, and professional standards of all projects. Managed budgets and provided reports for all capital programs.

**PROCTER & GAMBLE PAPER PRODUCTS COMPANY † ALBANY, GA**

1976 – 1994

Progressively advanced through the organization with increasing responsibility. Ultimately held position managing all contract construction and cost estimating personnel and their activities. Provided management and oversight for up to \$25 million in annual maintenance and capital improvements. Acted as liaison between plant engineering, outside contractors, internal departments, and corporate offices. Developed proposals, budgets, reports, and presentations to a diverse management group. Represented the Albany facility at meetings and conventions at various national locations. Organized and planned local training sessions, conferences and meetings for employees, managers, and executives.

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**AFFILIATIONS, PROJECTS & COMMUNITY INVOLVEMENT**

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AZA Associate Member – Current

Albany Technical College Foundation – Treasurer (Current)

Albany Chamber Military Affairs Committee – (Current)

Albany Chamber Governmental Affairs Committee – (Current)

Quail Forever Southwest Georgia Chapter – Founding Officer and Treasurer (Current since 2014)

Georgia Association of Museums and Galleries – Board of Directors – (Current)

Southeastern Museum Conference – Member (Current)

Albany Convention and Visitors Board of Directors (Current)

Georgia Archives, Alliance for Response Panel Member (2007)

Flint River Basin Water Development Conservation Plan, Stakeholder Advisory Group – GA EPD (2006)

Georgia Wildlife Federation, Board President (1994–1995)

Georgia Wildlife Federation, Board of Directors (1992–2016)

**Clark, Bristria**

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**From:** Jenkins, Jacqueline <Jacqueline.Jenkins@dph.ga.gov>  
**Sent:** Wednesday, October 18, 2023 1:58 PM  
**To:** Clark, Bristria  
**Subject:** Board appointments  
**Attachments:** jackieCV.docx



Good afternoon,

I am Jacqueline Jenkins, and I would like to be considered for appointment to the Albany-Dougherty hospital Authority board I have attached my resume. Please call me at 229-296-1536 if needed.

Thanks so much, Jackie

Jacqueline Jenkins, MSPH  
Director Epidemiology and Surveillance Program  
Southwest Health District  
229-352-4271 ext 6515  
Work Cell: 229-854-4558

*PUBLIC RECORDS NOTICE: Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

# JACQUELINE JENKINS

229-296-1536  
JMCCAWJENKINS@ICLOUD.COM  
ALBANY, GA 31707



## SKILLS & ABILITIES

Data Analysis  
Strategic Planning  
Public health researcher  
Community Engagement  
Spatial analysis (GIS)

Publications author  
Community Needs Assessment  
Skilled presenter  
Strong written verbal/communication skills  
Public Health expert

## EXPERIENCE

03/2000 to Current

### **Director of Epidemiology and Community Health Planning** Southwest Public Health District – Albany, GA

- Serves a job expert or organization resource in epidemiology, community health planning, and surveillance. Functions as principle investigator for investigations of diseases and oversees formal case control and cohort studies of complex case issues. Leads long-term epidemiologic projects with significant impact on public health and the agency's resources. Maintains expertise in disease outbreak investigation and management. Provides consultation to staff and partners related to various disease investigations, epidemiology and surveillance.
- Manages the Acute Epidemiology program, STD Surveillance program, Opioid Initiative, Adolescent Health, and community health assessment and data analysis initiative. Supervises professional and support staff, students, and volunteers.
- Develops programmatic policies and procedures. Develops presentations and speaks to various groups on programmatic related topics. Attends
- Networks with community partners to provide public health resources, assess needs and deliver epidemiological information related to disease reporting/investigation, chronic diseases, and health information.

5/2004

### **Part-time Instructor – Health Care Administration** **Albany State University**

Instructor for Chronic Disease Management and Healthcare Economics Classes

5/2005

**Part-time Instructor – Master of Public Administration program  
Albany State University**

Instructor for Finance of Healthcare, and Healthcare to Special Populations classes.

**EDUCATION**

**Master of Science in Public Health – Epidemiology and Biostatistics**

University of South Carolina - Columbia, South Carolina

**Bachelor of Science – Biology**

Morris College – Sumter, South Carolina

*Lawrence C. Knighton*

*2704 Quail Run Drive*

*Albany, Georgia 31721*

*229.291.0562*

[Stressfree1960@yahoo.com](mailto:Stressfree1960@yahoo.com)

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Dougherty County

Attn: Bristeria Clark Hope

222 Pine Ave.

Albany, GA 31701

Good day to you –

My name is Lawrence C. Knighton, and I am interested in serving on the Dougherty County Hospital Authority Board. I have been a resident of Albany, Georgia (Dougherty County) for 35 years and I have been actively involved in the community. As a Pastor for the past seventeen years and former Marketing and Sales Director for Chick-fil-A for seven years, I believe my experiences will work together to help the Dougherty County Development Authority become an even better jewel for the community.

Attached is my resume which will share a little of who I am and my past and present work experience.

I look forward to hearing from you soon.

**Lawrence C. Knighton**

229.291.0562

L

# LAWRENCE C. KNIGHTON

2704 Quail Run Drive, Albany, Georgia ■ Cell: 229.291.0562 ■ Email: lawrenceknighton@gmail.com

## PERSONAL PROFILE

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- A resourceful and detail-oriented professional with a keen eye for details
- A focused, trustworthy and dependable individual with outstanding investigative and problem-solving skills

## EXPERIENCE

---

2006 - Present

### **St. James Baptist Church - Baconton, GA**

#### *Senior Pastor*

- Formulates vision and strategy based on God's leading for St. James Baptist Church
- Responsible for preaching, teaching, counseling, training, and equipping leadership members of the church and other pastoral duties.
- Develops Bible Study curriculum
- Develops Sunday School curriculum
- Implement ministries for Seniors, Young Adults and Youth
- Partner with school systems in the surrounding counties to help youth to become successful
- Ambassador to the Mitchell county community on behalf of the church

2008 - 2014

### **Chick-fil-A - Albany, GA**

#### *Sales & Marketing Manager*

- Responsible for outside sales and marketing for the Chick-fil-A restaurants – Albany, GA
- Visit businesses and schools to distribute Chick-fil-A materials
- Organize community events for Chick-fil-A
- Assist in public relations activities for Chick-fil-A
- Conduct customer service training for various businesses
- Conduct job fairs for local schools and colleges

## LAWRENCE C. KNIGHTON, con't.

2002–2006

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church - Albany, GA

#### *Administrative Pastor/Media Minister*

- Assist Pastor in preaching, teaching, counseling, and other administrative duties
- Responsible for curriculum for Church-In-Training classes that includes leading a team of writers, researching topics, and a written curriculum
- Currently training new Youth Minister and continuing to work in an advisory capacity to Youth Minister.
- Coordinates training for Media Ministry members
- Negotiates and coordinates broadcasts of worship for television and radio

1997-2002

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church - Albany, GA

#### *Youth Minister*

- Preached weekly in Youth Church
- Taught weekly bible study to the youth of 2<sup>nd</sup> Mt. Olive
- Counseled with youth and parents on various issues
- Supervised Youth Advisors (Children, Pre-Teen and Teen)
- Planned and implemented Youth Activities
- Visited local schools to track progress of 2<sup>nd</sup> Mt. Olive students
- Implemented Youth Worship for ages 0-12 from bi-weekly to weekly
- Coordinated and supervised youth teachers for Bible Study, Church-in-Training, Children's Church, the After School Program, and Summer Camp
- Partnered with the Mt. Olive Community Outreach to help advance an After School Program
- Implemented a number of various ministries
- Grant Writer
- Created and taught Youth Entrepreneurship classes to Title I middle and high school students at local schools
- Facilitated World Vision Youth Outreach Worker Pilot Program at local schools
- Trained Youth Outreach Workers for campus ministry
- Other duties as assigned

1996-1997

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church – Albany, GA

#### *Benevolent Assistance Coordinator –*

- Screened and counseled clients for benevolent assistance
- Maintained accurate count of clients assisted on a monthly basis
- Prepared monthly financial benevolent reports

## LAWRENCE C. KNIGHTON, con't.

### EDUCATION

---

- 2017 Bethany Bible College and Seminary Dothan, AL  
*Master of Arts in Religion*
- 2016 Bethany Bible College and Seminary Dothan, AL  
*Bachelor of Arts in Ministry*
- 2001 Bethany Bible College and Seminary Dothan, AL  
*Associate of Arts in Religion*
- 1985 Boces Education Institute Syracuse, NY
- 1978 Nottingham High School Syracuse, NY

### PERSONAL DATA

---

- Place of Birth – Syracuse, NY
- Date of Birth – May 18, 1960
- Date Entered the Ministry – September 1995

### REFERENCES

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Available Upon Request

Keep Albany Dougherty Beautiful

Incumbents

Melissa Hodges

Bill Reilly

No new applicants



2106 Habersham Road  
P.O. Box 4868  
Albany, Georgia 31706

KEEP AMERICA BEAUTIFUL OFFICER



**MEMO**

TO: Dougherty County Board of Commissioners

FROM: Jwana L. Washington, Executive Director 

DATE: October 27, 2023

RE: Board Reappointment

This memo is to request the reappointment of Mrs. Melissa Hodges to the Keep Albany-Dougherty Beautiful Board of Commissioners. Mrs. Hodges is self-employed as a media specialist. She is active and in good standing on the KADB Board of Commissioners and is an asset to our organization.

Mrs. Melissa Hodges  
2510 Daylor Court.  
Albany, GA 31721  
(229) 446-9252 (w) (229) 343-7953  
melissa.ann.hodges@gmail.com

Thank you for your consideration of this request.

JLW/mm



2106 Habersham Road  
P.O. Box 4868  
Albany, Georgia 31706

KEEP AMERICA BEAUTIFUL AFFILIATE

Item 7a.



**MEMO**

**TO:** Dougherty County Board of Commissioners

**FROM:** Jwana L. Washington, Executive Director 

**DATE:** October 27, 2023

**RE:** Board Reappointment

This memo is to request the reappointment of Mr. Bill Reilly to the Keep Albany-Dougherty Beautiful Board of Commissioners. Mr. Reilly is employed by Renasant Bank. He is active and in good standing on the KADB Board of Commissioners and is an asset to our organization.

Mr. Bill Reilly  
106 Honeysuckle Drive  
Albany, GA 31705  
(229) 878-3321  
bill.reilly@renasant.com

Thank you for your consideration of this request.

JLW/mm

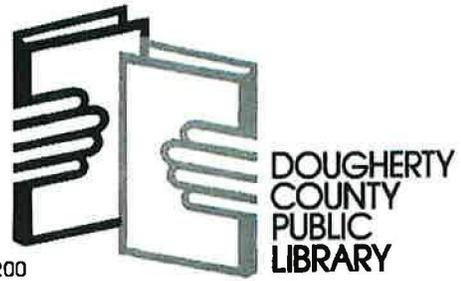
Library Board

Incumbents

Walter Kelley

Charlotte Ledford

No new applicants



300 PINE AVENUE / ALBANY, GEORGIA 31701-2533 / 229.420.3200

October 12, 2023

Ms. Bristeria Clark Hope  
Deputy County Clerk  
222 Pine Avenue, Suite 540  
Albany, Georgia 31701



Re: Library Board

Dear Ms. Hope,

This letter is to verify that current Library Board members, Mr. Walter Kelley and Mrs. Charlotte Ledford are in good standing should either of them express interest in continuing to serve on the Dougherty County Public Library Board of Trustees. Their current terms will expire on December 31, 2023.

Thank you,

Gail T. Evans, Director  
Dougherty County Public Library  
[gevans@docolib.org](mailto:gevans@docolib.org)  
229-420-3230

Plumbing Board

Incumbents

Lee Eppley

Glenn Tyler Harris

Rhett Parker

No new applicants



October 13, 2023

Jawahn Ware, County Clerk  
Dougherty County Board of Commissioners  
222 Pine Avenue, Suite 540  
P.O. Box 1827  
Albany, GA 31702-1827

Re: Lee Eppley  
Rhett Parker  
Glenn Tyler Harris  
Plumbing Board

Dear Mrs. Ware:

We are in receipt of your letter dated October 11, 2023, concerning the reappointment of Lee Eppley, Rhett Parker, and Glenn Tyler Harris to the Plumbing Board.

The participants are in good standing with the Plumbing Board. We look forward to continuing to work with them throughout a possible next term.

Please let me know if there is anything else you need from us.

Sincerely,

  
Paul Forgey

**PLANNING & DEVELOPMENT SERVICES**

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

Southwest Georgia Community Action Council

Incumbent

Glenn Tyler Harris

One new applicant

Tameeka Daniels



**Helping People • Changing Lives • Building Communities**

**Randy Weldon • Chief Executive Officer**  
**Raimond Burley • Board Chair**  
Post Office Box 3728 • 912 First Avenue SE • Moultrie, Georgia 31776

October 12, 2023

Mr. Lorenzo Heard  
Chairman  
Dougherty County Board of Commissioners  
222 Pine Avenue, Ste 540  
Albany, Georgia 31701



Via [bclark@dougherty.ga.us](mailto:bclark@dougherty.ga.us)

Dear Mr. Heard:

Mr. Glenn Tyler Harris was appointed to our Board of Directors as a public sector representative for Dougherty County for the 2023 calendar year. He has faithfully served this year and his current term will expire on December 31, 2023.

Mr. Harris is a member in good standing on our board of directors. During his time on the board he has proven to be an active and insightful board member. He asks probing questions and gathers information to better educate himself on our Agency's services and activities. He has even facilitated communication with local entities, including County and City government, to help our Agency improve service delivery to those in need in Dougherty County.

At this time we are requesting that Mr. Harris continue to serve on our board. We would be delighted if he agreed to continue to serve and represent the citizens of Albany and Dougherty County.

If you have any questions or if we can provide additional information, please give me a call.

Sincerely,

Randy Weldon  
CEO

• Telephone 229/985-3610 • 1-800/642-3384 • Fax 229/890-1056 •

Helping People Help Themselves in Baker • Calhoon • Colquitt • Decatur • Dougherty • Early • Grady • Lee  
Marion • Miller • Mitchell • Schley • Seminole • Sumter • Terrell • Thomas • Webster • Worth Counties

**Clark, Bristria**

**From:** Tameeka Daniels <Tameeka.Daniels2@CENTENE.COM>  
**Sent:** Friday, October 20, 2023 5:39 PM  
**To:** Clark, Bristria  
**Subject:** Board Appointment Positions  
**Attachments:** Dougherty County Board Appointment Letter.docx

Good Afternoon Mrs. Clark,

Please see the attached letter of interest for the South Georgia Community Action Council and Dougherty County Development Authority Boards. I would like to ask for the Board's consideration for either of these positions. I was instructed to submit a letter of consideration in lieu of my resume by Commissioner Clinton Johnson. My resume will be sent upon my return back to Albany on Monday afternoon.

Please see the attached letter of interest.

Thank you,

Tameeka T. Daniels, MBA  
 Community Relations Manager  
 Southwest Georgia Territory



1100 Circle 75 Parkway, Suite 1100, Atlanta, GA 30339  
 Mobile – 229-583-3874  
[tameeka.daniels2@centene.com](mailto:tameeka.daniels2@centene.com) | [pshpgeorgia.com](http://pshpgeorgia.com)

**CONFIDENTIALITY NOTICE:** This communication contains information intended for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by return mail and then permanently delete the communication from your system. Thank you.

**CONFIDENTIALITY NOTICE:** This communication contains information intended for the use of the individuals to whom it is addressed and may contain information that is privileged, confidential or exempt from other disclosure under applicable law. If you are not the intended recipient, you are notified that any disclosure, printing, copying, distribution or use of the contents is prohibited. If you have received this in error, please notify the sender immediately by telephone or by returning it by return mail and then permanently delete the communication from your system. Thank you. **PUBLIC RECORDS NOTICE:** Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.

Dougherty County Board of Commissioners  
222 Pine Ave  
Albany, GA 31701

Greetings,

I am submitting my letter of interest and requesting your consideration for the Board Appointed positions of **Dougherty County Development Authority** or **Southwest Georgia Community Action Council**. I am a native resident of Albany, GA and have lived in the county for 38 years. Over the course of those years, I have worked in Education, Social Services, and Healthcare. I am a graduate of Albany State University with a Dual BS Degree in Healthcare Management and Marketing. I also have hold a Masters of Business Administration Degree from The University of Phoenix.

In addition to my work and education experience, I have been involved in civic, community and faith-based organizations as well. Organizations in which I am or have been involved include; Emerge Albany, Kiwanis Club of Southern Rivers, Girl Scouts Troop 16000 Troop Leader, Children's Bible Study Teacher, Alpha Kappa Alpha Sorority, Inc., Albany Chamber of Commerce Education Committee, United Way Young Professional Leaders, National Black MBA Association of Atlanta, Peach State Health Plan Inspire Committee Co-Chair, Leadership Albany c/o 2022, Ivy Preparatory Academy Board Member, and National Urban League member.

After relocating back to Albany in 2020 from the Atlanta area, it has been my desire to become more involved in my community by using my skills and talents to advance my hometown and region forward. I believe that Albany can once again be Southwest Georgia's premier leader and hub for the Albany/Metro area. I also believe that we can work together to build stronger communities that will lead to a more thriving City and County. I love Albany/Dougherty County, and I will continue to work and advocate for this community which has so much purpose and potential.

I am asking for your consideration of appointment to one of the aforementioned boards because I can guarantee my commitment to promote progress and advancement in our communities. I am solutions driven; therefore, my goal is to work endlessly until proper solutions are implemented to address issues. I am passionate about seeing change and would like to be a part of the changemakers.

Thank you for the opportunity to submit my letter of interest for a Board Appointed Position. Feel free to contact me if additional information is needed.

Best Regards,  
*Tameeka Daniels*

Southwest Georgia Housing Task Force

Incumbent

Sonya Johnson

No new applicants



181 East Broad Street  
P.O. Box 346  
Camilla, Georgia, 31730  
Phone: (229)522-3552  
Fax: (229)522-3558



October 17, 2023

Dougherty County Board of Commissioners  
Ms. Bristria Clark Hope, Deputy County Clerk  
222 Pine Avenue, Suite 540  
Albany, Georgia 31701

**Greetings:**

Thank you for your dedication to housing. This letter is in response to Dr. Sonya Johnson, a member of the Southwest Georgia Housing Task Force.

Dr. Johnson has been a dedicated member of our team since day one, and is currently serving as Assistant Director. We would be delighted if she were to be reappointed for another term, as we value her contributions and consider her a valuable member in good standing. We eagerly anticipate her ongoing service and commitment to our organization.

Thank you for allowing her to serve as the Dougherty County representative. If additional information is needed, please let me know by phone or email (nidhomesave@gmail.com OR (229) 317-4745).

**Sincerely,**  
***Patricia Fletcher-Edwards***

Patricia Fletcher-Edwards  
Director, SW GA Housing Task Force

Building Better Communities  
Baker ~ Calhoun ~ Colquitt ~ Dougherty ~ Decatur ~ Early ~ Grady ~  
Lee ~ Miller ~ Mitchell ~ Seminole ~ Terrell ~ Thomas ~Worth Counties

Southwest Georgia Regional Commission

Incumbents

Raymond Breaux

Haryl Dabney

Commissioner Anthony Jones

No new applicants



The Southwest Georgia Regional Commission Council Attendance Record

Item 7a.

2023		Position	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	DEC	Start	Committee
<b>BAKER COUNTY</b>															
	Chris Moore	County		X		E	X	X	X	E	X			86%	
	Connie Hobbs	County	X											71%	2/12/2023
	John Spann	City	X	X	X	X	X	X	X	X	E			100%	12/4/2008
	Eddie Hopkins	Non-Public	X	X	X	X	X	X	X	X	X			113%	2/12/2008
<b>CALHOUN COUNTY</b>															
	Charlie Williams	County	X	X		E	X	X	X	X	X			89%	1/12/2004
	Darryl Warren	City			X			X	X	X	X			83%	1/18/2022
	Benny Flowers	Non-Public	X	X	X	E	E	X	X	X	E			76%	1/12/2009
<b>COLQUITT COUNTY</b>															
	Paul Nagy	County	X	X	X	E	X	X	E	X	X			88%	1/12/2015
	Ferrell Ruis	City	X	X	X	X					X			63%	1/12/2008
	VACANT	Non-Public													
	Barbara Grogan	Additional	X	X	E		X		X					86%	1/7/2020
<b>DECATUR COUNTY</b>															
	Steve Brock	County	E	X	X	X		E	X	X	X			78%	6/28/2018
	Kregg Close	City	X	X	E			X	X					80%	10/15/2017
	Stephanie Daniels	Non-Public			X		X				X			60%	3/12/2023
	Billy Poppell	Additional	X	X	X	X		X	X	X	X			100%	3/12/2016
<b>DOUGHERTY COUNTY</b>															
	Anthony Jones	County	X	X	X	E	X	X	X	X	X			100%	10/15/2015
	Jon Howard	City	E	X	X	X	X	X	X	X	X			100%	2/14/2019
	Dr. Charles Ochie, Sr.	Non-Public	X	E	X	E		X	E	X	X			63%	1/25/2021
	Raymond Breaux	Additional	X	X		X	X	X	X	X	X			100%	1/12/2023
	Haryl Dabney	Additional		X	X	E	X	X	E	X	X			86%	2/12/2023
<b>EARLY COUNTY</b>															
	Charlie Sol	County	X	X	X	E	X	X	X	X	X			100%	9/15/2019
	Al Hutchins, Jr.	City	X	X	X	X	X	X	X	X	X			113%	2/12/2025
	Freddie Speight	Non-Public	X	X	X	E	X	X		X	X			85%	10/4/2013
<b>GRADY COUNTY</b>															
	Keith Moye	County		X		E				E	X			26%	1/1/23
	Jim Sellers	City	E	X	X	E	X	X	X	X	X			88%	2004-2009
	Joe Walden	Non-Public	X	X	X	E	E	X	X	E	X			76%	12/1/2010
<b>LEE COUNTY</b>															
	VACANT	County												96%	
	Dwight Hickman	City	X	X	X	X	X	X	X	X	X			113%	2/12/2014
	Chad Griffin	Non-Public	X			X	X	E		X	X			63%	1/12/2015
	Cicity Florence	Additional						X	X	X	X			133%	6/29/2023
	VACANT	Additional													
<b>MILLER COUNTY</b>															
	Kregg Freeman	County												0%	2/12/2020
	Allen Worsley	County												0%	
	Carlos Williams	City	E	X	E	X	X	X	E	X	E			63%	8/12/2009
	Jayne Smith	Non-Public					E				X			13%	1/18/2018
<b>MITCHELL COUNTY</b>															
	Ben Hayward	County	X	X	X	E	X	X	E		X			76%	2/11/1985
	Danny Palmer	City	X	X	X	X	E	X	X	X	E			88%	1/12/2002
	Nathaniel Keaton	Non-Public	X	X	E	E	E	E	E	E	E			25%	1/12/2015
<b>SEMINOLE COUNTY</b>															
	Brenda Peterson	County	X	X	E	E	X	X	X	X	X			88%	1/12/2011
	Mitchell Blanks	City	X	E	E	X	E	X	E	X	X			63%	2/12/2015
	Tori Gravlee	Non-Public	X	X	E	X	X	X	X	X	X			88%	11/12/2022
<b>TERRELL COUNTY</b>															
	Ernest Johnson	County												0%	5/15/2015
	Ed Wade	City	X	X	X	X	X	X	X	X	X			113%	1/12/2023
	Edward Ament	Non-Public	X	X	X	X	X	X	X	X	E			100%	1/12/2023
<b>THOMAS COUNTY</b>															
	Donnie Baggett	County	X	X	E	X	X	X	X	E	X			88%	1/12/2015
	Scott Chastain	City	E	X	X	X	E			X	E			60%	1/25/2022
	Al Bryan	Non-Public	X	X										100%	2/13/2019
	Jason Giddens	Non-Public			X	X		X	X	X	X			100%	3/12/2023
	Elaine Mays	Additional	X	E	E	X	X	X	X	E	X			76%	1/12/2021
<b>WORTH COUNTY</b>															
	Kemp Willis	County	X	E	X			E	X					38%	1/4/2022
	Christopher Wheeler	City	X	X	X	E	E	X			E			60%	1/18/2019
	Melvin Harris	Non-Public	E	X	X	X	X		X	X	X			88%	1/12/2022
<b>Governor's Appointment</b>															
	VACANT													0%	
	VACANT													0%	
	VACANT													0%	
<b>Lt. Governor's Appointment</b>															
	VACANT													0%	
<b>Speaker of the House Appointment</b>															
	VACANT													0%	

**# of Members Present: 33**

**# of Counties: 14**

**Counties with 100%: Dougherty Early Grady Lee Seminole**

**Guests**  
 Polly Sattler, Strategic Relations Manager  
 Partnership for Inclusive Innovation  
 Amillion Denton  
 Kathy Wade  
 Lorenzo Heard, Dougherty County Commission Chairman  
 Faye Williams  
 Paul Fryer, Congressman Sanford Bishop's Office

**12 Members and 8 Counties represented constitutes a Quorum**

**Staff Present**  
 Suzanne Angell  
 Barbara Reddick  
 Traci Hall  
 Jeffery Hamilton  
 Harrison Edwards  
 Beka Shiver  
 Sheena Stephens

★ = 100% ATTENDANCE

% Attendees for Month		74%	77%	62%	47%	58%	72%	61%	65%	72%
Of Unattended	% Excused	55%	36%	53%	67%	42%	31%	39%	38%	62%
Of Unattended	% Absent	45%	64%	47%	33%	58%	69%	61%	63%	38%

46 Members

X=PRESENT E=EXCUSED ABSENCE BLANK=UNEXCUSED ABSENCE

Stadium Authority

Incumbent

Alistari McKendrick

No new applicants

**DOUGHERTY COUNTY STADIUM AUTHORITY**

P. O. Box 1198

Albany, Georgia 31702

October 12, 2023



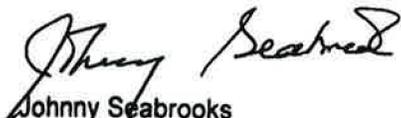
Board of County Commissioners  
222 Pine Avenue  
Albany, Georgia 31701

Dear Commissioners:

The Dougherty County Commissioners have had the responsibility of assigning two members to the Dougherty County Stadium Authority. Mr. Alistari McKendrick has served on the Stadium Authority since 2009. He has earned the respect of his fellow committee members as well as the stadium personnel. The Dougherty County Stadium Authority would appreciate it if the County Commissioners would reappoint Mr. McKendrick to serve another term as a stadium committee member.

We look forward to hearing from you soon.

Respectfully,

  
Johnny Seabrooks  
Secretary/Treasurer  
Dougherty County Stadium Authority

JS/ph

---

Phone: (229) 886-0872; (229) 349-4388 F (229) 431-3309

---

Tax Assessors Board

Incumbents

Jenita Lane

Larry Thomas

One new applicant

Lawrence Knighton

**Dougherty County Board of Assessors**

P O Box 1827 Albany, GA 31702  
(229) 431-2130 Fax (229) 446-2713  
Email: [abridges@dougherty.ga.us](mailto:abridges@dougherty.ga.us)

**ASSESSORS**

William Ashberry, Chairman  
Larry Thomas, Vice-Chairman  
George Anderson  
Je’Nita Lane  
Wayne Shaw

**INTERIM CHIEF APPRAISER**

Larry Thomas

**SECRETARY**

Adam Bridges

October 17, 2023

Mrs. Bristria Clark Hope  
225 Pine Ave  
Albany, GA 31701



RE: Tax Assessors Board

Dear Mrs. Hope:

This letter is to verify that Larry Thomas and Je’Nita Lane with the Dougherty County Board of Tax Assessors have agreed to continue to serve on the board for the next three years. I, Adam Bridges, Assistant Chief Appraiser, respectfully submit that Larry Thomas and Je’Nita Lane are in good standing with the Dougherty Board of Tax Assessors.

If any additional information is needed, please do not hesitate to contact me at 229-302-3050.

Sincerely,

Adam Bridges  
Dougherty County Assistant Chief Appraiser

*Lawrence C. Knighton*

*2704 Quail Run Drive*

*Albany, Georgia 31721*

*229.291.0562*

[Stressfree1960@yahoo.com](mailto:Stressfree1960@yahoo.com)

---

Dougherty County

Attn: Bristeria Clark Hope

222 Pine Ave.

Albany, GA 31701

Good day to you –

My name is Lawrence C. Knighton, and I am interested in serving on the Dougherty County Tax Assessors Board. I have been a resident of Albany, Georgia (Dougherty County) for 35 years and I have been actively involved in the community. As a Pastor for the past seventeen years and former Marketing and Sales Director for Chick-fil-A for seven years, I believe my experiences will work together to help the Dougherty County Development Authority become an even better jewel for the community.

Attached is my resume which will share a little of who I am and my past and present work experience.

I look forward to hearing from you soon.

**Lawrence C. Knighton**

229.291.0562

L

# LAWRENCE C. KNIGHTON

2704 Quail Run Drive, Albany, Georgia ■ Cell: 229.291.0562 ■ Email: lawrenceknighton@gmail.com

## PERSONAL PROFILE

---

- A resourceful and detail-oriented professional with a keen eye for details
- A focused, trustworthy and dependable individual with outstanding investigative and problem-solving skills

## EXPERIENCE

---

2006 - Present

### **St. James Baptist Church - Baconton, GA**

#### *Senior Pastor*

- Formulates vision and strategy based on God's leading for St. James Baptist Church
- Responsible for preaching, teaching, counseling, training, and equipping leadership members of the church and other pastoral duties.
- Develops Bible Study curriculum
- Develops Sunday School curriculum
- Implement ministries for Seniors, Young Adults and Youth
- Partner with school systems in the surrounding counties to help youth to become successful
- Ambassador to the Mitchell county community on behalf of the church

2008 - 2014

### **Chick-fil-A - Albany, GA**

#### *Sales & Marketing Manager*

- Responsible for outside sales and marketing for the Chick-fil-A restaurants – Albany, GA
- Visit businesses and schools to distribute Chick-fil-A materials
- Organize community events for Chick-fil-A
- Assist in public relations activities for Chick-fil-A
- Conduct customer service training for various businesses
- Conduct job fairs for local schools and colleges

## LAWRENCE C. KNIGHTON, con't.

2002–2006

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church - Albany, GA

#### *Administrative Pastor/Media Minister*

- Assist Pastor in preaching, teaching, counseling, and other administrative duties
- Responsible for curriculum for Church-In-Training classes that includes leading a team of writers, researching topics, and a written curriculum
- Currently training new Youth Minister and continuing to work in an advisory capacity to Youth Minister.
- Coordinates training for Media Ministry members
- Negotiates and coordinates broadcasts of worship for television and radio

1997-2002

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church - Albany, GA

#### *Youth Minister*

- Preached weekly in Youth Church
- Taught weekly bible study to the youth of 2<sup>nd</sup> Mt. Olive
- Counseled with youth and parents on various issues
- Supervised Youth Advisors (Children, Pre Teen and Teen)
- Planned and implemented Youth Activities
- Visited local schools to track progress of 2<sup>nd</sup> Mt. Olive students
- Implemented Youth Worship for ages 0-12 from bi-weekly to weekly
- Coordinated and supervised youth teachers for Bible Study, Church-in-Training, Children's Church, the After School Program, and Summer Camp
- Partnered with the Mt. Olive Community Outreach to help advance an After School Program
- Implemented a number of various ministries
- Grant Writer
- Created and taught Youth Entrepreneurship classes to Title I middle and high school students at local schools
- Facilitated World Vision Youth Outreach Worker Pilot Program at local schools
- Trained Youth Outreach Workers for campus ministry
- Other duties as assigned

1996-1997

### Greater 2<sup>nd</sup> Mt. Olive Baptist Church – Albany, GA

#### *Benevolent Assistance Coordinator –*

- Screened and counseled clients for benevolent assistance
- Maintained accurate count of clients assisted on a monthly basis
- Prepared monthly financial benevolent reports

## LAWRENCE C. KNIGHTON, con't.

### EDUCATION

---

- 2017      Bethany Bible College and Seminary      Dothan, AL  
*Master of Arts in Religion*
- 2016      Bethany Bible College and Seminary      Dothan, AL  
*Bachelor of Arts in Ministry*
- 2001      Bethany Bible College and Seminary      Dothan, AL  
*Associate of Arts in Religion*
- 1985      Boces Education Institute      Syracuse, NY
- 1978      Nottingham High School      Syracuse, NY

### PERSONAL DATA

---

- Place of Birth – Syracuse, NY
- Date of Birth – May 18, 1960
- Date Entered the Ministry – September 1995

### REFERENCES

---

Available Upon Request

# Lawrence R Roberts

---

701 cantrell lane , albany, GA 31705

12292913659

lawrencerobertsr@yahoo.com

DOUGHERTY COUNTY Last Name

DOUGHERTY COUNTY

222 PINE AVENUE

ALBANY, GA. 31701

Phone

Email

October 11, 2023

RE: APPOINTMENT TO DEVELOPMENT AUTHORITY

Dear Human Resources DIRECTOR

I'm contacting you in regards to the APPOINTMENT TO THE DOUGHERTY COUNTY  
DEVLOPMENT AUTHORITY .

The enclosed resume fully outlines the value I can provide to your organization. Here is a brief  
overview:

Sincerely, LAWRENCE R.ROBERTS SR.

Thank you for your consideration.

Best regards,



LAWRENCE R  
ROBERTS

12292913659  
lawrencerobertsr@yahoo.com  
701 cantrell lane ,  
albany, GA 31705

## PROFESSIONAL SUMMARY

---

I HAVE ENJOYED ALL MY WORK EXPERIENCES.

## SKILLS

---

## EXPERIENCE

---

**Consultant/Lobbyist, LRR CONSULTING CO.INC.**, Jan 2005 - Current, albany, GA

- Represented company at business gatherings and networking events.
- Studied latest trends and industry news to identify public relations opportunities.
- Built strong network of partnerships with community, consumer and public interest groups to further PR objectives.
- Collaborated with various internal stakeholders, aligning PR efforts with overall business objectives.

**Sales Representative, Albany motorcars Inc.**, Jun 2009 - Oct 2017, albany, GA

- Provided customers with clear understanding of charges, billing and price changes.
- Built strong customer relationships with new and existing customers by providing excellent customer support.

**Sales Representative, Edwards Motor Company**, Apr 2007 - Jun 2009, albany, GA

**Sales Representative, Edwards Motor Company**, Apr 2007 - Jun 2009, albany, GA

- Provided customers with clear understanding of charges, billing and price changes.
- Contacted customers for order clarification regarding omitted data, numbers or delivery dates.

**Sales Representative, Sunbelt Ford Company**, Aug 2006 - Apr 2007, Sylvester, Ga.

**Sales Representative, Sunbelt Ford Company**, Aug 2006 - Apr 2007, Sylvester, Ga.

- Provided customers with clear understanding of charges, billing and price changes.
- Kept records of sales-related activities and transactions in company database.

**STATE REPRESENTATIVE, STATE OF GEORGIA**, Jan 1993 - Jan 2005, ATLANTA, Georgia

- Wrote bills to affect necessary change in areas important to the people of ALBANY, including [Type] and [Type].
- Developed expertise in subject matters related to committee assignments.

COMMITTEE ASSIGNMENTS: BUDGET ( CHAIRED BY THE SPEAKER OF THE HOUSE)WROTE FINAL STATE BUDGET FOR ADOPTION. APPROPRIATIONS COMMITTEE,MOTOR VEHICLES COMMITTEE,DEFENSE AND VETERANS AFFAIRS COMMITTE (VICE CHAIRMAN)

**Owner/Operator, LR'S DISCOUNT GAS & FOODS INC.**, May 1983 - Sep 2003, albany, GA

- Achieved forecasted revenue goals and managed budget to reduce overages and expenditures.
- Oversaw employee scheduling to verify proper coverage for all shifts.
- Managed daily operational strategy, applying business acumen and industry-specific knowledge.

**Finance and Insurance Manager, AULTMAN MOTOR COMPANY**, May 1978 - May 1983, albany, GA

- Executed risk management strategies to minimize financial exposure and improve financial stability.
- Orchestrated integration of financial software system to streamline processes and reduce reporting time.
- Developed and implemented highly-effective methods for cash forecasting.
- Implemented cash management services by establishing banking relationships and instituting treasury policies and procedures.
- Acquired and implemented systems and software to provide critical financial and operational information.
- Generated operational and financial reports to assist management with business strategy.
- Negotiated favorable terms with financial institutions to secure reduced interest rates.

**Sales Representative, OGLETREE OLDSMOBILE/VOLVO**, Jan 1975 - May 1978, albany, GA

- Provided customers with clear understanding of charges, billing and price changes.

## EDUCATION

---

CERTIFICATE OF COMPLETION, AUTOMOBILE SALES AND FINANCE <b>GENERAL MOTORS TRAINING INSTITUTE</b> - JACKSONVILLE, FLORIDA	May 1978
High School Diploma, GENERAL <b>DOUGHERTY HIGH SCHOOL</b> - albany, GA	Jun 1972
LIBERAL ARTS <b>ALBANY STATE COLLEGE</b> - albany, GA	