



## REGULAR MEETING

October 21, 2024  
10:00 AM

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

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### AGENDA

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

1. Call the meeting to order by Chairman Lorenzo Heard.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
  - [a.](#) Consider for action the Minutes of the September 23rd Regular Meeting and September 30th Work Session. **ACTION:**
6. 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.](#) Writers Alex and Stephen Kendrick and representatives of Kendrick Brothers Production are present to receive a proclamation for their impact in Dougherty County.
7. Zoning Public Hearing. (***Those wishing to speak for or against this item should sign the Sign Up sheet located on the table in the rear of the Chamber***).
  - [a.](#) Lanier Engineering, Inc., applicant and Billy Bogus Construction, LLC, owner (24-062) request to rezone a 1.012-acre parcel from R-1 (Single-Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The rezoning would align with adjacent parcels and allow a single-family residential development. The property location is 1729 Beattie Road. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.

8. Purchases.

- a. Consider for action the recommendation to accept the quote for recording equipment for Juvenile Court from BIS Digital (Ft. Lauderdale, FL) in the amount of \$27,500. Juvenile Court recently obtained new computers, and the recording system needs to be upgraded to be compatible with the equipment. Funding is budgeted in the General Fund. **ACTION:**
- b. Consider for action the recommendation to purchase two Caterpillar M318 Hydraulic Excavators from Yancey Bros. Co. (Albany, GA) in the amount of \$735,486. The dealer will provide a trade in allowance of \$209,000 for the existing equipment. The final expenditure will be \$526,486. Funding is budgeted in SPLOST VII. **ACTION:**
- c. Consider for action the Resolution providing for acceptance and execution of the contract for the FY 22/23 Road Resurfacing Project from the lowest responsive and responsible bidder, Reeves Construction Company Inc. (Albany, GA) in the amount of \$6,620,255; subject to execution by the County Administrator. Funding will be provided by unappropriated/unused funds in SPLOST III, IV, V, VI, VII; 2022 and 2023 LMIG; T-SPLOST-2 Roadway Improvement; and T-SPLOST-2 Roadway Striping. **ACTION:**
- d. Consider for action the recommendation to accept Change Order #1 from CE Construction (Albany, GA) in the amount of \$52,500 to undercut unsuitable material located in the south Barbragale Alley. Funding, if approved, will be transferred from unused funds in Radium Springs DNR Bridge and be expended from TSPLOST 2 Alley Improvements. Assistant County Administrator Barry Brooks and Public Works Director Chuck Mathis will address. **ACTION:**

9. Additional Business.

- a. Consider for action the recommendation from the Library to apply for three Georgia Public Library Service Major Repair and Renovation Grants in the amount of \$900,000 for renovations of the Westtown Library. The grant includes a \$450,000 local match. Funding is available in SPLOST VI and VII. **ACTION:**
- b. Consider for action the recommendation to accept the Albany/Dougherty Resiliency Plan. The City of Albany adopted the proposed plan in their September 24, 2024 Meeting. **ACTION:**
- c. Consider for action the ratification of the joint appointment by the City of Albany of Demetrius Love to fill an unexpired term ending December 31, 2024 for the Southwest Georgia Regional Commission. Incumbent Haryl Dabney resigned. County Clerk Jawahn Ware will address. **ACTION:**
- d. Consider for action the Zoning Consideration of Lanier Engineering, Inc., applicant and Billy Bogus Construction, LLC, owner (24-062) request to rezone a 1.012-acre parcel from R-1 (Single-Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The rezoning would align with adjacent parcels and allow a single-family residential development. The property location is 1729 Beattie Road. The Planning Commission recommends approval. **ACTION:**

10. Updates from the County Administrator.
11. Updates from the County Attorney.
12. Updates from the County Commission.
13. Consider for action the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing personnel and then to adjourn. **ACTION:**

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

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

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

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

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

## DOUGHERTY COUNTY COMMISSION

## REGULAR MEETING MINUTES

September 23, 2024 DRAFT

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 23, 2024. 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 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 August 19th Regular Meeting, August 19th Tax Public Hearing, August 26th Work Session, August 26th Special Called Meeting, and August 29th Special Called Meeting.

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

The Chairman opened the zoning public hearing of Fred Orton, applicant and owner (24-038) request to rezone a 44.57-acre parcel from R-2 (Single-Family Residential District) and AG (Agricultural District) to AG (Agricultural District). The rezoning would allow for the portion of property zoned R-2 to align with Agricultural uses. The property is at 2615 Liberty Expressway SE. The Planning Commission recommended approval. Tanner Anderson, Planner I, addressed. There being no individuals present in support of or opposition to the proposed tax matter, the Chairman closed the public hearing.

The Chairman called for consideration of the ratification for the emergency repair to Fleming Road in the amount of \$196,225 to Reeves Construction Company (Albany, Ga). The Commission provided consensus to the repair in the July 29, 2024 Work Session.

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

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

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

The Chairman called for consideration of the resolution declaring the listed equipment and vehicles as surplus and authorize the disposal of or sale of same via an online auction.



Commissioner Johnson moved for approval. Commissioner Newsome seconded the motion. Under discussion, Mr. Brooks and Mrs. Ware addressed the questions of Commissioner Gaines. There being no further discussion, the motion for approval passed unanimously. Resolution 24-037 is entitled:

A RESOLUTION ENTITLED A RESOLUTION DECLARING AS SURPLUS THE ATTACHED LIST OF EQUIPMENT AND VEHICLES; PROVIDING FOR DISPOSAL OF OR SALE OF SAME VIA AN ONLINE AUCTION; REPEALING PRIOR RESOLUTIONS IN CONFLICT; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance and execution of the Financial Advisory Services Agreement from Davenport Public Finance in an amount not to exceed \$10,000.

Commissioner Johnson moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 24-038 is entitled:

A RESOLUTION ENTITLED A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF THE FINANCIAL ADVISORY SERVICES AGREEMENT FROM DAVENPORT PUBLIC FINANCE; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for the zoning consideration of Fred Orton, applicant and owner (24-038) request to rezone a 44.57-acre parcel from R-2 (Single-Family Residential District) and AG (Agricultural District) to AG (Agricultural District). The rezoning would allow for the portion of property zoned R-2 to align with Agricultural uses. The property is at 2615 Liberty Expressway SE. The Planning Commission recommended approval.

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

The Chairman called for consideration to accept the resolution declaring a 2021 Ford Explorer Police Interceptor (from the Dougherty County Police) as surplus and authorize the sale through Charles Taylor TPA.

Commissioner Johnson moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously. Resolution 24-039 is entitled:

A RESOLUTION ENTITLED A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED 2021 FORD EXPLORER POLICE INTERCEPTOR (VIN NO. 1FM5K8AW4MNA08589) AND HAVE SAID SURPLUSSED SALVAGED VEHICLE DISPOSED

OF THROUGH CHARLES TAYLOR TPA, DOUGHERTY  
COUNTY'S THIRD-PARTY ADMINISTRATOR; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT  
HEREWITH; AND FOR OTHER PURPOSES.

Mr. Brooks thanked the Board for their support during his time on the dais and provided an update on the pending storms. Commissioner Edwards provided kudos to Mr. Brooks for the work he had done and Commissioner Johnson echoed the same sentiments to Mr. Brooks. In addition, Commissioner Johnson shared his appreciation to Mr. Brooks for the productive retreat. Commissioners Gray, Gaines, Jones and Chairman Heard added to the previous comments to include gratitude to staff. Commissioner Gaines asked for an update from the Elections Supervisor Ginger Nickerson at the next meeting pertaining to the new regulations passed. Commissioner Jones and Chairman Heard closed with the new slogan "Moving the County Forward."

There being no further business to come before the Commission, the meeting adjourned at 10:20 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

## DOUGHERTY COUNTY COMMISSION

## WORK SESSION MEETING MINUTES

September 30, 2024 DRAFT

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on September 30, 2024. 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, Deputy County Clerk Bristeria Clark and other staff. The public and media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. County Clerk Jawahn Ware participated via Facebook.

Chairman Heard introduced and provided an overview of the new County Administrator Deron King.

After the invocation by Chairman Heard, he asked the Commission to review the minutes of the September 9th Regular Meeting, September 16th Work Session, September 16th Special Called Meeting, and September 2024 Mid-year Commission Retreat.

The Chairman recognized Fredando "Farmer Fredo" Jackson to update the Commission on the Flint River Fresh project. Mr. Jackson provided an overview and shared that the focus was on economic fresh food. He noted that approximately 20,000 pounds of fresh fruit was distributed and a program named "Fresh RX" where 15-20 people were chosen every six months to learn effective nutrition ways was created. Information about the screening and fresh produce provided at the health fair events was shared. Commissioner Jones provided kudos to Farmer Fredo on his work with agriculture and other Commissioners shared similar sentiments.

The Chairman recognized President and CEO of the Economic Development Commission Jana Dyke who asked if she could use the Candy Room as a storage place for items to help individuals who had been impacted by Hurricane Helene. She added that the items collected will be distributed to the Ashburn and Fitzgerald communities. The Board provided consent.

The Chairman recognized citizens Agnes Barthel and Victor Meadows to share their concerns about the perception of votes not being counted. Ms. Barthel said that she spoke with Voter Registration and Elections Supervisor Ginger Nickerson who informed her of a systematic glitch on the vendor's end and her concern was to ensure that other citizen's votes counted as well. Chairman Heard asked that Mrs. Nickerson be present for a follow-up discussion at the next Work Session. Commissioner Johnson asked Chairman Heard to request that a Voter Registration Board representative also be present next week.

The Chairman called for a recommendation to purchase an industrial washer and dryer from Sourcewell Contract vendor Stafford Smith, Inc. in the amount of \$34,464.18 for the Jail. Funding is budgeted in SPLOST VI. Assistant County Administrator Barry Brooks addressed.

Chief Jailer John Ostrander was present. Chief Ostrander shared that one of the items was not repairable.

The Chairman called for a recommendation to accept the quotes to replace Air Handler #1A and #1B (AHU) and upgrade the controls in the Albany/Dougherty County Government Center. Service Pros (Leesburg, GA) quoted \$87,972.80 for the AHU replacements and sole source vendor, ESS (Albany, GA) quoted \$127,140 for the control upgrade for a total expenditure of \$215,112.80. Funding is budgeted in SPLOST VI and VII. Assistant County Administrator Barry Brooks addressed. Facilities Management Director Heidi Hailey was present. Ms. Hailey shared that there were two air handler areas in the Government Building and since COVID, this equipment has to now be built.

Attorney Shalishali welcomed the new County Administrator. Commissioners Newsome, Edwards, Gaines, and Jones shared the same sentiments. Commissioner Edwards wanted to know what was available in the different SPLOST accounts. Commissioner Johnson asked for prayers for the individuals who suffered loss from Hurricane Helene. Commissioner Gaines asked the County Attorney for an update on completing the review of the ordinance. Attorney Shalishali shared that the Board could provide a priority list as to what code they would like to set first. Chairman Heard asked for a moment of silence for the lives that were lost during the storm and for Captain Ted Thomas who passed last night from the Dougherty County Sheriff's Office. Commissioner Gaines recognized Former Willie Mayor Adams who was present in the meeting.

There being no further business, the meeting adjourned at 10:58 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

**Board Of Commissioners****Dougherty County**  
**Georgia****Proclamation****Proclamation Honoring the Kendrick Brothers for Their Impact  
in Albany and Dougherty County**

WHEREAS, the Kendrick Brothers established Kendrick Brothers Productions in Albany, Georgia, in 2003 as part of Sherwood Baptist Church, producing films like Flywheel, which promotes integrity and faith; and

WHEREAS, Flywheel and subsequent films such as Facing the Giants, Fireproof, Courageous, and War Room have gained national and international attention, bringing positive messages of faith, family, and community; and

WHEREAS, in 2023, the Kendrick Brothers returned to Albany to produce The Forge, showcasing local landmarks and earning critical acclaim worldwide, further highlighting Albany and Dougherty County on the global stage; and

WHEREAS, the Kendrick Brothers continue to contribute to the Albany community through their impactful films and dedicated service.

NOW, THEREFORE, BE IT RESOLVED, the Dougherty County Board of Commissioners honors the Kendrick Brothers for their exceptional contributions to the community and the global reach of their films.

This the 21st day of October 2024.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_

LORENZO L. HEARD, Chairman  
Dougherty County Commission





## MEMORANDUM

Date: October 4, 2024

To: Dougherty County Board of Commissioners

From: Albany-Dougherty Planning Commission

Subject: 24-062 - Rezoning - 1729 Beattie Rd

Lanier Engineering, INC (24-062) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County, Georgia, be amended to rezone a 1.012-acre parcel from R-1 (Single-Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The rezoning would align with adjacent parcels and allow a single-family residential development. The property is 1729 Beattie Rd (00302/00001/03B). The property owner is Billy Boggus Construction LLC, and the applicant is Lanier Engineering, INC. District 1

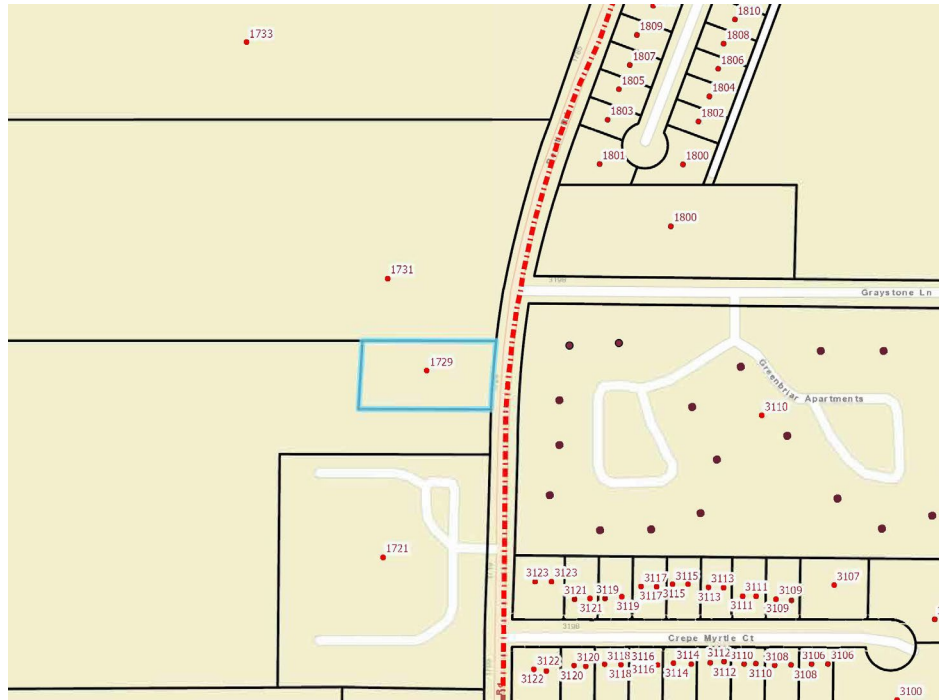
Staff recommends approval.

Art Brown offered a motion to approve as recommended by staff;  
Charles Ochie seconded the motion.

The motion carried **7-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
William Geer	Yes
Jimmy Hall	Yes
Demetrius Love	Yes
Art Brown	Yes
Charles Ochie	Yes
Willie Simmons	Yes

## STAFF ANALYSIS AND REPORT APPLICATION #24-062 REZONING



<b>OWNER:</b>	Billy Boggus Construction, LLC
<b>APPLICANT:</b>	Lanier Engineering
<b>LOCATION:</b>	1729 Beattie Road Tax Parcel 00302/00001/03B
<b>CURRENT ZONING/USE:</b>	
Zoning:	R-1 (Single Family Residential District)
Use:	1.012-Acre Vacant Parcel
<b>PROPOSED ZONING/USE:</b>	
Zoning:	C-R (Community Residential Multiple-Dwelling District)
Use:	Detached Single-Family Homes
<b>ZONING/ADJACENT LAND USE:</b>	
<u>North:</u> Zoning:	R-1 (Single-Family Residential District)
Land Use:	Religious Institution
<u>South:</u> Zoning:	C-Rc (Community Residential Multiple-Dwelling District with Conditions)

Land Use:	Vacant Parcel
<u>West</u> : Zoning:	C-Rc (Community Residential Multiple-Dwelling District with Conditions)
Land Use:	Vacant Parcel
<u>East</u> : Zoning:	C-R (Community Residential Multiple-Dwelling District)
Land Use:	Apartment Complex

### **MEETING INFORMATION:**

Planning Commission:	10/3/2024, 2:00 P.M., Government Center, 222 Pine Avenue, Rm. 100
Public Hearing:	10/21/2024, 10:00 A.M., Government Center, 222 Pine Avenue, Rm. 100

**RECOMMENDATION:** **Approval**

### **BASIC INFORMATION**

Lanier Engineering has submitted an application to the Albany-Dougherty Planning Commission requesting to amend the Official Zoning Map of Dougherty County, Georgia, to rezone a 1.012-acre parcel from R-1 (Single Family Residential District) to C-R (Community Residential Multiple-Dwelling District). The rezoning would allow for conformance with the adjacent parcel (1731 Beattie Rd) and the development of a single-family development.

### **PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE**

The site is a 1.012-acre vacant parcel on Beattie Rd, not within the 100-year floodplain.

### **RELEVANT ZONING HISTORY**

The parcel has maintained its original zoning district of R-1 (Single-Family Residential District) since Dougherty County adopted zoning in 1969.

### **PLANNING CONSIDERATIONS**

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



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

Yes. Rezoning to C-R will allow the property to be used to develop a single-family community. This rezoning will also allow for zoning conformance with the adjacent parcel.

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

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

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

No. This parcel is vacant and can only support one single-family structure as currently zoned. Rezoning to C-R will allow for a higher density of residential use in combination with the adjacent parcel.

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

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

**Trip Generation:** According to Trip Generation's 11th Edition, a single-family detached housing unit would generate between 4 and 22 daily trips.

**AADT:** The closest Average Daily Traffic (AADT) is on Beattie Rd., with an AADT of 5,270 in 2023.

**Road Improvements:** According to the **FY 2024-2027 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, the area has no state or federally-funded projects.

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

- Beattie Road is classified as a Major Collector (Urban) Street.

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

**Accident Information:** The Planning Staff has run accident reports to provide data for the immediate area, between Gillionville Rd and Beattie Rd, to Dean's Dr. Reports indicate that 17 accidents have been reported over the past year. Four injuries were reported, and none of the accidents were fatal.

**Proposed Driveway/Parking Plan:** The applicant proposes constructing a smaller lot, single-family development. Access will be from Beattie Rd. Two parking spaces are required per dwelling unit, but a parking plan will not be required.

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

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

No. The Albany-Dougherty Comprehensive Plan recommends public/institutional use. However, the rezoning to C-R will allow for conformity amongst the adjacent parcels.

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

The lot sizes within this development must follow the guidelines outlined in Table II.2.02 *Minimum Lot Area and Yard Requirements*.

## RECOMMENDATION

Staff recommends **approval** to rezone this 1.012-acre vacant parcel to C-R to match the zoning of the adjacent parcel and for the development of a single-family community.

**APPLICATION TO AMEND THE ZONING MAP OF:**
☐ City of Albany
 ☒ Dougherty County

**Property Address:** 1729 BEATTIE RD
**Name of Property Owner(s):** BILLY BOAGUS CONSTRUCTION, LLC
**Mailing Address:** 923 17TH AVE
**City:** ALBANY **State:** GA **Zip Code:** 31701
**Telephone:** (229) 344-6529 **Email:** bbaalban@yahoo.com
**Name of Applicant:** LANIER ENGINEERING, INC
**Mailing Address:** 1504 W. 3RD AVE
**City:** ALBANY **State:** GA **Zip Code:** 31707
**Telephone:** (229) 438-0522 **Email:** tlanier@lanier-engineering.com
**Zoning Classification:**
**Present zoning district:** R-1
**Current use:** VACANT
**Proposed zoning district:** C-R
**Proposed use:** SMALL LOT SINGLE FAMILY RESIDENTIAL
**Please attach the following required documents:**

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

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

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

**Sworn to and subscribed before me this** 10th **day of** September
**Signature of Applicant:** Billy Boagus
**Notary Public:** Beth Pollock
**Commission expires:** 11/15/2025
**(Staff Use)**
**Posting fee:** \_\_\_\_\_ **Date paid:** \_\_\_\_\_ **Receipt:** \_\_\_\_\_

PLANNING &amp; DEVELOPMENT SERVICES

**VERIFICATION OF OWNERSHIP****Name of all owners:** BILLY BOGGUS CONSTRUCTION, LLC**Address:** 923 17TH AVE**City/State/Zip Code:** ALBANY, GA 31701**Telephone Number:** (229) 344-6529**Email:** bbealbany@yahoo.com**Property Location (give description if no address):** 1729 BEATTIE RD

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

Owner Signature (all owners must sign)

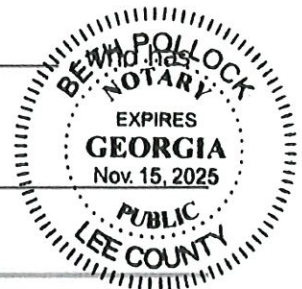
Owner Signature (all owners must sign)

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

Notary Public

9/10/24

Date



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

**Name:** LANIER ENGINEERING, INC**Address:** 1504 3RD AVE**City/State/Zip Code:** ALBANY, GA 31707**Telephone Number:** (229) 438-0522**Email:** tlanier@lanier-engineering.com





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

The applicant filed on this date: 09/10/2024, to apply for a rezoning approval affecting described property as follows:

1729 BEATTIE ROAD

Yes      No

☐☒

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

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

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

Sworn to and subscribed before me this 10<sup>th</sup> day of September, 20 24

[Signature]

Signature of Applicant

Beth Pollock

Notary Public

11/15/25  
Commission Expires





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

The applicant filed on this date: 09/10/2024, to apply for a rezoning approval affecting described property as follows:

1729 BEATTIE ROAD

Yes

No

☐☒

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

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

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

Sworn to and subscribed before me this 9<sup>TH</sup> day of SEPTEMBER, 20 24

Todd L. Lanier, VICE PRESIDENT

Signature of Applicant  
LANIER ENGINEERING, INC

Beth Pollock

Notary Public

11/15/2025

Commission Expires



LE #24125  
September 5, 2024

**Legal Description**  
**Property of Billy Boggus Construction, LLC**  
**to be Rezoned from R-1 to C-R**

All that certain tract or parcel of land situate lying and being part of Land Lot 78 of the Second Land District, Dougherty County Georgia and being more particularly described as follows:

Begin at the northeast corner of Tract 1 of the Estate of Rilla H. Clark as recorded in Plat Cabinet 1, Slide C42D of the public records of Dougherty County, Georgia

From this Point of Beginning go North 89 degrees 12 minutes 06 seconds West a distance of 290.28 feet; thence go North 04 degrees 52 minutes 28 seconds East a distance of 150.91 feet; thence go South 89 degrees 57 minutes 11 seconds East a distance of 290.44 feet to a point on the west right-of-way line of Beattie Road (60' r/w); thence follow said right-of-way around a curve to the left having a radius of 2094.71 feet and a length of 154.75 feet, the chord being South 04 degrees 49 minutes 30 seconds West a distance of 154.72 feet to the Point of Beginning.

Said tract or parcel contains 1.012 acres.



D2024001913

BK: 5179 PG: 39-42

FILED IN OFFICE

CLERK OF COURT

04/05/2024 01:44 PM

EVONNE S. MULL, CLERK

SUPERIOR COURT

DOUGHERTY COUNTY, GA

Please Return To:  
 Willis A. DuVall Jr.  
 Moore, Clarke, DuVall & Rodgers, P.C.  
 2829 Old Dawson Road  
 Albany, GA 31707  
 MCDR File No.: 8131.028



REAL ESTATE  
 TRANSFER TAX  
 PAID: \$265.00

2309299029  
 PARTICIPANT ID

**LIMITED WARRANTY DEED** PT-61 047-2024-000687

STATE OF INDIANA  
 COUNTY OF HAMILTON

THIS INDENTURE, made this 5th day of April, in the year 2024, between IVQ Albany, LP, a Delaware limited partnership, as Party of the First Part, hereinafter called "Grantor", and Billy Boggus Construction, LLC, a Georgia limited liability company, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.

The above-described property is conveyed subject to any and all rights of way, easements, covenants and restrictions of record.

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

AND THE SAID Grantor, for his/her/their successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.



BK:5179 PG:40

Limited Warranty Deed  
Page 2

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and affixed its seal, on the day and year first above written.

IVQ Albany, LP,  
a Delaware limited partnership

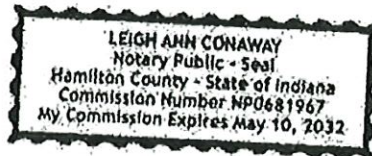
BY: [Signature] (SEAL)  
Adlai Chester  
Title: Chief Financial Officer

Signed, sealed and delivered  
this 3 day of April,  
2024, in the presence of:

[Signature]  
UNOFFICIAL WITNESS

[Signature]  
NOTARY PUBLIC  
My Commission Expires: May 10, 2032

(Affix Notary Seal)



Limited Warranty Deed  
Page 3

### EXHIBIT "A"

#### Parcel 1:

All that tract or parcel of land situate, lying and being in the County of Dougherty, State of Georgia, and in the 2nd Land District, and being one acre of the original 40 acre tract of land constituting of the Clark Place, lying in Land Lots 77 and 78 and at the northwest intersection of the Beattie Road and the Gillionville Road, said one acre of land being that portion of said Clark Place described as follows:

Beginning at the Northeast corner of said 40 acre Clark tract (being a point formed by the intersection of the West right-of-way line of the Beattie Road with the North boundary line of said tract); thence run West along the North Boundary line of said tract 290.4 feet; thence run South along a line parallel to Beattie Road 150 feet; thence run East along a line parallel to the North boundary line of said 40 acre Clark tract 290.4 feet to Beattie Road; thence run North along the West right-of-way line of Beattie Road 150 feet to the Point of Beginning.

*Parcel 1 is also described as follows:*

All that tract or parcel of land lying in Land Lot 78, 2nd Land District, Dougherty County, Georgia and being more particularly described as follows:

Commencing at the centerline intersection of Gillionville Road (Georgia Route 234) and Beattie Road (80' R/W); thence along the centerline of Beattie Road N 00° 39' 33" E, a distance of 639.52' to a point; thence departing the centerline of Beattie Road N 89° 53' 21" W, a distance of 30.00' to a point on the West R/W line of Beattie Road; thence along the West R/W line of Beattie Road N 00° 39' 33" E, a distance of 513.00' to a point; thence N 00° 39' 33" E, a distance of 25.80' to a point; thence with a curve turning to the right with an arc length of 73.72', with a radius of 2260.15', with a chord bearing of N 01° 54' 56" E, with a chord length of 73.71' to a 5/8" rebar found at the true POINT OF BEGINNING; thence from the true POINT OF BEGINNING as thus established and departing the West R/W line of Beattie Road N 89° 12' 47" W, a distance of 290.27' to a 5/8" rebar found; thence N 04° 52' 04" E, a distance of 150.91' to a 5/8" rebar found; thence S 89° 56' 42" E, a distance of 290.40' to a point on the West R/W line of Beattie Road; thence along the West R/W line of Beattie Road with a curve turning to the left with an arc length of 154.65', with a radius of 2260.15', with a chord bearing of S 04° 48' 36" W, a chord length of 154.61' to the true POINT OF BEGINNING.

Said tract or parcel being 1.012 acres (44,083 square feet).

#### Parcel 2:

All that tract or parcel of land situate, lying and being in Land Lot Nos. 77 and 78 of the Second Land District of Dougherty County, Georgia, and being 16.0674 acres, more or less, and being more particularly described as all of Tract 1 of the "Minor Subdivision of the Estate of Rilla H. Clark Subdivision, a Redivision of Tract 1" according to a map or plat of same dated January 7, 1998, prepared by Richard M. Pace, Georgia Registered Land Surveyor No. 1509, and recorded in Plat Cabinet 1, Slide C-42D, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

TOGETHER WITH that certain Easement Agreement (for sanitary sewer) between Morningside of Georgia, L.P. and Sentry-Albany, L.P., dated February 26, 1998, and recorded March 4, 1998 in Deed Book 1790, Page 212, Dougherty County Public Deed Records.

BK:5179 PG:42

Limited Warranty Deed  
Page 4

*Parcel 2 is also described as follows:*

All that tract or parcel of land lying in Land Lots 77 and 78, 2<sup>nd</sup> Land District, Dougherty County, Georgia, and being more particularly described as:

Commencing at the centerline intersection of Gillionville Road (Georgia Route 234) and Beattie Road (60' R/W); thence along the centerline of Beattie Road N 00° 39' 33" E, a distance of 639.52' to a point; thence departing the centerline of Beattie Road N 89° 53' 21" W, a distance of 30.00' to a point on the West R/W line of Beattie Road; thence departing the West R/W line of Beattie Road N 89° 53' 21" W, a distance of 452.00' to a 1/2" rebar found at the true POINT OF BEGINNING; thence from the true POINT OF BEGINNING as thus established N 89° 51' 56" W, a distance of 821.45' to 5/8" rebar found; thence N 00° 47' 26" E, a distance of 765.01' to a 5/8" rebar found; thence S 89° 58' 42" E, a distance of 994.12' to a 5/8" rebar found; thence S 04° 52' 04" W, a distance of 150.91' to a 5/8" rebar found; thence S 89° 12' 47" E, a distance of 280.27' to a 5/8" rebar found on the West R/W line of Beattie Road; thence along the West R/W line of Beattie Road the following two courses and distances: with a curve turning to the left with an arc length of 73.72', with a radius of 2260.15', with a chord bearing S 01° 54' 56" W, with a chord length of 73.71'; thence S 00° 39' 33" W, a distance of 25.80' to a point; thence departing the West R/W line of Beattie Road N 89° 53' 21" W, a distance of 452.00' to a 1/2" rebar found; thence S 00° 39' 33" W, a distance of 513.00' to the true POINT OF BEGINNING.

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Please Return To:  
Willis A. DuVall Jr.  
Moore, Clarke, DuVall & Rodgers, P.C.  
2829 Old Dawson Road  
Albany, GA 31707  
MCDR File No.: 8131.028

### LIMITED WARRANTY DEED

STATE OF INDIANA  
COUNTY OF HAMILTON

THIS INDENTURE, made this 5th day of April, in the year 2024, between **IVQ Albany, LP, a Delaware limited partnership**, as Party of the First Part, hereinafter called "Grantor", and **Billy Boggus Construction, LLC, a Georgia limited liability company**, as Party of the Second Part, hereinafter called "Grantee" (the words "Grantor" and "Grantee" to include their legal representatives, heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other valuable considerations, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

**All that tract or parcel of land lying and being in Dougherty County, Georgia, and being more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes.**

**The above-described property is conveyed subject to any and all rights of way, easements, covenants and restrictions of record.**

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

AND THE SAID Grantor, for his/her/their successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Grantee, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

\*ORIGINAL DOCUMENT\*

E-FILED BY

MOORE, CLARKE, DUVALL &amp; RODGERS, P.C.

Limited Warranty Deed  
Page 2

IN WITNESS WHEREOF, the Grantor has hereunto set his/her/their hand and affixed its seal, on the day and year first above written.

IVQ Albany, LP,  
a Delaware limited partnership

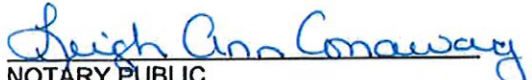
BY:  (SEAL)

Adlai Chester  
Title: Chief Financial Officer

Signed, sealed and delivered  
this 3 day of April,  
2024, in the presence of:



UNOFFICIAL WITNESS

  
NOTARY PUBLIC  
My Commission Expires: May 10, 2032

(Affix Notary Seal)



Limited Warranty Deed  
Page 3

## EXHIBIT "A"

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## Limited Warranty Deed

Page 4

*Parcel 2 is also described as follows:*

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CHURCH OF CHRIST OF ALBANY GA  
DEED BOOK 613, PAGE 71  
ZONED R-1

BILLY BOGGUS CONSTRUCTION, LLC  
DEED BOOK 5179, PAGE 39  
ZONED C-RC

**1.012 ACRES  
TO BE REZONED C-R**

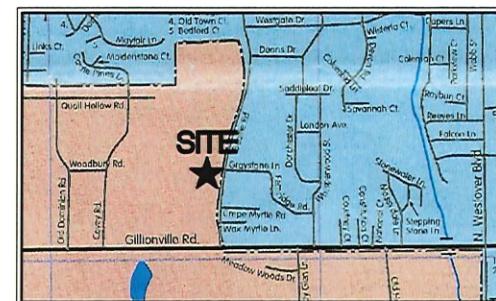
N89°12'06"W  
290.28'

POINT OF BEGINNING  
NORTHEAST CORNER OF TRACT 1 OF THE  
ESTATE OF RILLA H. CLARK AS RECORDED  
IN PLAT CABINET 1, SLIDE C42D

BILLY BOGGUS CONSTRUCTION, LLC  
DEED BOOK 5179, PAGE 39  
ZONED C-RC

BEATTIE ROAD 60' R/W

L=54.75' R=2084.71  
CH=504'48"30" W 54.72'



LOCATION MAP

PROPERTY OWNER: BILLY BOGGUS  
CONSTRUCTION, LLC

PROPERTY IS CURRENTLY ZONED R-1  
PROPOSED ZONING C-R

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

**REZONING MAP**  
**PROPERTY OF BILLY BOGGUS  
CONSTRUCTION, LLC**  
PART OF LAND LOT 78, SECOND LAND DISTRICT  
DOUGHERTY COUNTY, GEORGIA



**LANIER  
ENGINEERING INC.**

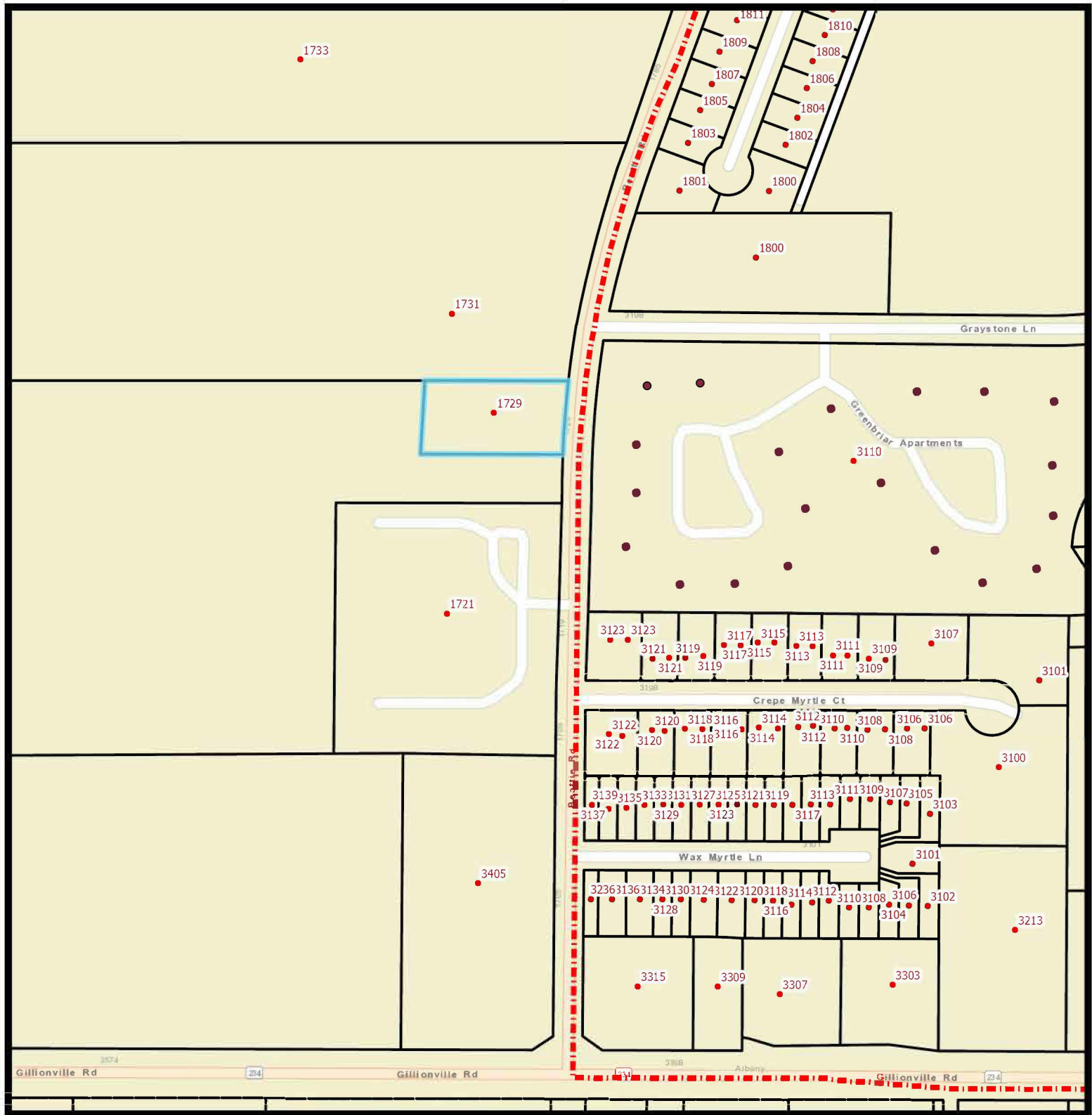
1504 W. THIRD AVENUE ALBANY, GEORGIA  
31707 (229) 438-0522 FAX (229) 438-0921  
EMAIL GWEBB@LANIER-ENGINEERING.COM

SURVEYED	NA	SCALE	1" = 50'	PROJ. NO.	2402B	DATE	09/09/24	SHEET NUMBER
DRAWN	EWV	CHECKED		DWG	2402BRZ.DWG	SUR. DATE	NA	1 OF 1



# LOCATION

Item 7a.

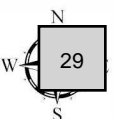


**24-062**  
**1729 Beattie Rd.**  
**Rezoning**



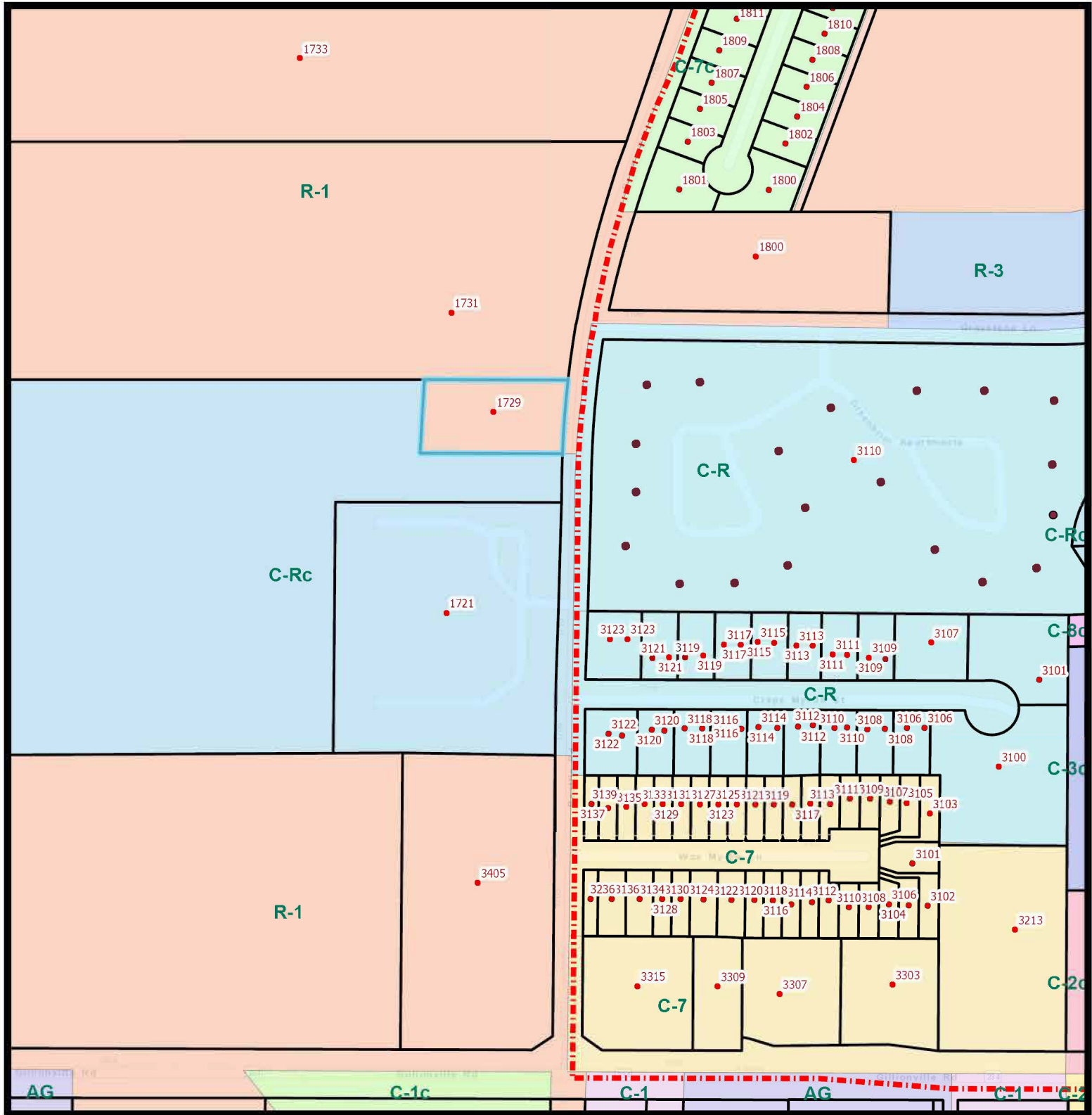
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# ZONING

Item 7a.

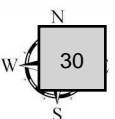


**24-062**  
**1729 Beattie Rd.**  
**Rezoning**



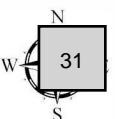
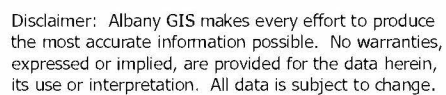
Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.

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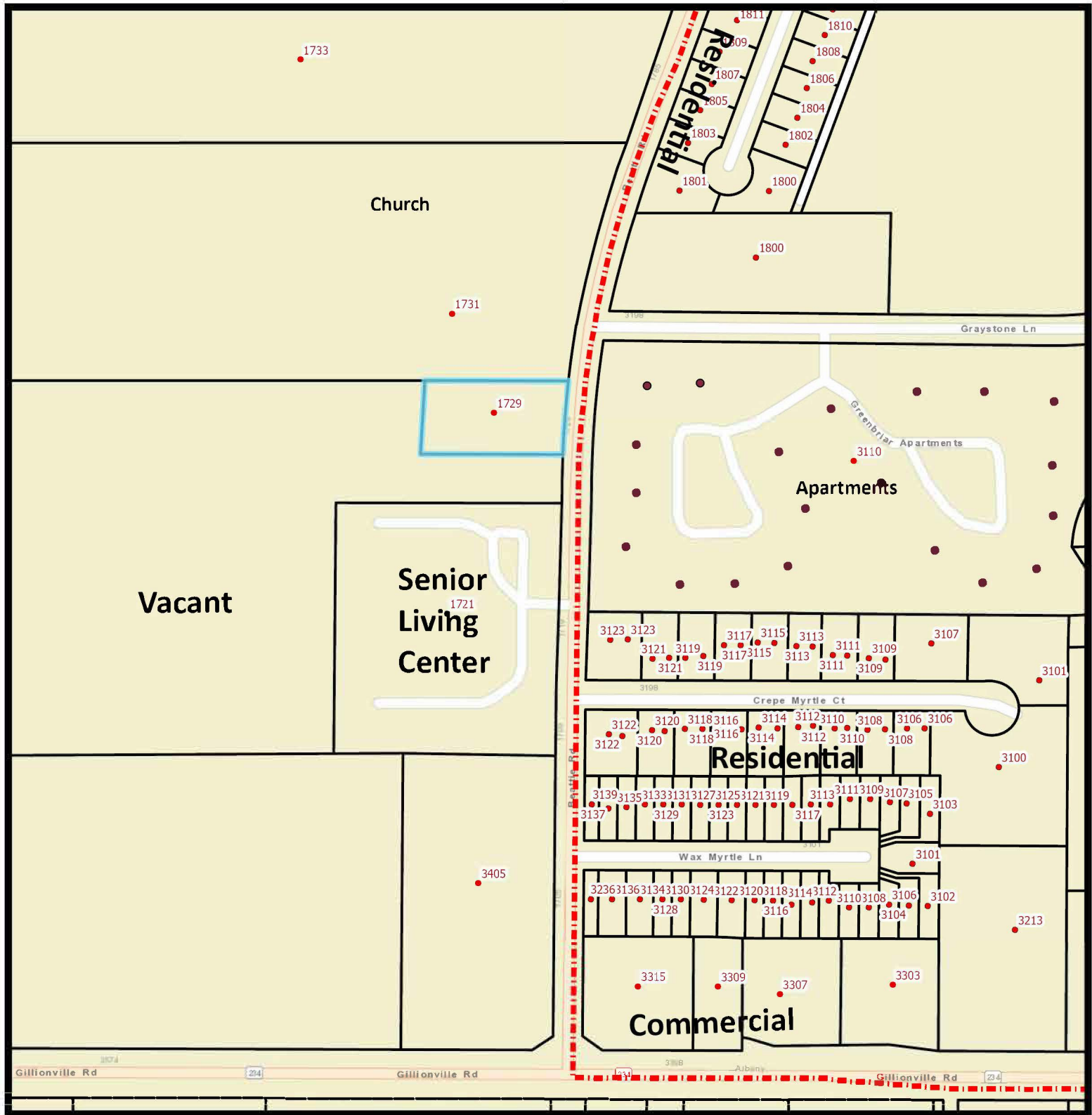
Item 7a.





# CURRENT LANDUSE

Item 7a.

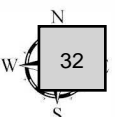


**24-062**  
**1729 Beattie Rd.**  
**Rezoning**



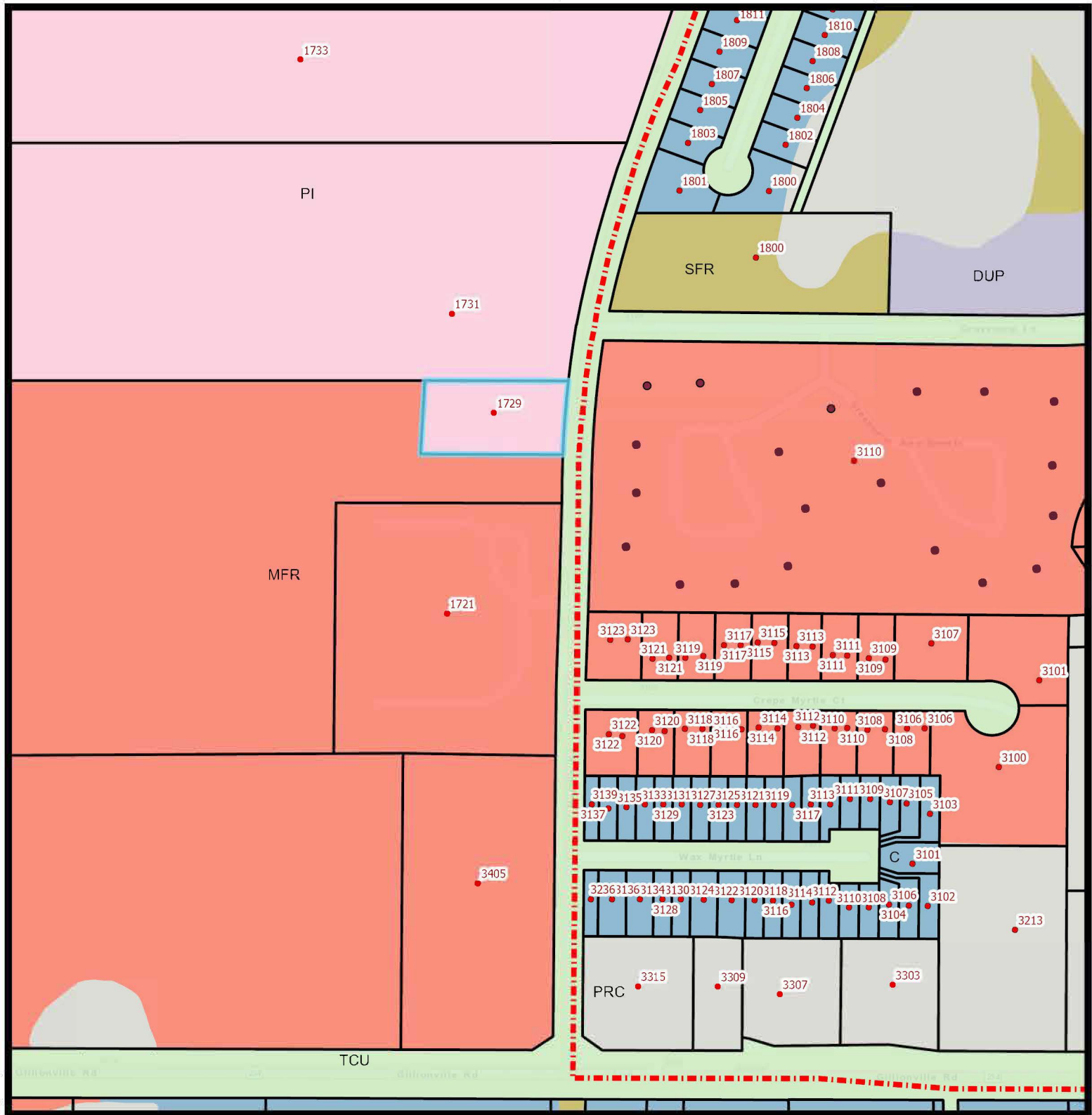
Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. All data is subject to change.

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# FUTURE LANDUSE

Item 7a.

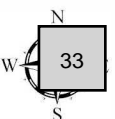


**24-062**  
**1729 Beattie Rd.**  
**Rezoning**



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0 120 240 480 Feet





**Barry Brooks**  
*Assistant County Administrator*

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

**Agenda Item**

Date: October 9, 2024  
Meeting Date: October 14, 2024  
Subject/Title: Juvenile Court Recording Equipment Upgrade  
Presented for: Decision  
Presenter: Barry Brooks, Assistant County Administrator

**Statement of Issue:**

The Dougherty County Juvenile Court recently obtained new computers and now needs to upgrade the recording system in the courtroom to adapt to the new equipment.

**History/Facts and Issues:**

The Dougherty County Juvenile Court recently obtained new computers and now needs to update the existing recording equipment to be compatible with the new computers. A quote was obtained from BIS Digital (Ft Lauderdale, FL) in the amount of \$27,500 to update the existing recording system.

**Recommended Action:**

Recommend Dougherty County Commission approves the purchase and installation of the new equipment to upgrade the recording system in the Dougherty County Juvenile Courtroom in the amount of \$27,500.

**Funding Source:**

1002600.542500  
Other Equipment





**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Item 8b.

Agenda Item

Date: September 30, 2024

Meeting Date: October 7, 2024

Subject/Title: Purchase - Two Caterpillar Model M318 Hydraulic Excavators  
Yancey Cat Quotes - 261379-02 A & B.

Presented for: Decision

Presenter: Barry Brooks, Assistant Administrator

Statement of Issue

The Public Works Department is requesting approval to purchase two Caterpillar M318 Hydraulic Excavators.

History/Facts and Issues

The Dougherty County Public Works Department is requesting approval to purchase two Caterpillar Model M318 Hydraulic Excavators from Yancey Bros. Co. (Albany, GA) in the amount of \$367,743 each. Quote A, provides a trade allowance of \$50,750 for the 2014 John Deere Model 190D, and final cost will be \$316,993, for use by the Road Maintenance Division. The trade allowance on Quote B, is \$158,250 for the 2018 Caterpillar, Model M322, and the final cost is \$209,493 for use by the Drainage Division. The Excavators are necessary for major construction projects, mining, and heavy-duty lifting operations, which will replace the aging models we currently have.

Recommended Action

The recommendation is that the Dougherty County Commission approves the expenditure in the amount of \$316,993 for the Hydraulic Excavator for Road Maintenance Division and \$209,493 for the Drainage Division. The expenditure includes the purchase of two Hydraulic Excavators in the amount of \$526,486 from Yancey Bros Co., (Albany, GA).

Funding Source

SPLOST VII ROAD EQUIPMENT – 367,743.00 – 50,750.00 = 316,993.00  
SPLOST VII STORM DRAINAGE – 367,743.00 – 158,250.00 = 209,493.00

**A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION OF THE  
CONTRACT TO ACCEPT THE BID FROM REEVES CONSTRUCTION COMPANY,  
INC., FOR FISCAL YEAR 2022-2023 ROAD RESURFACING PROJECT FROM THE  
LOWEST RESPONSIVE AND RESPONSIBLE BIDDER MEETING SPECIFICATIONS;  
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT  
HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, Dougherty County, Georgia issued an invitation to bid for the Fiscal Year 2022-2023 (FY 22/23) Road Resurfacing Project;

**WHEREAS**, the Dougherty County Administrator recommends that Dougherty County accept the bid to perform the FY 22/23 Road Resurfacing Project from the lowest responsive and responsible vendor meeting specifications, Reeves Construction Company, Inc., out of Albany, Georgia, in the amount of \$6,620,255.00, subject to execution by the County Administrator;

**WHEREAS**, funding for the FY 22/23 Road Resurfacing Project will be provided from unappropriated and unused funds in SPLOST III, IV, V, VI, VII, and VII, 2022 and 2023 LMIG, T-SPLOST 2 Roadway Improvement and T-SPLOST 2 Roadway Stripping;

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is hereby desirous of approving and executing the contract to accept the bid to perform services for the FY 22/23 Road Resurfacing Project by Reeves Construction Company, Inc., attached hereto and specifically incorporated herein by reference.

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

**SECTION I** The attached contract to accept the bid for Reeves Construction Company, Inc., to perform services for the FY 22/23 Road Resurfacing Project is hereby approved and the County Administrator is hereby authorized to execute same. The County Administrator is hereby authorized to execute any and all other documents necessary to full implementation of said contract.

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

This the 17<sup>th</sup> day of October, 2024.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Lorenzo L. Heard, Chairman

ATTEST:

\_\_\_\_\_  
County Clerk





**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

**Barry Brooks**  
*Assistant County Administrator*

Item 8c.

Agenda Item

Date: October 4, 2024  
Meeting Date: October 14, 2024  
Subject/Title: FY 22/23 Road Resurfacing Project  
Presented for: Discussion / Approval  
Presenter: Barry Brooks, Asst. County Admin. / Chuck Mathis DCPW Director

Statement of Issue

The Public Works Department is requesting the Board of Commissioners approve the FY 22/23 Roads Resurfacing project bid and funding sources.

History/Facts and Issues

The Dougherty County Public Works Department is requesting approval to use unappropriated/unused funds from SPLOST accounts to fund the final bid amount of \$6,620,255 for the FY 22/23 Roads Resurfacing project from the most responsive and responsible bidder Reeves Construction Company (Albany, GA). The project will allow for 45 miles of roads to be resurfaced.

The project was properly and legally advertised, and two qualified bids were received from Reeves Construction Company in the amount of \$7,848,475 and Oxford Construction Company in the amount of \$7,879,180.75. Both amounts were over budget primarily because the price of asphalt was under \$100 per ton when quoted over two years ago for project planning. Due to inflation, there have been price increases, and the cost of asphalt is an average of \$124 per ton. This project will consist of approximately 52,000 tons and due to long sections of road, there will be additional costs associated with traffic control required. To get the project closer to the allotted budget, the asphalt spread rate was reduced by  $\frac{1}{4}$ "; which is still within GDOT standards.

Recommended Action

Recommend that Dougherty County Board of Commissioners approves the bid amount and funding sources for the lowest responsive bidder Reeves Construction Company (Albany, GA) in the amount \$6,620,255.00 for the FY 22/23 Resurfacing Projects

Funding Source

SPLOST III, IV, V, VI, VII; 2022 and 2023 LMIG; T-SPLOST-2 Roadway Improvement;  
T-SPLOST-2 Roadway Striping



## PROCUREMENT RECOMMENDATION

DATE: October 07, 2024



TITLE: 2022 & 2023 LMIG Resurfacing

REFERENCE NUMBER: 25-005

BUYER: Ricky Gladney

DEPARTMENT: DOCO Public Works

ACCOUNT: SPLOST VII, TSPLOSWT

GDOT 2022, 2023 LMIG

BUDGETED AMOUNT: \$5,600,000

DEPARTMENT CONTACTS:

Jeremy Brown

Joshua Williams, Procurement Manager

### RECOMMENDATION:

Recommend the purchase of LMIG Resurfacing of miscellaneous streets for Dougherty County for a total expenditure of \$6,620,255.00.

### BACKGROUND INFORMATION:

This project is for resurfacing approximately 45 miles of roads at various locations with Dougherty County per Bid Ref. #25-005. The project was properly and legally advertised through local and state media outlets as well as directly solicited to sixteen (16) vendors. Two (2) qualified proposals were received with Reeves Construction Company being the selected responsive and responsible bidder that represents the best value for the County.

### COUNTY ADMINISTRATOR ACTION:

☒ APPROVED

☐ DISAPPROVED

☐ HOLD

### COMMENTS:

10-11-24  
DATE

COUNTY ADMINISTRATOR

### **List of Documents Attached:**

Evaluation Tabulation

GA Corporation Registration

## FINANCE

**BID SCHEDULE**  
**2022 & 2023 LMIG RESURFACING**  
**DOUGHERTY COUNTY, GA**  
**BID REF. 25-005**

						Reeves Construction	
ITEM NO.	DESCRIPTION	BID QTY	UNIT	UNIT PRICE	EXTENSION	Recommended QTY	EXTENSION
<b><i>Road Resurfacing</i></b>							
1	1.5" Asphaltic Concrete (9.5 mm)	51,805	TN	\$ 124.00	\$6,423,820.00	41,900	\$5,195,600.00
2	Asphaltic Leveling	800	TN	\$ 124.00	\$99,200.00	800	\$99,200.00
3	Tack (0.05 gal/sy)	30,400	GAL	\$ 4.75	\$144,400.00	30,400	\$144,400.00
4	Striping/RPMs (Thermo)	45.07	MI	\$ 13,000.00	\$585,910.00	45.07	\$585,910.00
5	Traffic Control	1	LS	\$ 493,810.00	\$493,810.00	1	\$493,810.00
6	Milling (Variable Depth)	8,000	SY	\$ 5.00	\$40,000.00	8,000	\$40,000.00
7	Milling (1.5" - 0" Asphalt) Southgate	6,945	SY	\$ 3.00	\$20,835.00	6,945	\$20,835.00
8	Rumble Strip (Set of 3)	6	EA	\$ 2,700.00	\$16,200.00	6	\$16,200.00
9	Raise Manhole Ring & Cover in Asphalt	8	EA	\$ 1,350.00	\$10,800.00	8	\$10,800.00
10	Adjust Valve Box to Grade	10	EA	\$ 1,350.00	\$13,500.00	10	\$13,500.00
TOTAL BASE BID (Item #1 - 10)					\$7,848,475.00		\$6,620,255.00

SPL3	87,555.22	Close-out
SPL4	44,393.68	Close-out
SPL5 Rd Imprv	159,814.70	
SPL6 Rd Imprv	6,805.47	
SPL7 Rd Imprv	1,137,870.89	
2022 LMIG	412,773.00	
2023 LMIG	420,641.51	
TSPLOST RDWY IMPR	3,550,312.00	
TSPLOST RDWY STRIPPING	800,354.82	
Total Project	6,620,521.29	

BID FORM  
**DOCO LMIG RESURFACING  
 2022 & 2023**

**RESURFACING (170 #/SY)**

<u>Name</u>	<u>Width</u>	<u>Length</u>	<u>Asphaltic Concrete</u>
HOLLIS DRIVE – Holly Dr to Hibiscus Rd	18	3,852	655
HONEYSUCKLE DRIVE – Radium Springs Rd to US 19	20	4,195	792
HONEYSUCKLE DRIVE – US 19 to Moultrie Rd	24	16,101	3,650
GIBSON ROAD – Gravel Hill Rd to Moultrie Rd	24	7,495	1,699
PECAN LANE – Fleming Rd to Moultrie Rd	24	3,644	826
WOODRIDGE COURT– Pinson Rd to Cul-de-sac	20	1,920	363
PINE BLUFF ROAD – Sylvester Rd to Clark Ave	22	2,753	572
PINE BLUFF ROAD – Clark Ave to Cordele Rd	22	4,415	917
HILL ROAD – Clark Ave to N. County Line Rd	24	12,600	2,856
LEGGETT DRIVE – Vanderbilt Dr to Coakley Ave	24	1,820	413
FLOWING WELL ROAD – Eight Mile Rd to Gillionville Rd	24	16,115	3,653
WALKER DUCKER ROAD – Flowing Well Rd to Dead End	24	775	176
WILDFAIR ROAD – Hardup Rd to Newton Rd	21	18,010	3,572
OAKHAVEN DRIVE – Newton Rd to Cul-de-sac	24	5,280	1,197
RIVER POINTE DRIVE – Philema Rd to Grand Cypress Lane	27	7205	1,837
RIVIERA LANE – Oak Hill Lane to Dead End	27	570	145
SLADE AVENUE – Vanderbilt Dr to Dead End	24	6,155	1,395
COAKLEY AVENUE – Leggett Dr to Dead End	24	3,410	773
S. COUNTY LINE ROAD – Fleming Rd to Hwy 133	24	28,275	6,409
S. COUNTY LINE ROAD – Hwy 133 to Mitchell Co. Line	21	5,950	1,180
CUTTS DRIVE – Mock Rd to Louise St	36	2,170	738
TALLAHASSEE ROAD – Gillionville Rd to Terrell Co. Line	20	16,720	3,158

HOLLY DRIVE – Radium Springs Rd to US 19	21	6,025	1,195
HOLLY DRIVE – US 19 to Hwy 133 (Section 1)	24	2,850	646
HOLLY DRIVE – US 19 to Hwy 133 (Section 2)	36	2,160	734
TARVA ROAD – Leary Hwy to Baker Co. Line	21	27,065	5,368
RADIUM SPRINGS ROAD – City Limits to Barbragale Ave	26	10,875	2,670
RADIUM SPRINGS ROAD – Nelms Rd to Mitchell Co. Line	20	8,220	1,553
RADIUM SPRINGS ROAD – Westview Dr to Nelms Rd	24	4,175	946
NEWCOMB ROAD – Roxanna Rd to Drainage Canal	24	2,065	468
SOUTHGATE AVENUE – MLK Jr. to Dead End (Section 1)	27	700	179
SOUTHGATE AVENUE – MLK Jr. to Dead End (Section 2)	34	1,150	369
PHOEBE ROAD – Radium Springs Rd to Stage Coach Rd	24	1,450	329
THOMPSON DRIVE – Honeysuckle Dr to SE Rosewood Dr	22	1,200	250
MUD CREEK ROAD– OVERLAY SECTION	21	500	99
EIGHT MILE ROAD – OVERLAY SECTION	24	100	23
	Total	237,965 LF	
	Total	45.07 MI	
	Total	51,805 TN	

#### RUMBLE STRIP LOCATIONS

HONEYSUCKLE DRIVE (West Side) at US 19	1 EA
HONEYSUCKLE DRIVE (East Side) at US 19	1 EA
HILL ROAD at Clark Ave	1 EA
HILL ROAD at N. County Line Rd	1 EA
TARVA ROAD at Leary Highway	1 EA
HARDUP ROAD at Wildfair Rd	1 EA



**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

**Barry Brooks**  
*Assistant County Administrator*

Item 8d.

Agenda Item

Date: October 16, 2024  
Meeting Date: October 21, 2024  
Subject/Title: Alley Improvements Phase III – Change Order No. 1  
Presented for: Decision  
Presenter: Chuck Mathis, Public Works Director

Statement of Issue

The Public Works Department is requesting the approval of the change order for Alley Improvements – Phase III project.

History/Facts and Issues

The Dougherty County Public Works Department is requesting the approval of Change Order No. 1 from CE Construction (Albany, GA) in the amount of \$52,500 to undercut unsuitable material. The County's testing company recommends that unsuitable materials, located in the south Barbragale Alley, be undercut, removed, and replaced with a sand-clay material. This material will provide for an appropriate road foundation. Existing onsite material cannot achieve the required compaction.

Recommended Action

Recommend that Dougherty County Commission approves the change order for subbase remediation from CE Construction (Albany, GA) the amount of \$52,500.

Funding Source


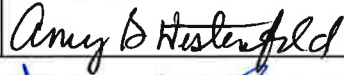
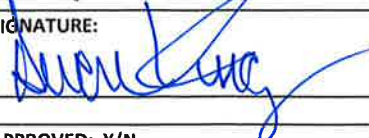
TSPLOST2 Alley Improvements. Recommend to move the remaining unused funds of \$84,539.30 from the Radium/DNR Bridge account (4200TSPL2.RADSPRSIMP.INFRAS.DNRBRIDGE) to the Alley Improvements account (4223TSPL2.ALLEYIMPR.FY24PV.PAVING).

## GRANT REQUEST AUTHORIZATION FORM

Item 9a.



## GRANT REQUEST AUTHORIZATION FORM

DATE: September 26, 2024				
DEPARTMENT:  Library				
GRANT PROGRAM: Westtown Library Renovation (HVAC)				
GRANT AGENCY: Georgia Public Library Service				
CFDA # (IF FEDERAL GRANT)  N/A				
PROGRAM TITLE:  Georgia Public Library Service Major Repair and Renovation Grant Program				
FUNDING REQUEST:				
FEDERAL	STATE	LOCAL MATCH	OTHER	TOTAL REQUEST
	\$ 150,000	\$ 150,000		\$ 300,000
IF LOCAL MATCH IS REQUIRED, ARE FUNDS AVAILABLE IN CURRENT BUDGET? Yes		Comments: (in-kind, direct appropriation, etc.)		
INDIRECT COSTS?	AMOUNT:			
N/A				
REIMBURSEMENT GRANT:				
PROJECT DIRECTOR: Gail Evans		PHONE: (229) 420-3230		
DEPARTMENT DIRECTOR OR OFFICIAL APPROVING SUBMISSION (PRINT NAME & TITLE)  Gail Evans, Library Director		SIGNATURE: 		DATE: 9/26/2024
REVIEWED BY FINANCE: Director  Amy Westenfeld		SIGNATURE: 		DATE: 10/10/2024
REVIEWED BY COUNTY ADMINISTRATOR:  Deron King		SIGNATURE: 		DATE: 10/11/24
COUNTY COMMISSION ACTION:		APPROVED: Y/N		DATE:




## GRANT REQUEST AUTHORIZATION FORM

Item 9a.



## GRANT REQUEST AUTHORIZATION FORM

DATE: September 26, 2024				
DEPARTMENT:  Library				
GRANT PROGRAM: Westtown Library Renovation (flooring)				
GRANT AGENCY: Georgia Public Library Service				
CFDA # (IF FEDERAL GRANT)  N/A				
PROGRAM TITLE:  Georgia Public Library Service Major Repair and Renovation Grant Program				
FUNDING REQUEST:				
FEDERAL	STATE	LOCAL MATCH	OTHER	TOTAL REQUEST
	\$ 150,000	\$ 150,000		\$ 300,000
IF LOCAL MATCH IS REQUIRED, ARE FUNDS AVAILABLE IN CURRENT BUDGET? Yes		Comments: (in-kind, direct appropriation, etc.)		
INDIRECT COSTS?	AMOUNT:			
N/A				
REIMBURSEMENT GRANT:				
PROJECT DIRECTOR: Gail Evans		PHONE: (229) 420-3230		
DEPARTMENT DIRECTOR OR OFFICIAL APPROVING SUBMISSION (PRINT NAME & TITLE)  Gail Evans, Library Director		SIGNATURE: 		DATE: 9/26/2024
REVIEWED BY FINANCE: Director  Amy Westenfeld		SIGNATURE: 		DATE: 10/10/2024
REVIEWED BY COUNTY ADMINISTRATOR:  Deron King		SIGNATURE: 		DATE: 10/11/24
COUNTY COMMISSION ACTION:		APPROVED: Y/N		DATE:


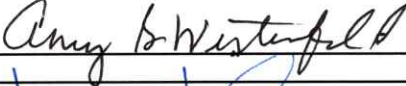
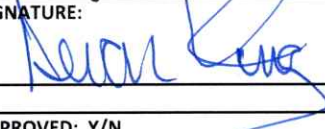
## GRANT REQUEST AUTHORIZATION FORM

Item 9a.

Revd CoFin OCT112024 PWS:02



## GRANT REQUEST AUTHORIZATION FORM

DATE: October 10, 2024				
DEPARTMENT:  Library				
GRANT PROGRAM: Westtown Library Renovation (Electrical System)				
GRANT AGENCY: Georgia Public Library Service				
CFDA # (IF FEDERAL GRANT)  N/A				
PROGRAM TITLE:  Georgia Public Library Service Major Repair and Renovation Grant Program				
FUNDING REQUEST:				
FEDERAL	STATE	LOCAL MATCH	OTHER	TOTAL REQUEST
	\$ 150,000	\$ 150,000		\$ 300,000
IF LOCAL MATCH IS REQUIRED, ARE FUNDS AVAILABLE IN CURRENT BUDGET? Yes		Comments: (in-kind, direct appropriation, etc.)		
INDIRECT COSTS?	AMOUNT:			
N/A				
REIMBURSEMENT GRANT:				
PROJECT DIRECTOR: Gail Evans		PHONE: (229) 420-3230		
DEPARTMENT DIRECTOR OR OFFICIAL APPROVING SUBMISSION (PRINT NAME & TITLE)  Gail Evans, Library Director		SIGNATURE: 		DATE: 10/10/2024
REVIEWED BY FINANCE: Director  Amy Westenfeld		SIGNATURE: 		DATE: 10/14/24
REVIEWED BY COUNTY ADMINISTRATOR:  Deron King		SIGNATURE: 		DATE: 10/11/24
COUNTY COMMISSION ACTION:		APPROVED: Y/N		DATE:



September 30, 2024

Mr. Demetrious Love  
808 W. 3<sup>rd</sup> Avenue  
Albany, GA 31701

RE: SWGA REGIONAL COMMISSION

Dear Mr. Love:


This is to notify you that on September 24, 2024, the Albany Board of City Commissioners appointed you to the SWGA Regional Commission for an unexpired term ending January 2025, pending ratification by the Dougherty County Commission.

Please note the enclosed Resolution #00-R250, adopted by the City Commission on December 27, 2000, which provides a policy and procedure for the appointment of persons to City Boards.

Suzanne Angell, Executive Director, is the contact person and can be reached at 229.522.3552 for information regarding times and dates of meetings.

Thank you for your willingness to serve on this Board.

Sincerely,

  
Sonja Tolbert, CMC  
City Clerk

cc: Suzanne Angell, Executive Director, SWGA RDC  
Jawahn Ware, Dougherty County Clerk

OFFICE OF THE CITY CLERK  
SONJA TOLBERT, CMC