



## REGULAR MEETING

September 12, 2022  
10:00 AM

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

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### AGENDA

*To comply with the request set forth by the Chairman of Dougherty County, GA and the guidelines of the Center for Disease Control (CDC) regarding the Coronavirus (COVID19) pandemic and social distancing, face coverings (masks) are optional for all meeting participants.*

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

1. Call the meeting to order by Chairman Christopher Cohilas.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Minutes.
  - a. Consider for action the Minutes of the August 9th Special Called Meeting, August 15th Regular Meeting and August 15th Public Hearing. **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. Representatives from ASPIRE Behavioral Health and Developmental Disability Services are present to receive the proclamation recognizing September as Recovery Month and recognize Daniel Fleuren and Marlisa Nixon as the 2022 GA Recovers Billboard Ambassadors.
  - b. Citizen Gloria Baker is present to accept the proclamation recognizing September as Alopecia Awareness Month.

- c. Kirby Glaze, President, Community Development Partners and Ron Huffman, Wood Consulting are present to provide an update on a potential public/private partnership to redevelop county owned property (approximately 17 acres) located at 1500 N. Jefferson Street.
7. Additional Business.
  - a. Consider for action the Resolution providing for the amendment of the employment agreement between Dougherty County, GA and Dougherty County Police Chief Kenneth Johnson. County Administrator Michael McCoy will address. **ACTION:**
8. Updates from the County Administrator.
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  
SPECIAL CALLED MEETING MINUTES

DRAFT

August 9, 2022

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on August 9, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 4:08 pm. Present were Commissioners Victor Edwards, Gloria Gaines, Anthony Jones and Ed Newsome. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Alex Shalishali, Deputy County Clerk Bristeria Hope and other staff. Commissioners Russell Gray and Clinton Johnson participated via the audio teleconference. The public and representatives of the media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel. County Clerk Jawahn Ware participated remotely. County Attorney Spencer Lee was absent.

The Chairman recognized William Wright, the representative for AFRAM Tech, Inc. to speak on his concerns about the SPLOST oversight committee and the project list.

The Chairman called for consideration to continue the discussion on SPLOST VIII. Chairman Cohilas read the counterproposal letter from the City of Albany and noted that Attorney Lee reached out to the Secretary of State to get a deadline extension to August 12<sup>th</sup>. There was unanimous consent to proceed with a 36/64% split between Dougherty County and the City of Albany. In addition, the County agreed to provide \$3.5 million to the City of Albany for the purpose of the sewer system. Mr. McCoy recommended that we do not pay the full \$3.5 million in Year 1 but pay it in incrementally over six years. Commissioner Gaines proposed that we pay it in increments consistent with the Environmental Protection Agency (EPA) time frame for the completion of projects which is possibly 2-2.5 years. The proposal of consolidation was mentioned and was unanimously rejected. However, the Chairman said that consolidation must happen in order for this city to move forward adding that he is supportive of the citizen's binding and non-binding choices. Chairman Cohilas ended by reiterating the counteroffer which consists of the following:

1. Agree to accept the 36/64% split between Dougherty County and the City of Albany.
2. Agree to fund \$3.5 million to the City's sewer system over a duration of 2 years.
3. Agree to separate LOST and SPLOST [for negotiation purposes].
4. Decline placing the question of the County and City consolidation on the ballot via a non-binding referendum.

Commissioner Newsome moved for approval. Upon a second by Commissioner Gray, the motion passed unanimously. Resolution 22-037 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF  
A SPECIAL PURPOSE LOCAL OPTION SALES TAX  
INTERGOVERNMENTAL CONTRACT BETWEEN DOUGHERTY  
COUNTY, GEORGIA AND THE CITY OF ALBANY; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

Resolution 22-038a is entitled:

A RESOLUTION IMPOSING A COUNTY ONE PERCENT SALES AND USE TAX  
AS AUTHORIZED BY PART 1 OF ARTICLE 3 OF CHAPTER 8 OF TITLE 48 OF  
THE OFFICIAL CODE OF GEORGIA ANNOTATED, SPECIFYING THE  
PURPOSES FOR WHICH THE PROCEEDS OF SUCH TAX SHALL BE IMPOSED;  
SPECIFYING THE ESTIMATED COST OF THE FACILITIES TO BE FUNDED  
FROM THE PROCEEDS OF SUCH TAX; REQUESTING THE ELECTION  
SUPERINTENDENT TO CALL AN ELECTION OF THE VOTERS OF DOUGHERTY  
COUNTY TO APPROVE THE IMPOSITION OF SUCH SALES AND USE TAX  
APPROVING THE FORM OF BALLOT TO BE USED IN SUCH AN ELECTION;  
AND FOR OTHER PURPOSES.

Chairman Cohilas asked Mr. McCoy and Attorney Shalishali to prepare a letter pertaining to the counteroffer and send a copy to this Commission and the City of Albany representatives. If the counteroffer is not accepted, the Chairman will call another Special Called Meeting to go forward without an intergovernmental agreement.

There being no further business to come before the Commission, the meeting adjourned at 4:56 p.m.

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CHAIRMAN

ATTEST:

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

## DOUGHERTY COUNTY COMMISSION

DRAFT

## REGULAR MEETING MINUTES

August 15, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 15, 2022. Chairman Christopher Cohilas 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 Scott Addison, 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. County Administrator Michael McCoy was absent.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the minutes of the July 18th Regular Meeting, July 25th Work Session and the July 25th Special Called Meeting.

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

The Chairman opened the Public Hearing for a proposed tax increase to 19.069 mils for the County-Wide General Fund. The millage rate of 9.173 will remain the same for the Special Services District. Citizen Burton Newcomb opposed the increase and provided the Commission a "report card" that rated Dougherty County at a C+. He also shared his concerns pertaining to the current properties listed as tax-exempt which should not be. Suggestions were provided to the Board to include operating as a business to get a balanced budget. Citizen Herbet Phillips Jr yielded to speak. A representative for AFRAM Tech, Inc William Wright, opposed the increase and presented information not related to the millage rate. There being no other individuals present in support of or opposition to the proposed tax public hearing, the Chairman closed the Public Hearing.

The Chairman recognized William Wright, the representative for AFRAM Tech, Inc. to speak about consolidation and urged the Board to not consider it. He requested to speak at the August 29th meeting to present additional methods for the Board to implement as opposed to raising taxes. Commissioner Edwards asked Mr. Wright to research and provide complete information on his proposal that the Board could borrow \$50,000 and repay it at a low-interest rate.

Prior to calling the motion, Chairman Cohilas shared that the County's initial resolution was approved before the approval of the City's list. The Secretary of State confirmed the County's compliance. Once the resolution is approved, Attorney Shalishali will forward it to the Board of Elections. After the update, the Chairman called for consideration a resolution imposing a County one percent sales and use tax as authorized by Part 1 of Article 3 of Chapter 8 of Title 48

of the Official Code of Georgia Annotated, specifying the purposes for which the proceeds of such tax are to be used; specifying the period of time for which such tax shall be imposed; specifying the estimated cost of the facilities to be funded from the proceeds of such tax; requesting the Election Superintendent to call an election of the voters of Dougherty County to approve the Imposition of such sales and use tax; approving the form of ballot to be used in such an election; and for other purposes. County Attorney Alex Shalishali was present to address.

Commissioner Jones moved for approval. Upon a second by Commissioner Gray, the motion for approval passed unanimously. Resolution 22-038b is entitled:

A RESOLUTION IMPOSING A COUNTY ONE PERCENT SALES AND USE TAX AS AUTHORIZED BY PART 1 OF ARTICLE 3 OF CHAPTER 8 OF TITLE 48 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, SPECIFYING THE PURPOSES FOR WHICH THE PROCEEDS OF SUCH TAX SHALL BE IMPOSED; SPECIFYING THE ESTIMATED COST OF THE FACILITIES TO BE FUNDED FROM THE PROCEEDS OF SUCH TAX; REQUESTING THE ELECTION SUPERINTENDENT TO CALL AN ELECTION OF THE VOTERS OF DOUGHERTY COUNTY TO APPROVE THE IMPOSITION OF SUCH SALES AND USE TAX APPROVING THE FORM OF BALLOT TO BE USED IN SUCH AN ELECTION; AND FOR OTHER PURPOSES.

Assistant County Administrator Scott Addison reminded the Board that there will be no meeting on August 22, 2022 and the next meeting will be August 29, 2022. He also reminded the Board of the additional two public hearings on the proposed millage that will be held at 6 p.m. on August 15<sup>th</sup> and 10 a.m. on August 29<sup>th</sup>, both in room 100.

Commissioner Johnson asked that the lawn care services not take place during the Commission meeting and also commended the Dougherty County Police Department on the National Night Out event. Commissioner Edwards asked Mr. Addison to look at an upgrade of the sign in the median at Radium Springs. Planning & Development Director Paul Forgey was working on the issue, but he did not know who the owner was to provide consent. Commissioner Gaines asked who the custodian of the open records request was and the Chairman responded.

There being no further business to come before the Commission, the meeting adjourned at 10:40 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DRAFT

## DOUGHERTY COUNTY COMMISSION

## PUBLIC HEARING MINUTES

August 15, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 15, 2022, at 6:00 p.m. Chairman Christopher Cohilas presided. Commissioners present were Russell Gray, Gloria Gaines and Anthony Jones. Also participating were Assistant County Administrator Scott Addison, County Clerk Jawahn Ware and County Attorney Spencer Lee.

The Chairman opened the Public Hearing for the proposed millage rate increase to 19.069 mils for the County-Wide General Fund. The millage rate of 9.173 will remain the same for the Special Services District. A representative for AFRAM Tech, Inc William Wright opposed and spoke against consolidation and suggested the Board implement pay tolls and payroll taxes. Citizen Michael Dye opted not to speak. Citizen Bobby Patrick opposed the proposed increase and questioned the use of taxes. He suggested that the Board let the citizens decide. There being no other individuals present in support for or opposition to the proposed tax public hearing, the Chairman closed the Public Hearing at 6:07 p.m.

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CHAIRMAN

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COUNTY CLERK

Board Of Commissioners

Dougherty County  
Georgia



Proclamation

RECOVERY MONTH 2022 PROCLAMATION BY

**WHEREAS**, behavioral health is an essential part of health and one’s overall wellness; and

**WHEREAS**, recovery from alcohol and other drug use occurs every day through a variety of recovery support resources and treatment programs; and

**WHEREAS**, prevention of mental and substance use disorders works, treatment is effective, and people recover across Georgia and around the nation; and

**WHEREAS**, millions of people across the United States are in long-term recovery living happy, healthy, and productive lives; and

**WHEREAS**, the 2022 Recovery Month theme, “Recovery is For Everyone: Every Person, Every Family, Every Community,” reminds people in recovery and those who support them that no one is alone in the journey through recovery. Everyone’s journey is different, but we are all in this together, and

**WHEREAS**, education about recovery and addiction is essential to combating the stigma and discrimination faced by people in recovery is needed by all Georgians including public health and safety officials, the workforce, older adults, and families; and

**WHEREAS**, to help more people achieve and sustain long-term recovery, the U.S. Department of Health and Human Services, the Substance Abuse and Mental Health Services Administration, the White House Office of National Drug Control Policy, Alcohol and Drug Abuse Certification Board of Georgia, the Association of Community Service Boards, the Department of Behavioral Health and Developmental Disabilities, the Georgia Addiction Counselors Association, the Georgia Association of Recovery Residencies, and the Georgia Council on Substance Abuse, invite all residents of the State of Georgia to participate in **National Recovery Month**;

**NOW, THEREFORE, I, Christopher S. Cohilas, Chairman of the Dougherty County Commission**, by virtue of the authority vested in me by the laws of Dougherty County, GA, do hereby proclaim the month of September 2022 as “**RECOVERY MONTH**” in **Dougherty County, GA**. I further call upon our citizens, government agencies, public and private institutions, businesses and schools of **Dougherty County, GA** to commit to increasing awareness and understanding, fighting stigma and discrimination and promoting the observation of this month with appropriate programs, activities, and ceremonies to support this year’s **Recovery Month** theme, Recovery is For Everyone: Every Person, Every Family, Every Community”.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of Dougherty County, GA to be affixed on this 12<sup>th</sup> day of September, in the year of our Lord two thousand twenty-two.

BOARD OF COMMISSIONERS  
DOUGHERTY COUNTY, GEORGIA

\_\_\_\_\_  
Christopher S. Cohilas, Chairman



Board Of Commissioners

Dougherty County  
Georgia



Proclamation

ALOPECIA AWARENESS MONTH

**WHEREAS**, alopecia is an auto-immune condition for which there is no cure that causes cells to attack hair follicles that thereby cause hair loss and affects approximately two percent of the population of all races and ages, but most commonly affects children and young adults;

**WHEREAS**, a significant number of citizens of Dougherty County currently suffer from alopecia and have formed a support group to share their experiences and provide resources to one another; and

**WHEREAS**, Dougherty County citizen, Gloria Baker, who has been battling alopecia since 2003, and is a member of a support group that assists women and children in the Dougherty County suffering from alopecia, requested that the Board of Commissioners of Dougherty County, Georgia declare the month of September Alopecia Awareness Month;

**WHEREAS** Dougherty County, Georgia is desirous of declaring the month of September Alopecia Awareness Month;

**NOW THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Dougherty County, Georgia and it is hereby proclaimed by Authority of same that September shall be recognized as Alopecia Awareness Month.

This the 12<sup>th</sup> day of September 2022.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
CHRISTOPHER S. COHILAS, Chairman  
Dougherty County Commission

**A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE AMENDMENT OF EMPLOYMENT  
AGREEMENT BY AND BETWEEN THE BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA AND KENNETH JOHNSON; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia entered an Employment Agreement with Kenneth Johnson for his services as Chief of Police of Dougherty County, Georgia on January 3, 2022;

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia has since completed a pay study that resulted in comprehensive salary increases for Dougherty County, Georgia employees;

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia is hereby desirous of approving and executing an Amended Employment Agreement that reflects an increase in Chief Johnson’s salary commensurate to the recommendations for salary increases for Dougherty County, Georgia employees set forth the in the pay study.

**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 Amended Employment Agreement between the Board of Commissioners of Dougherty County, Georgia and Kenneth Johnson for his employment of services as Police Chief of Dougherty County, Georgia reflecting an increase in his annual base salary from \$90,000.00 to \$105,000.00 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 the Amended Employment Agreement.

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

This the 12<sup>th</sup> day of September, 2022.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Christopher S. Cohilas, Chairman

ATTEST:

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

**AMENDED EMPLOYMENT AGREEMENT**

THIS AMENDED EMPLOYMENT AGREEMENT, made and entered into as of the 12<sup>th</sup> day of September, 2022, by and between the BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY, GEORGIA, hereinafter referred to as "Employer," and KENNETH JOHNSON hereinafter referred to as "Employee";

WHEREAS, Employer and Employee entered into that certain Employment Agreement effective as of January 3, 2022, setting forth the terms and conditions of Employee’s employment with Employer;

WHEREAS, Employer and Employee now desire to amend the Employment Agreement;

NOW, THEREFORE, the parties, for and in consideration of the mutual and reciprocal covenants and agreements hereinafter contained, do contract and agree as follows, to-wit:

1. The first sentence of Section 3 of the Employment Agreement titled “Salary” shall be deleted and the following inserted in lieu thereof:

“Employer agrees to pay Employee for all services rendered pursuant hereto an annual base salary of \$105,000.00 payable in bi-weekly installments at the same time as other employees of Employer are paid.”

2. All the remaining terms and provisions of the Employment Agreement not specifically amended herewith shall remain in full force and effect.

IN WITNESS WHEREOF, Employer has hereunto caused this Amended Employment Agreement to be signed and executed on its behalf by its Chairman and duly attested by its Clerk and Employee has signed and executed this Amended Employment Agreement, both in duplicate, as of the day and year first above written.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

BY: \_\_\_\_\_  
Christopher S. Cohilas, Chairman

EMPLOYEE:

BY: \_\_\_\_\_  
Kenneth Johnson

ATTEST:

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