



## REGULAR MEETING

September 18, 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. Invocation.
4. Pledge of Allegiance.
5. Minutes.
  - a. Consider for action the Minutes of the August 21st Regular Meeting, August 21st Public Hearing, August 28th Special Called Meeting and August 28th 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. Bishop Frederick Williams, Chairman, Voter Registration and Elections Board, present to provide an update and address general matters for the Commission.
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. Track West Partners, Binh Dao, applicant and Willow Nook Park, LLC, owner (23-057) request to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. The property is at 3501 Sylvester Hwy. The Planning Commission recommends approval. Angel Gray, Deputy Planning Director will address.

8. Purchases.

- a. Consider for action the Resolution providing for the acceptance of the contract for the bid for drainage improvement services for Public Works from the lowest responsive and responsible bidder, Jim Boyd Construction, Inc. (Albany, GA) in the amount of \$339,420.65 subject to execution by the Assistant County Administrator. Funding is budgeted in SPLOST VII. **ACTION:**
- b. Consider for action the recommendation to contract with Advent Business Interiors (Leesburg, GA) to disassemble, stage on site, and reassemble furniture for the Tax and Tag Office Renovation in the amount of \$33,500. A contractor is needed to honor existing warranties and to allow for painting and installation of flooring when the furniture is disassembled. The Commission approved the renovation in the September 11, 2023 Regular Meeting. Funding is available in SPLOST VII. **ACTION:**
- c. Consider for action the recommendation to purchase a Utility Terrain Vehicle (UTV) for EMS from State Contract GA #9999-001-SPD0000175-0005 through local dealer Flint Equipment Company (Leesburg, GA) in the amount of \$21,434.27. EMS needs a UTV to be able to reach patients with medical trauma/emergencies in areas of the county that cannot be accessed by regular vehicles. Funding is budgeted in SPLOST VII. **ACTION:**
- d. Consider for action the recommendation to purchase two (2) Power-Pro MTS Mid Cots from sole source provider Stryker Medical (Chicago, IL) in the amount of \$19,012.50 each for a total expenditure of \$38,500.32, which includes shipping, for use by Dougherty County EMS. Stryker Medical will be increasing prices 3 to 5% effective October 1, 2023. The recommended purchase of the available equipment will save the County over \$10,000 and avoid paying the price increase. Funding is budgeted in SPLOST VII. Assistant County Administrator Barry Brooks will address. EMS Director Sam Allen is present. **ACTION:**

9. Additional Business.

- a. Consider for action the recommendation to accept the following changes to accept the Health Benefits Plan Renewal for the 2024 Plan Year from the Insurance Review Committee (IRC):
- Keep the current dental plan (low option) and add an additional dental plan (high option) that includes Type D (orthodontia/\$2,000 lifetime max) services for employees. Current dental plan only has Type D services for dependent child(ren) up to age 19 with a \$1,500 lifetime max.
  - Replace the current vision (\$100 allowance) plan with the current vision (\$130) buy-up plan as the low option, and add vision plan (\$150) as the new buy-up option.
  - Add Supplemental Child Life Insurance (currently only have two options for basic child life 10k and 20k).

**ACTION:**

- b. Consider for action the Resolution providing for acceptance and execution of the Memorandum of Agreement between the Albany/Dougherty County Emergency Management Agency and the Marine Corps Logistics Base (MCLB) regarding use of the Emergency Operations Center (EOC). The agreement allows MCLB to utilize the EOC in the event that MCLB Albany can no longer occupy the primary or alternate EOC on the installation to support on-scene response during and escalating incidents. **ACTION:**
  - c. Consider for action the Resolution providing for the acceptance of the recommendation from the Public Works Committee to accept the revised Traffic Calming Policy effective October 1, 2023. **ACTION:**
  - d. Consider for action the Zoning Consideration of Track West Partners, Binh Dao, applicant and Willow Nook Park, LLC, owner (23-057) request to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. The property is at 3501 Sylvester Hwy. The Planning Commission recommends approval. **ACTION:**
10. Updates from the Assistant County Administrator.
  11. Updates from the County Attorney.
  12. Updates from the County Commission.
  13. 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

August 21, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 21, 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 July 17th Regular Meeting, July 31st Work Session, July 31st Joint Meeting with the City of Albany and July 31st Special Called Meeting.

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

The Chairman opened the public hearing for the proposed tax increase of .57% for the County-Wide Digest and the proposed tax increase of .17% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 19.069 and the Special Services millage rate is 9.1730. There being no individuals present in support of or opposition to the proposed tax public hearing, the Chairman closed the public hearing.

The Chairman recognized Jana Dyke, President & CEO, Albany-Dougherty Economic Development Commission (EDC), to provide the quarterly update. Ms. Dyke thanked the Board for their commitment to SPLOST and TSPLOST. She mentioned that two businesses, Grudem, an automotive supplier, and Diamond Door Products, were coming to the County. She added that both of the businesses were fully taxable and said that a film was made in the area but more information would be disclosed at a later time. She shared initiatives implemented for existing businesses and provided an update on some activities of the Payroll Development Authority (PDA). She asked the Board to contact her if they had any concerns regarding the economic incentives that are being considered at the state level. Ms. Dyke said that she would like to partner with the City of Albany and Dougherty County to be a conduit for grant purposes, as long as MOUs are in place, but she would like to have a conversation with the Chairman to discuss more. Unrelated to Ms. Dyke's presentation, Commissioner

Jones had questions pertaining to the funding of the Radium Springs Watershed. Commissioner Johnson will provide an update about the fund distribution. Other questions from the Board were answered, and the EDC's new Operations Manager Aarron Hart was introduced.

The Chairman opened the public hearing for Vincente S. Sontay, owner and applicant (23-039) request for special approval to construct a Religious Institution (church) at 1416 Nelms Road. The property is zoned R-2 (Single-Family Residential District) and would allow a Religious Institution by special approval. The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. It was confirmed by the Marshall's Office that the proposed site exceeded the measurements required by law for the commercial businesses that currently hold alcohol licenses. Attorney Joseph Dent confirmed that all ten criteria had been met and there were no legal requirements to deny the request. Engineer Tod Lanier will be responsible for creating specifications and confirmed that there will be no cemetery onsite as requested in the past. He shared if the Board would like to add that "there is no cemetery" in the conditions, the applicant does not object. Commissioner Jones stated his concerns by sharing that the citizens in the area were opposed and are not in favor of the religious institution.

Citizen Benny Porter was opposed to the location being in a residential area. He questioned the time frame of the application being presented to the Board. The County Attorney confirmed that the applicant had withdrawn the request. Citizen Edna Kincheloe was opposed and she felt as if the citizens should have a say regarding approval or denial. Willie Williams, President of the Putney Neighborhood Watch, was opposed and had others that were in the audience and opposed to the application to stand. He added that they were concerned about safety. Attorney Dent was allowed to provide a rebuttal and he emphasized to Commissioner Jones that the criteria have been set for the Board to assess that there is no impact on public health, safety and welfare. Commissioner Jones restated his comments and added that religious institutions should not be in a subdivision. Lastly, he mentioned his concerns that it may be problematic for individuals if the community is opposed and stated two specific concerns pertaining to the criteria that the Board has to consider. He questioned future expansion of the church and stressed that the citizens are the ones that "drive the train of government." There being no one present to speak in favor or against the proposed matter, the Chairman closed the public hearing.

The Chairman called for consideration to accept the quote replacing the flooring of the main building for Public Works by the lowest responsive and responsible vendor meeting specifications, Custom Interiors (Leesburg, GA) in the amount of \$31,055.65. Funding is available in SPLOST VII.

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

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

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

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

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

The Chairman called for consideration the resolution providing for the appointment of Assistant County Administrator Barry Brooks to serve as the County Legislative Coordinator (CLC) to the Association of County Commissioners of Georgia (ACCG). This appointment will replace former appointee Michael McCoy.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gaines, the motion for approval passed unanimously. Resolution 23-039 is entitled:

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

The Chairman called for consideration of the nomination for the County Voting Delegate at the ACCG Legislative Conference Business Session on October 12, 2023 in Jekyll Island.

Upon nomination by Commissioner Johnson, Commissioner Russell Gray was unanimously appointed to serve as the Dougherty County Voting Delegate.

The Chairman called for consideration the special approval request of Vincente S. Sontay, owner and applicant (23-039) to construct a Religious Institution (church) at 1416 Nelms Road. The property is zoned R-2 (Single-Family Residential District) and would allow a Religious Institution by Special Approval. The Planning Commission recommended approval.

Commissioner Jones moved to deny the special approval request. Commissioner Edwards seconded the motion to deny. There being no further discussion, the motion to deny passed with five ayes and two nays by Commissioners Johnson and Gaines.

Mr. Brooks said that the Public Works Department would like to meet with the Public Works Committee regarding the traffic calming policy and possible revisions to the procedures and provisions.

Commissioner Gaines recognized her family members who were in the audience and who had participated in the March on Washington and shared that they will participate in the 60<sup>th</sup> Anniversary local event. Commissioner Jones read the card that he received from NACo as an ambassador.

There being no further business to come before the Commission, the meeting adjourned at 11:10 a.m.

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CHAIRMAN

ATTEST:

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

DRAFT

## DOUGHERTY COUNTY COMMISSION

## PUBLIC HEARING MINUTES

August 21, 2023

The Dougherty County Commission held a Public Hearing in Room 100 of the Albany-Dougherty Government Center on August 21, 2023, at 6:00 p.m. Chairman Lorenzo Heard presided. Present were Assistant County Administrator Barry Brooks, County Clerk Jawahn Ware and staff.

The Chairman opened the public hearing for the proposed tax increase of .57% for the County-Wide Digest and the proposed tax increase of .17% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 19.069 and the Special Services millage rate is 9.1730. There being no individuals present in support of or opposition to the proposed tax public hearing, the Chairman closed the public hearing at 6:04 p.m.

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CHAIRMAN

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

August 28, 2023

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on August 28, 2023. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson, Anthony Jones and Ed Newsome. County Attorney Alex Shalishali participated via teleconference. Also present were Assistant County Administrator Barry Brooks, Deputy County Clerk Bristeria Hope 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. Commissioner Russell Gray was absent.

The Chairman opened the public hearing for the proposed tax increase of .57% for the County-Wide Digest and the proposed tax increase of .17% for the Special Services Digest. The millage rates remain the same as last year. The County-Wide millage rate is 19.069 and the Special Services millage rate is 9.1730. There being no individuals present in support of or opposition to the proposed tax public hearing, the Chairman closed the public hearing.

The Chairman called for consideration of the resolution providing for the approval of the 2023 Millage Rates for the County-Wide General Fund, Special Services District Fund, Dougherty County School System and State of Georgia.

Commissioner Johnson moved for approval. Commissioner Gaines seconded the motion. Under discussion and upon the request of Commissioner Edwards, the Chairman provided consent for citizen Graham Edwards to provide comments. There being no further discussion, the motion for approval passed unanimously. Resolution 23-041 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION ASSESSING THE RATE OF TAXATION FOR  
COUNTY PURPOSES ON ALL TAXABLE PROPERTY IN  
DOUGHERTY COUNTY, GEORGIA AND ON ALL TAXABLE  
PROPERTY IN THE SPECIAL SERVICES DISTRICT OF  
DOUGHERTY COUNTY, GEORGIA FOR 2023; REPEALING PRIOR  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT  
HEREWITH; AND FOR OTHER PURPOSES.

There being no further business to come before the Commission, the meeting adjourned at 10:11 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

August 28, 2023

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on August 28, 2023 immediately following the Special Called Meeting. Chairman Lorenzo Heard presided and called the meeting to order at 10:11 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson, Anthony Jones and Ed Newsome. County Attorney Alex Shalishali participated via teleconference. Also present were Assistant County Administrator Barry Brooks, Deputy County Clerk Bristeria Hope 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. Commissioner Russell Gray was absent.

After the roll call and the invocation, Chairman Heard asked the Commission to review the minutes of the August 7th Regular Meeting, August 14th Work Session and August 14th Special Called Meeting.

The Chairman called for a recommendation to accept the bid for the Tax and Tag Office Renovation in the amount of \$216,366 from the lowest responsive and responsible bidder meeting specifications, JVS Associates (Albany, GA). The qualified bids were received with the highest being \$274,916. Funding is budgeted in SPLOST VI and VII. Assistant County Administrator Barry Brooks was present. City of Albany Buyer Ricky Gladney and Facilities Management Director Heidi Hailey addressed. Ms. Hailey shared that they will be renovating the floors and lights and planned on providing an electrical modification for the employees. Upon a question from Commissioner Edwards, Ms. Hailey clarified that no minorities applied out of the five bids that were received. Mr. Gladney explained the bid process and shared that a bid conference was held. Commissioner Johnson asked if we could have an officer monitor the Tax and Tag area. Mr. Brooks said that he would look at the security arrangements for the Government and Tax & Tag buildings. A proposal will be coming, and he shared that he has reached out to the Sheriff's Office for assistance. Due to the majority of homeless citizens, there was an ask to provide upgraded cameras in the County buildings. Commissioner Jones suggested securing Mrs. Buckley's area and Mr. Brooks said that he would work with the City of Albany on a cost share.

The Chairman called for a recommendation to purchase six 4RE in-car video camera systems from the single source vendor Motorola Solutions (Allen, TX) in the amount of \$41,972.40. This quote includes the in-car camera system, microphone bundle kits, unlimited data/cloud storage, and programming. The vendor provides in-car video camera systems for local public safety offices and the in-car cameras will be placed in the new fleet of patrol vehicles. Funding is budgeted in the Special Services District Fund. Assistant County Administrator Barry Brooks addressed. Assistant Chief Tateshea Irving was present. Commissioner Johnson asked for a running inventory and wanted to discuss potentially combining more units at one time for the Sheriff's Office and Dougherty County Police Department to ideally obtain discount pricing on equipment.

The Chairman called for a recommendation to accept the annual resolution authorizing the Southwest Georgia Regional Commission (SWGRC) to execute and file the renewal of the annual application on behalf of Dougherty County with the Georgia Department of Transportation and the United States Department of Transportation for a grant for public transportation assistance under Section 5311 Regional Transit Program. Assistant County Administrator Barry Brooks addressed. Commissioner Edwards said that he would like to see a list of how many homes had been built in Dougherty County. Commissioner Jones shared that the information can be obtained by Executive Director Suzanne Angell and asked that SWGRC provide an annual update to the Commission.

The Chairman called for a recommendation to declare the listed equipment and vehicles as surplus and authorize the disposal of or sale of same via an online auction. Assistant County Administrator Barry Brooks addressed.

Commissioner Edwards wanted an overview from the Public Works subcommittee meeting. Commissioner Newsome shared that the revised adoption will be presented to the full Commission. Commissioner Johnson wanted a lighting survey done in his district and shared concerns about the curb and gutter issues. He wanted SWGRC to apply for an additional \$600,000 CHIP grant that could help with housing, planning, and new construction. Commissioner Gaines shared concerns relative to the contractor (iVueit) who did surveys in the residential areas. She wanted a policy to be considered for those individuals to have something to identify them as Dougherty County employees. Mr. Brooks shared an update regarding this concern and said that a policy should be put together for future reference. Commissioner Jones wanted to make sure that the citizens were educated in advance on the iVueit process. He wanted to have a moment of silence for the shooting that took place in Jacksonville, Florida where individuals lost their lives. Commissioner Johnson asked about the plans from the emergency management relative to the upcoming storm.

There being no further business to discuss the Commission the meeting adjourned at 10:56 a.m.

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CHAIRMAN

ATTEST:

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



MEMORANDUM

Date: September 7, 2023  
To: The Dougherty County Board of Commissioners  
From: Albany-Dougherty Planning Commission  
Subject: 23-057 (Rezoning) 3501 Sylvester Highway

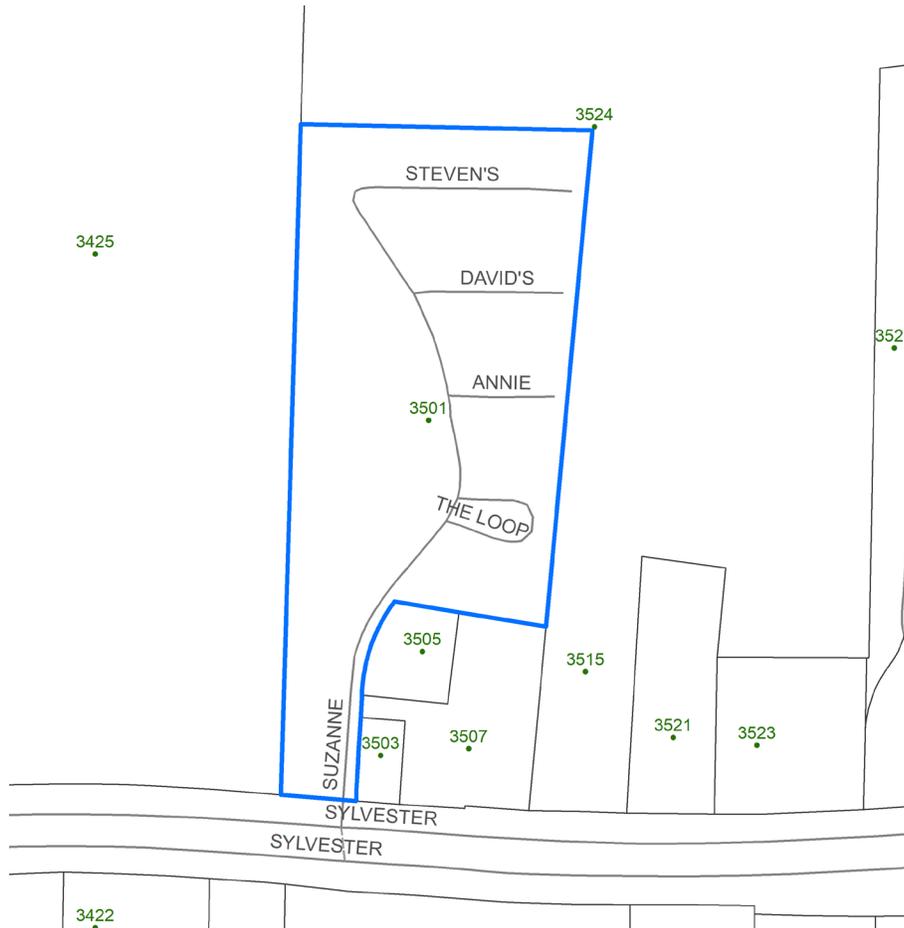
**Track West Partners, Binh Dao (23-057)** submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Georgia, be amended to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. Art Brown offered a motion to approve; Aaron Johnson seconded the motion. The motion carried **7-0** with the following votes:

Sanford Hillsman	Tie or Quorum
Aaron Johnson	Yes
Jimmy Hall	Yes
William Geer	Yes
Charles Ochie	Yes
Helen Young	Yes
Yvonne Jackson	Yes
Art Brown	Yes

PLANNING & DEVELOPMENT SERVICES

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

### STAFF ANALYSIS AND REPORT APPLICATION #23-057 REZONING



**OWNER/APPLICANT:** Willow Nook Park, LLC (Owner)  
Teack West Partners, (Binh Dao) (Applicant)

**LOCATION:** 3501 Sylvester Hwy  
Tax Parcel 00138/00001/02B

**CURRENT ZONING/USE:**  
Zoning: C-3 (Commercial)  
Use: Mobile Home Park

**PROPOSED ZONING/USE:**  
Zoning: R-MHP (Mobile Home Park District)  
Use: Mobile Home Park

**ZONING/ADJACENT LAND USE:**  
North: Zoning: C-3 (Commercial)  
Land Use: Vacant Land  
South: Zoning: C-3c (Commercial with Conditions)  
Land Use: Vacant Land and Commercial

West: Zoning:	C-3 (Commercial)
Land Use:	Vacant Land and Residential
East: Zoning:	C-3 (Commercial)
Land Use:	Vacant Land and Church

**MEETING INFORMATION:**

Planning Commission:	9/7/2023, 2:00 P.M., Government Center, 222 Pine Avenue, Rm. 100
Public Hearing:	9/18/2023, 10:00 A.M., Government Center, 222 Pine Avenue, Rm. 100

**RECOMMENDATION: Approval**

**BASIC INFORMATION**

The applicant requests to rezone an approximately 24.903-acre developed parcel from C-3 (Commercial) to R-MHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing, non-conforming mobile home park. Currently, the mobile home park is in fair to poor condition. In 2017, the area was severely damaged by a tornado and again sustained damages from high winds in 2018 during Hurricane Michael.

**PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE**

This location is a 24.903-acre parcel. Some of the property is within the 100-year floodplain.

**RELEVANT ZONING HISTORY**

A review of the past zoning maps shows that the area maintained its initial zoning of C-3 when 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 a use that is suitable in view of the use and development of adjacent and nearby property?*

Yes. This proposed use is aligned with low-density residential uses to the north, west, and east of the parcel.

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

The proposed use will not adversely affect the existing use of surrounding parcels. This proposal would bring the redevelopment of an existing mobile home park.

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

The property currently operates as a mobile home park and would retain its economic use.

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 may have an impact on Sewer 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:** Based on Trip Generation's 11th Edition, a mobile home park would generate 5 to 7 trips per day per individual residential unit.

**AADT:** This segment of Sylvester Hwy had an Average Daily Traffic (AADT) count of 7,380 in 2021. Information is not available for Traffic Capacity.

**Road Improvements:** According to the **FY 2021-2024 Transportation Improvement Program** and the **Dougherty Area Regional Transportation Study 2045**, no state or federally-funded projects are proposed for the area.

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

- Sylvester Hwy is classified as an Urban Principal Arterial.

**Public Transit Routes:** There are no current transit routes along this segment of Sylvester Highway.

**Accident Information:** Planning Staff have run accident reports to provide data for the immediate area. Reports indicate over the past year that 14 traffic accidents/incidents have occurred in the immediate area. In the 14 accident reports, none of those were life-threatening or fatal.

**Proposed Driveway/Parking Plan:** The applicant has submitted a site plan showing the parcel and its acreage. Ingress and egress will be from Sylvester Hwy. This proposal is for the redevelopment of a mobile home park. All parking by the residents will be in their individual spaces.

**Analysis:** Staff finds there should be no significant adverse impact on the surrounding transportation network anticipated due to the proposed use at this time.

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

Yes. The designation of this site is Low-Density Residential, as shown in the Albany-Dougherty Comprehensive Plan. The proposed R-MHP rezoning will increase conformity to the residential.

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

Staff has not identified further changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted.

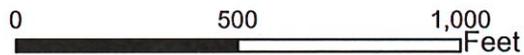
### **RECOMMENDATION**

Staff recommends **approval** to rezone the 29.903-acre parcel from C-3 (Commercial) to R-MHP (Mobile Home Park District)

# LOCATION



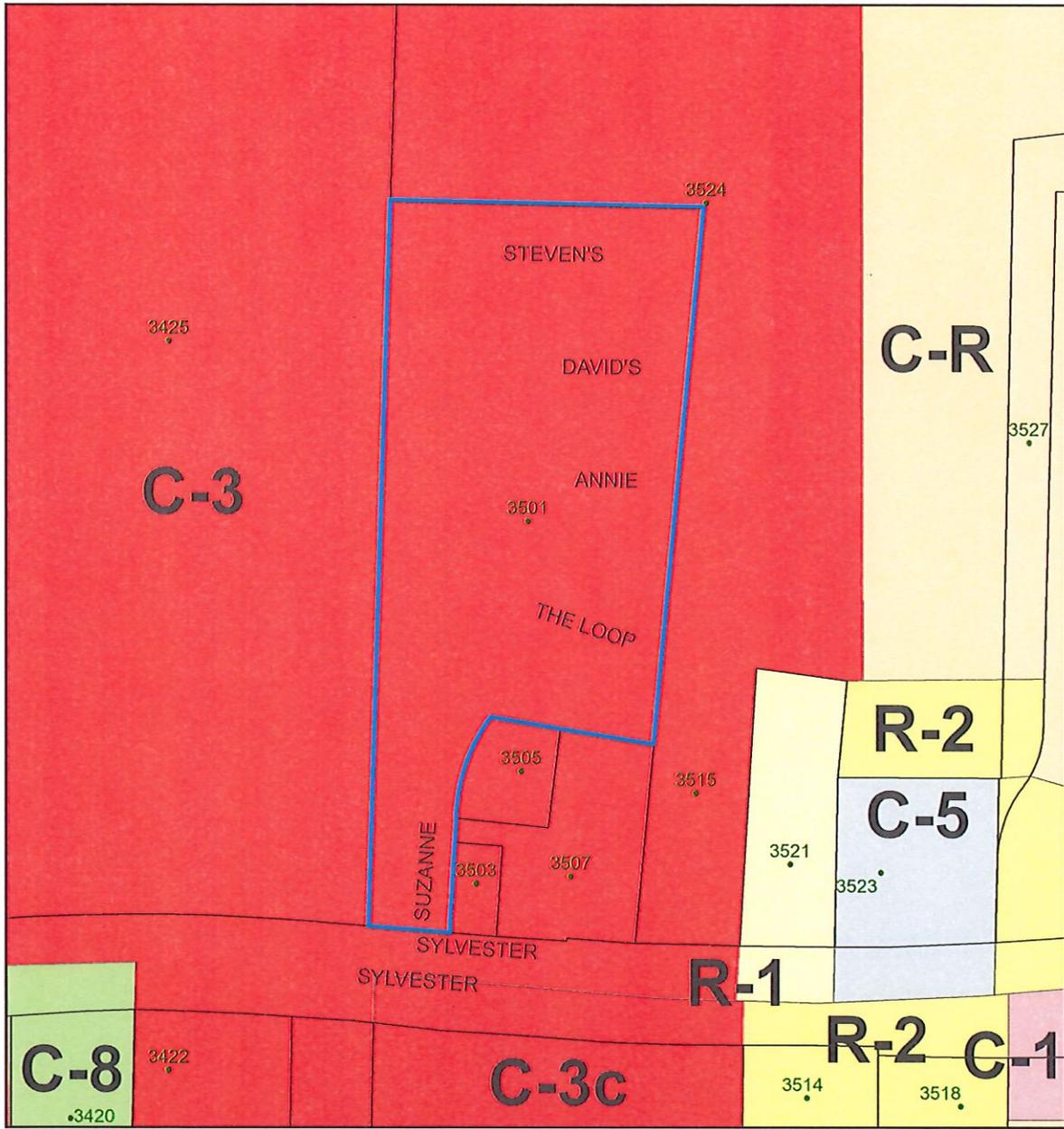
3501 Sylvester Hwy  
ZONING  
#23-057



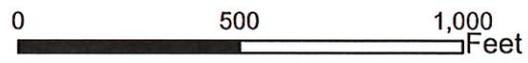
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# ZONING



3501 Sylvester Hwy  
 ZONING  
 #23-057



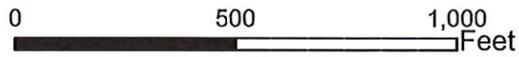
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# AERIAL



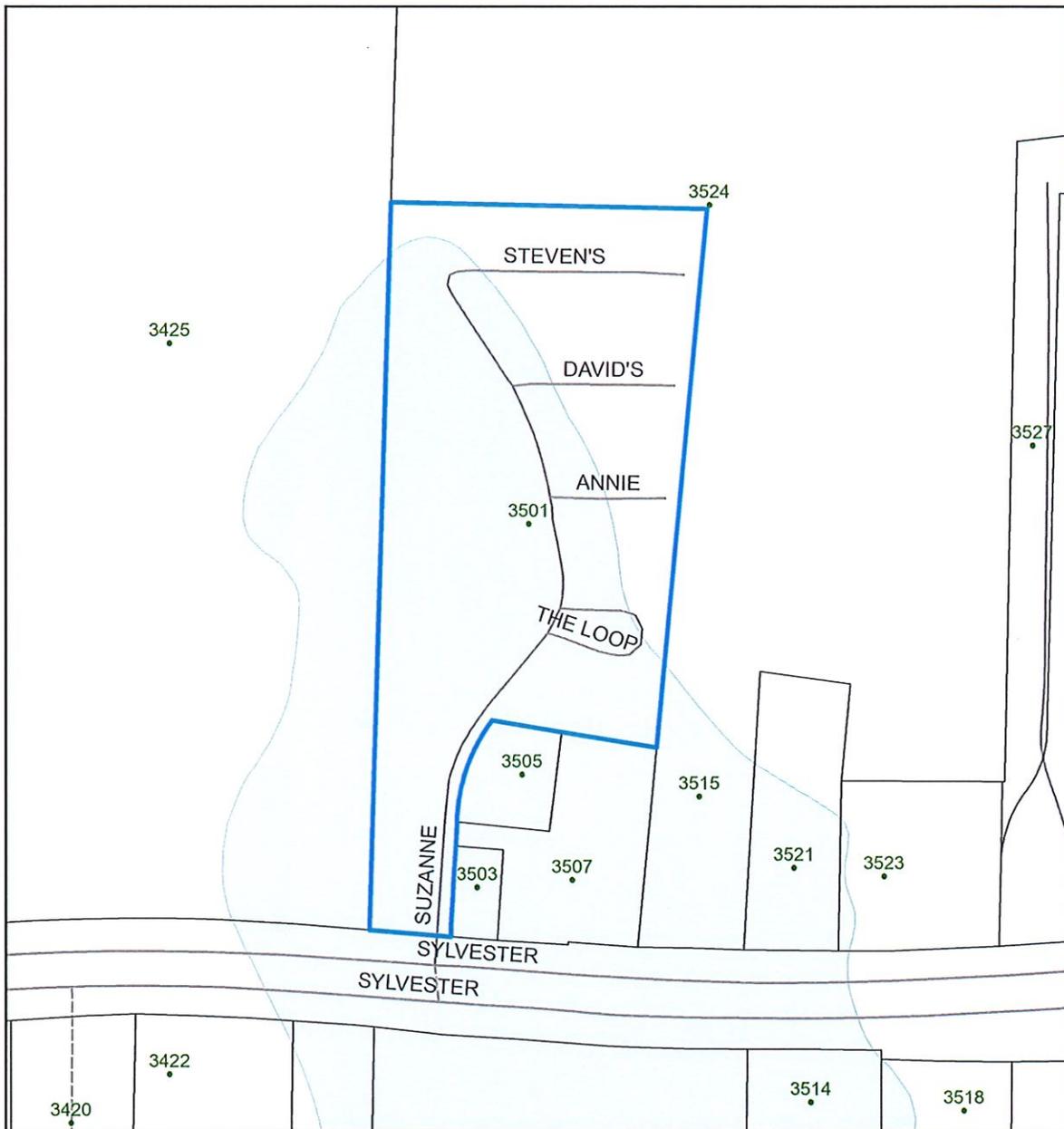
3501 Sylvester Hwy  
ZONING  
#23-057



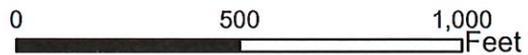
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# FLOODPLAIN



3501 Sylvester Hwy  
ZONING  
#23-057



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June 21, 2022

**Wetlands**

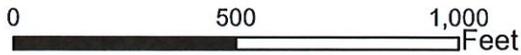
- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Other
- Estuarine and Marine Wetland
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

# CURRENT USE



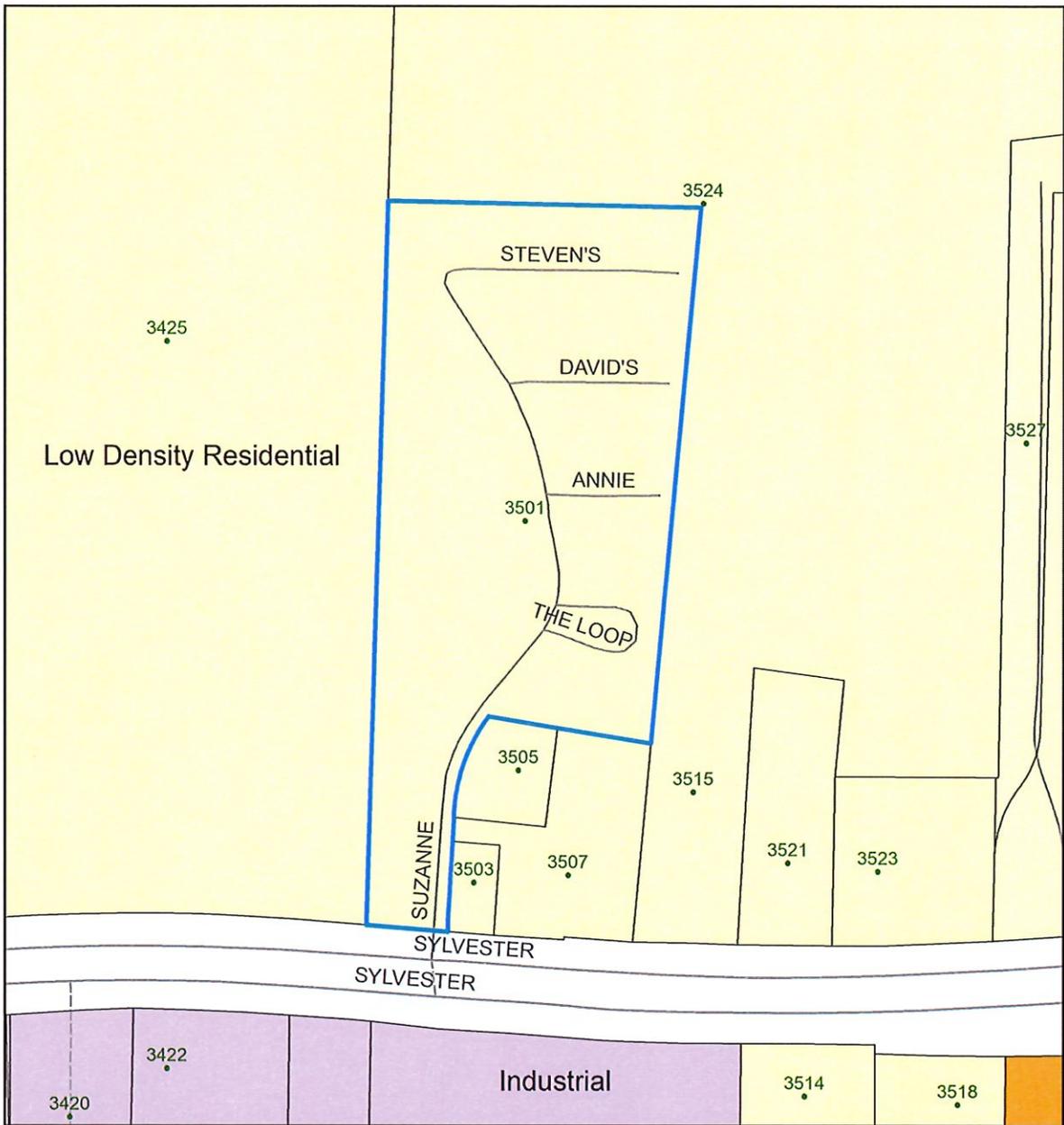
3501 Sylvester Hwy  
 ZONING  
 #23-057



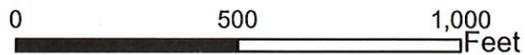
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.



# FUTURE LANDUSE



3501 Sylvester Hwy  
 ZONING  
 #23-057



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**APPLICATION TO AMEND THE ZONING MAP OF:**

City of Albany     Dougherty County

**Property Address:** 3501 Sylvester Hwy

Name of Property Owner(s): Willow Nook Park, LLC

Mailing Address: 5830 E. Second Street #6100

City: Casper                      State: WY                      Zip Code: 82609

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

**Name of Applicant:** Track West Partners, Binh Dao

Mailing Address: 1962 Howell Mill Road

City: Atlanta                      State: GA                      Zip Code: 30318

Telephone: 912-604-0055                      Email: binh@trackwestpartners.com

**Zoning Classification:**

Present zoning district: C-3                      Current use: mobile home park

Proposed zoning district: R-MHP                      Proposed use: mobile home park

**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 10<sup>th</sup> day of August, 20  

Signature of Applicant: [Signature]

Notary Public: [Signature]                      Commission expires: 3.10.2024



**(Staff Use)**

Posting fee: \_\_\_\_\_ Date paid: \_\_\_\_\_ Receipt: \_\_\_\_\_



VERIFICATION OF OWNERSHIP

Name of all owners: Willow Nook Park, LLC
Address: 5830 E. Secon Street #6100
City/State/Zip Code: Casper, wY 82609
Telephone Number:
Email: jd30jackson@icloud.com
Property Location (give description if no address): 3501 Sylvester Hwy

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

Personally appeared before me \_\_\_\_\_, who has stated that the information on this form is true and correct.

Notary Public [Signature] Date August 10th, 2022

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

Name: Track West Partners ATTN: Binh Dao
Address: 1962 Howell Mill Road
City/State/Zip Code: Atlanta, GA 30318
Telephone Number: 912-604-0055
Email: binh@trackwestpartners.com



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

The applicant filed on this date: August 10, 2023, to apply for a rezoning approval affecting described property as follows:

3501 Sylvester Hwy

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 August, 20 23

[Signature]

Signature of Applicant

[Signature]

Notary Public

3-10-2026

Commission Expires



**Legal Description**  
**Property of Willow Nook Park, LLC**  
**to be Rezoned form C-3 to R-MHP**

All that certain tract or parcel of land situate lying and being all of part of Land Lot 86 of the First Land District, being in Dougherty County, Georgia and being more particularly described as follows:

Commence at the intersection of the East right-of-way of Branch Road and the North right-of-way of U.S. Route 82 Business and go North 82 degrees 58 minutes 47 seconds East along the north right-of-way of U.S. Route 82 Business a distance of 529.89 feet; go thence 1188.70 feet along the arc of a curve concave to the southeast, along the north right-of-way of U.S. Route 82 Business, having a radius of 5804.58 feet, a chord bearing of North 88 degrees 53 minutes 14 seconds East and a chord distance of 1186.62 feet; go thence South 85 degrees 14 minutes 46 seconds East along the north right-of-way of U.S. Route 82 Business a distance of 186.85 feet to the Point of Beginning. From this point go North 01 degrees 35 minutes 10 seconds East a distance of 1802.52 feet; go thence South 88 degrees 44 minutes 50 seconds East a distance of 793.03 feet; go thence South 05 degrees 36 minutes 22 seconds West a distance of 1338.89 feet; go thence North 80 degrees 54 minutes 44 seconds West a distance of 407.29 feet; go thence South 39 degrees 32 minutes 47 seconds West a distance of 25.79 feet; go thence 186.84 feet along the arc of a curve concave to the southeast, having a radius of 305.00 feet, a chord bearing of South 21 degrees 59 minutes 49 seconds West and a chord distance of 183.93 feet; go thence South 04 degrees 26 minutes 51 seconds West a distance of 313.39 feet; go thence South 01 degree 35 minutes 10 seconds West a distance of 30.05 feet to the north right-of-way of U.S. Route 82 Business; go thence North 85 degrees 14 minutes 46 seconds West along the north right-of-way of U.S. Route 82 Business a distance of 200.00 feet to the Point of Beginning.

Said tract or parcel contains 24.903 acres.

D2022006640

BK:5013 PG:32-33

FILED IN OFFICE  
CLERK OF COURT  
08/22/2022 04:33 PM  
EVONNE S. MULL, CLERK  
SUPERIOR COURT  
DOUGHERTY COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$149.00

Return Recorded Document to:  
Donald E. Strickland, Jr.  
Gardner Willis Plaire & Wilson, LLP  
P. O. Drawer 71788  
Albany, Georgia 31708-1788

7501563772  
PARTICIPANT ID

**WARRANTY DEE DPT-61 047-2022-002394**

**STATE OF GEORGIA  
COUNTY OF DOUGHERTY**

This indenture made this 17<sup>th</sup> day of August, in the year Two Thousand Twenty Two (2022), between MOREE MOTORS NO. 2, INC., a Georgia Corporation, as party or parties of the first part, hereinafter called Grantor, and WILLOW NOOK PARK, LLC, a Wyoming Limited Liability Company as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and 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 the below described tract or parcel of land more fully and completely described as follows:

All that tract or parcel of land lying and being in a part of Land Lot No. 86 in the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Starting at the intersection of the East right of way line of Branch Road with the North right of way line of U. S. Highway No. 82 (State Route 50), run thence North 82 degrees 58 minutes 47 seconds East along the North right of way line of said U. S. Highway No. 82 a distance of 529.89 feet to a Point; continue thence along the North right of way line of said U. S. Highway 82 around a curve whose chord direction is North 88 degrees 53 minutes 14 seconds East and whose chord distance is 1186.62 feet having a radius of 5804.58 feet, an arc distance of 1188.69 feet to a point; continue thence South 85 degrees 14 minutes 46 seconds East along the North right of way line of said U.S. Highway No. 82 a distance of 186.85 feet to a point, and the Point of Beginning. From said Point of Beginning, run thence North 01 degrees 35 minutes 10 seconds East a distance of 1802.52 feet along an old fence line to a point; run thence South 88 degrees 44 minutes 50 seconds East a distance of 793.02 feet to a point; run thence South 05 degrees 36 minutes 22 seconds West a distance of 1338.89 feet to a point; run thence North 80 degrees 54 minutes 44 seconds West a distance of 407.29 feet to a point; run thence South 39 degrees 32 minutes 47seconds West a distance of 25.79 feet to



LOCATION MAP

TIMOTHY R. HALL AS TRUSTEE OF THE  
TIMOTHY R. HALL REVOCABLE TRUST  
D.B. 4206, PG. 48  
(ZONED C-3)

S88°44'50"E  
793.03'

24.903 ACRES  
CURRENT ZONING C-3  
PROPOSED ZONING R-MHP

GS30 FARMS, LLC  
D.B. 4392, PG. 225  
(ZONED C-3)

1338.89'

S05°36'22"W

1802.52'

N01°35'10"E

N80°54'44"W  
407.29'

S39°32'47"W  
25.79'

L=186.84' R=305.00'  
CH=S21°59'49"W 183.93'

S04°26'51"W  
313.39'

S85°14'46"E  
186.85'

L=1188.70' R=5804.58'  
CH=N88°53'14"E 1186.62'

S01°35'10"W  
30.05'

N85°14'46"W  
200.00'

POINT OF BEGINNING

POINT OF COMMENCEMENT  
INTERSECTION OF THE EAST R/W OF  
BRANCH ROAD AND THE NORTH R/W  
OF U.S. ROUTE 82 BUSINESS

N82°58'47"E  
529.89'

POINT OF BEGINNING

POINT OF BEGINNING

BRANCH ROAD



GRAPHIC SCALE



( IN FEET )

1 inch = 300 ft.

TIMOTHY R. HALL AS TRUSTEE OF THE  
TIMOTHY R. HALL REVOCABLE TRUST  
D.B. 4206, PG. 48  
(ZONED C-3)

NOTES:

1. PROPERTY OWNER:  
WILLOW NOOK PARK, LLC  
5830 E. SECOND STREET #6100  
CASPER, WY 82609
2. APPLICANT:  
TRACK WEST PARTNERS  
ATTN: BINH DAO  
1962 HOWELL WILL ROAD  
SUITE 210  
ATLANTA, GA 30318  
binh@trackwestpartners.com  
(912) 604-0055
3. CURRENT ZONING - C-3  
PROPOSED ZONING - R-MHP

ZONING MAP

PROPERTY OF WILLOW NOOK PARK, LLC  
PART OF LAND LOT 86, FIRST LAND DISTRICT  
DOUGHERTY COUNTY, GEORGIA



LANIER  
ENGINEERING INC.

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

SURVEYED	N/A	SCALE	1" = 300'	PROJ. NO.	23001	DATE	08/09/23	SHEET NUMBER	1 OF 1
DRAWN	DCC	CHECKED		DWG	23001RZ	SUR. DATE	N/A		

Item 7a.



## **NOTICE OF PUBLIC HEARING**

Item 7a.

**Travis Williams (23-051)** submitted an application to the Albany Dougherty Planning Commission requesting Special Approval for an Indoor & Special Event Facility 1(one) acre or more. The property is zoned C-8 (Commercial Recreational District). The 19.3-acre developed parcel currently operates as a racetrack. The property is located at 1304 Williamsburg Road. The owner is GHouze Entertainment, LLC (Marcus Glass). The applicant is Travis Williams. **District 6**

**King Randall (23-053)** has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Georgia, be amended to rezone a 24.74-acre vacant parcel from R-2 (Single-Family Residential District) to C-2 (General Mixed-Use Business District). The rezoning would allow for family-oriented uses (Indoor Movie Theater, Farm/Craft Markets, Skating Rinks, etc.). The property is at 2901 Barnaby Drive (00204/00001/23B). The property owner/applicant is King Randall. **District 2**

**Jacob Nyhuis (23-054)** has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Georgia, be amended to rezone 28.741-acres from AG (Agricultural District) to R-E (Estate District) (County Only). The rezoning would allow for agricultural uses and a future homesite. The property is at 1119 Mud Creek Road (00328/00001/14B). The property owner is Max R. Lewis III, and the applicant is Jacob Nyhuis. **District 1**

**Track West Partners, Binh Dao (23-057)** has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Albany, Georgia, be amended to rezone 24.903 acres from C-3 (Commercial District) to RMHP (Mobile Home Park District). The rezoning would allow for the redevelopment of an existing mobile home park. The property is at 3501 Sylvester Hwy (00138/00001/02B). The property owner is Willow Nook Park, LLC, and the applicant is Track West Partners (Binh Dao) **District 6**

**The Albany Dougherty Planning Commission** will conduct a public hearing on these requests **Thursday, September 7, 2023, at 2:00 p.m.** at the Government Center, 222 Pine Avenue, Room 100, Albany, GA. The Planning Commission will forward its recommendation to the Board of County Commissioners based on information presented at the public meeting.

**The Dougherty County Board of Commissioners** will conduct a public hearing on **Monday, September 18, 2023, at 10:00 a.m.** in the Government Center, 222 Pine Avenue, Room 100, Albany, GA 31701.

Meetings of the Albany Dougherty Planning Commission and the Dougherty County Board of Commissioners are open to the public. Those wishing to speak or provide comments should contact the Planning & Development Services Department at (229) 438-3901, Monday thru Friday, 8:00 a.m. to 5:00 p.m., before the meeting for additional information.

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

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

**A RESOLUTION  
ENTITLED  
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND EXECUTION OF  
CONTRACT FOR THE BID FOR DRAINAGE IMPROVEMENTS FOR PUBLIC  
WORKS BETWEEN DOUGHERTY COUNTY, GEORGIA AND JIM BOYD  
CONSTRUCTION, INC.; REPEALING RESOLUTIONS OR PARTS OF  
RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia has considered and is hereby desirous of approving and executing a contract for the bid for drainage improvements for Public Works from the lowest responsible bidder, Jim Boyd Construction, Inc., out of Albany, Georgia, in the amount of \$339,420.65; funding for which is available in SPLOST VII;

**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 between Dougherty County, Georgia and Jim Boyd Construction, Inc., to perform drainage improvements for Public Works is hereby approved and adopted and the Assistant County Administrator is hereby authorized to execute any and all other documents necessary to the full implementation of said contract.

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

This the 18<sup>th</sup> day of September, 2023.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

ATTEST:

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



**PROCUREMENT RECOMMENDATION**

DATE: August 25, 2023

TITLE: DOCO Drainage Improvements

DEPARTMENT: DOCO Public Works

REFERENCE NUMBER: 24-004

ACCOUNT NUMBER: SPLOST VII

OPENING DATE: 08/22/2023

STORMWATER IMPROVEMENTS #425025063

BUYER: Ricky Gladney

BUDGETED AMOUNT: \$300,000

DEPARTMENT CONTACTS:

Jeremy Brown

  
\_\_\_\_\_  
Joshua Williams, Procurement Manager

**RECOMMENDATION:**

Recommend the purchase of drainage improvement services for a total expenditure of \$339,420.65.

**BACKGROUND INFORMATION:**

DOCO Drainage Improvements per Bid Ref. #24-004 includes stormwater drainage improvements at five different locations throughout Dougherty County. The project involves installation of approximately 650 LF of storm drain piping, 11 headwalls, 4 drainage structures, demolition of existing asphalt, and erosion control. The project was properly and legally advertised through local and state media outlets as well as directly solicited to seventeen (17) local vendors. Three (3) qualified bids were received with Jim Boyd Construction, Inc. being the lowest responsive and responsible bidder.

**COUNTY ADMINISTRATOR ACTION:**

APPROVED

DISAPPROVED

HOLD

**COMMENTS:**

DATE

9/6/2023

COUNTY ADMINISTRATOR (ASSA)



**List of Documents Attached:**

- Bid Tabulation
- GA Corporation Registration

**FINANCE**

<b>CITY OF ALBANY GEORGIA PROCUREMENT DIVISION</b>  <b>TABULATION OF BIDS</b> DEPT: <b>DOCO Engineering</b> OPEN DATE: <b>8/22/2023</b> TIME OF OPENING: <b>2:30 p.m.</b> BID REF: <b>24-004</b>		Jim Boyd Construction 1810 West Oakridge Dr. Albany, GA 31707 229-420-9898 Wade Keen <a href="mailto:wkeen@jimboydconstruction.com">wkeen@jimboydconstruction.com</a>		Legacy Construction + Consulting 801 Turner Field Rd. Albany, GA 31705 678-761-2311 Marvin Laster <a href="mailto:mlaster@legacycplusc.com">mlaster@legacycplusc.com</a>		Reeves Construction Company 2615 Old Jim Davis Rd. Albany, GA 31721 229-883-8011 Dean Hayman <a href="mailto:dhayman@reevescc.com">dhayman@reevescc.com</a>	
	DESCRIPTION		TOTAL		TOTAL	UNIT PRICE	TOTAL
	DOCO Drainage	Lump Sum	\$339,420.65	Lump Sum	\$360,191.51	Lump Sum	\$498,692.12
	Improvements						
<b>TOTAL</b>			<b>\$339,420.65</b>		<b>\$360,191.51</b>		<b>\$498,692.12</b>
FOB Point/Terms		<b>Lowest Responsive and Responsible Bidder</b>					
COMMENTS <b>PENDING APPROVALS</b>							



**Barry Brooks**  
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: September 6, 2023  
Meeting Date: September 11, 2023  
Subject/Title: Disassemble and reinstallation of furnishings  
Presented for: Decision  
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

Facilities Management is requesting to utilize the services of Advent Business Interiors to disassemble and reinstall the furnishings and cubicles in the Tag and Tax Department during the office renovation period.

History/Facts and Issues

Facilities Management is requesting to utilize Advent Business Interiors (Leesburg, GA) to disassemble and reinstall the furnishings and cubicles located in the Tax and Tag Department during the office renovation period. Advent Business Interiors is considered a sole source provider because they currently provide the warranty service on the current furnishings and cubicles and will be able to provide needed parts and pieces should any replacement is needed. The warranty allows Dougherty County to not be responsible for any costs associated with repairs to any items broken during the disassemble and reinstallation of the furnishings and cubicles if the service of the warranty provider is utilized. The cost for the disassembling and reinstallation of furnishings is \$33,500.

Recommended Action

Recommend Dougherty County Commission approves the quote from Advent Business Interiors (Leesburg, GA) for a total expenditure of \$33,500.

Funding Source

SPLOST VII – Dougherty County Central Square Complex.



**Barry Brooks**  
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: September 8, 2023  
Meeting Date: September 11, 2023  
Subject/Title: Utility Terrain Vehicle (UTV) for EMS  
Presented for: Decision  
Presenter: Barry Brooks, Asst. County Administrator

Statement of Issue

Dougherty County EMS needs a UTV to be able to reach patients with medical trauma/emergencies in areas of the county that cannot be accessed by regular vehicles.

History/Facts and Issues

There are areas in the county, especially on the new trails, that are not accessible by regular vehicles. EMS needs a UTV in order to access, treat and transport patients in these areas. EMS is requesting to buy a John Deere Gator XUV825M from the State Contract GA #9999-001-SPD0000175-0005 through local dealer Flint Equipment Company (Leesburg, GA) in the amount of \$21,434.27.

Recommended Action

Recommend Dougherty County Commission accepts the State Contract quote from Flint Equipment Company in the amount of \$21,434.27 to purchase a UTV for EMS.

Funding Source

SPLOST VII





**Barry Brooks**  
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Dougherty County Commission Agenda Items

Date: September 14, 2023  
Meeting Date: September 18, 2023  
Subject/Title: EMS Stryker Power PRO XT Stretchers  
Presented for: Decision  
Presenter: Barry Brooks, Assistant County Administrator

Statement of Issue

Dougherty County EMS is in need of two (2) new Stryker Power PRO XT Stretchers.

History/Facts and Issues

Dougherty County EMS needs two (2) new Stryker Power PRO XT Stretchers to replace two older ones that have reached the end-of-life cycle. A quote was obtained from sole source provider Stryker Medical.

Stryker Medical will be increasing prices 3 to 5% effective October 1, 2023. The recommended purchase of the available equipment will save the County over \$10,000 and avoid paying the price increase.

Recommended Action

Recommend Dougherty County accepts the quote from Stryker Medical (Chicago, IL) for the purchase of two (2) demonstration Power-Pro MTS Mid Cots in the amount of \$19,012.50 each, for a total expenditure of \$38,500.32 (which includes \$475.32 in freight costs) for use by Dougherty County EMS.

Funding Source

SPLOST VII

**A RESOLUTION  
ENTITLED  
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND EXECUTION OF  
MEMORANDUM OF UNDERSTANDING BETWEEN THE ALBANY/DOUGHERTY  
COUNTY MANAGEMENT AGENCY AND MARINE CORPS LOGISTICS BASE  
REGARDING USE OF EMERGENCY OPERATIONS CENTER; REPEALING  
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia has considered and is hereby desirous of approving and adopting a certain Memorandum of Understanding between the Albany Dougherty/County Emergency Management Agency and the Marine Corps Logistics Base regarding use of the Emergency Operations Center;

**WHEREAS**, the Memorandum of Understanding would allow the Marine Corps Logistics Base to utilize the Emergency Operating Center in the event that the Marine Corps Logistics Base can no longer occupy the primary or alternate Emergency Operations Center on the installation to support on-scene response during escalating incidents;

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

**SECTION I** The attached Memorandum of Understanding between the Albany Dougherty/County Emergency Management Agency and the Marine Corps Logistics Base regarding use of the Emergency Operations Center is hereby approved and adopted and the Dougherty County Chairman, Assistant County Administrator and other appropriate Dougherty County staff are hereby authorized to execute any and all other documents necessary to the full implementation of said Memorandum of Understanding.

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

This the 18<sup>th</sup> day of September, 2023.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

ATTEST:

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

**A RESOLUTION NO. 23-R 174**

**ENTITLED**

**A RESOLUTION APPROVING AND AUTHORIZING A MEMORANDUM OF AGREEMENT BETWEEN THE ALBANY/DOUGHERTY COUNTY EMERGENCY MANAGEMENT AGENCY AND MARINE CORPS LOGISTICS BASE REGARDING USE OF THE EMERGENCY OPERATIONS CENTER; REPEALING PRIOR RESOLUTIONS IN CONFLICT AND FOR OTHER PURPOSES.**

WHEREAS, the proposed Memorandum of Agreement between the Albany/Dougherty County Emergency Management Agency and the Marine Corps Logistics Base (MCLB) outlines when MCLB will have access to and use of Emergency Operations Center (EOC); and

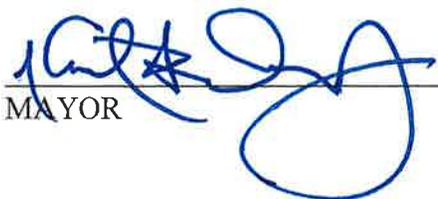
WHEREAS, it is in the best interests of the citizens of Albany that such Agreement be approved,

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the City of Albany, Georgia and it is hereby resolved by authority of same:

SECTION 1. That certain Memorandum of Agreement between the Albany/Dougherty County Emergency Management Agency and the Marine Corps Logistics Base, attached hereto, is hereby approved and is expressly incorporated herein as if fully set forth verbatim.

SECTION 2. The City Manager, or his designee, and the City Clerk are hereby authorized to execute said Agreement in the name of and on behalf of the City of Albany and to affix the seal of the City thereto.

SECTION 3. All resolutions, or parts of resolutions, in conflict herewith are repealed.

  
MAYOR

ATTEST:

Sissy Kelly, Asst.  
CITY CLERK

Adopted: August 22, 2023



Introduced By: Chad Washington



UNITED STATES MARINE CORPS  
MARINE CORPS LOGISTICS BASE  
814 RADFORD BOULEVARD SUITE 20302  
ALBANY GEORGIA 31704-0302

**MEMORANDUM OF AGREEMENT  
BETWEEN  
ALBANY/DOUGHERTY COUNTY EMERGENCY MANAGEMENT AGENCY  
AND  
MARINE CORPS LOGISTICS BASE ALBANY, GEORGIA**

This Memorandum of Agreement (MOA) M67008-230330-A004 is entered into by and between the Dougherty County Emergency Management Agency (ADCEMA), hereinafter referred to as SUPPLIER, and Marine Corps Logistics Base (MCLB) Albany, Georgia, hereinafter referred to as RECEIVER and referred to collectively as the PARTIES.

1. **PURPOSE.** This Agreement documents the services provided by the SUPPLIER to the RECEIVER for the purpose of utilizing Albany Dougherty County primary Emergency Operations Center (EOC) or alternate EOC as an alternate EOC for MCLB Albany in the event that MCLB Albany can no longer occupy the primary or alternate EOC on the Installation to support on-scene response during and escalating incident.

2. **AUTHORITY.** The following references provide authority and guidance for the preparation, maintenance, and provisions contained in this Agreement.

2.1. UFC 4-141-04, Emergency Operations Center Planning and Design

2.2. MCO 3440.9, Marine Corps Installation Emergency Management (IEM) Program

2.3. MCO 3030.1A, Marine Corps Continuity of Operations (COOP) Program.

2.4. Official Code of Georgia Annotated (O.C.G.A) 46-5-134(e).

3. **RESPONSIBILITIES.** Both PARTIES expressly agree that in the event there is damage to or failure of the RECEIVER'S primary and alternate EOC, the RECEIVER shall have the right to enter and use the SUPPLIER'S primary or alternate EOC as available.

3.1. The SUPPLIER will:

3.1.1. Provide a facility for the RECEIVER'S use as an alternate Emergency Operation Center (EOC).

3.1.2. Provide a primary and alternate individual to serve as a point of contact for usage of the facility.

Subj: ALBANY/DOCO EMERGENCY MANAGEMENT AGENCY (ADEMA)

3.1.3. Provide unclassified network connectivity to include Domain Host Control Protocol (DHCP) addressing for 20 RECEIVER workstations.

3.1.4. Configure firewall to allow RECEIVER workstations to connect via Internet Protocol Security (IPSEC) tunnel to a Department of Defense Virtual Private Network (VPN) endpoint.

3.1.5. Provide 20 telephones with associated numbers for use by the RECEIVER.

3.2. The RECEIVER will:

3.2.1. Identify a primary and alternate individual to serve as the RECEIVER'S ambassador for all facility issues.

3.2.2. Maintain all assigned spaces in a high condition of cleanliness and readiness. The RECEIVER is not authorized to sublet assigned spaces, occupied, or vacated, to another agency/tenant.

3.2.3. Be responsible for any loss or damages that occurs while the RECEIVER is occupying the facility.

3.2.4. Pay for personnel costs incurred while supporting the establishment of the RECEIVER'S Information Technology (IT) network configuration.

3.2.5. Only connect to SUPPLIER unclassified network via VPN and will not access any SUPPLIER network resources.

3.2.6. Pay for incurred telephone charges for period of utilization.

3.2.7. Provide all workstations, printers, and consumables for utilization by the RECEIVER.

3.2.8. Provide unclassified network connectivity and workstations within the RECEIVER'S Primary EOC for SUPPLIER EOC liaisons via commercial Internet Service Provider.

4. **JOINT PROVISIONS**. The PARTIES to this Agreement agree to comply with all laws, regulations, policies and procedures applicable to the services and support provided under this Agreement.

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5. **GENERAL PROVISIONS:**

5.1. Point of Contact (POC): The following POC will be used by the PARTIES to communicate in the implementation of this MOA. Each PARTY may change its POC upon reasonable notice to the other PARTY.

5.1.2. If to the SUPPLIER:

5.1.2.1. Albany/Dougherty County EMA  
320 North Jackson Street Albany,  
Georgia 31701  
COM: (229) 431-2155

5.1.3 If to the RECIEVER:

5.1.3.1. Support Agreements Manager  
Officer Marine Corps Logistics Base  
814 Radford Blvd, Suite 20351  
Albany, Georgia 31704-0351  
COM: (229) 639-8959

5.2. Correspondence. All correspondence to be sent and notices to be given pursuant to this MOA will be addressed,

5.2.1. if to the SUPPLIER, to

5.2.1.1. Deputy Director, EMA/911  
320 North Jackson Street  
Albany, Georgia 31701

5.2.2. if to the RECEIVER

5.2.2.1. Commanding Officer MCLB Albany  
Business Performance Office  
Marine Corps Logistics Base  
814 Radford Blvd, Suite 20302  
Albany, Georgia 31704-0351

5.3. Review of Agreement. This MOA will be reviewed mid-point in its entirety.

5.4. Modification of Agreement. This MOA may only be modified by the written agreement of the PARTIES, duly signed by their authorized representatives.

5.5. Disputes. Any disputes relating to this MOA will, subject to any applicable law, Executive Order, Directive, or Instruction, be resolved by consultation between the PARTIES or in accordance with DoDI 4000.19.

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5.6. Termination of Agreement. This MOA may be terminated by either PARTY by giving at least 180 days written notice to the other PARTY. The MOA may also be terminated at any time upon the mutual written consent of the PARTIES.

5.7. Transferability. This Agreement is not transferable except with the written consent of the Parties.

5.8. Entire Agreement. It is expressly understood and agreed that this MOA embodies the entire Agreement between the PARTIES regarding the MOA's subject matter.

5.9. Effective Date. This MOA takes effect beginning on the day after the last PARTY signs and will remain in effect for nine years or until modified or cancelled by either RECEIVER or SUPPLIER.

5.10. Expiration Date. This Agreement will remain in effect for nine years, unless otherwise modified or canceled

5.11. Cancellation of Previous Agreements. This agreement cancels the previously signed agreement between the same PARTIES with the effective date of 5 June 2017.

5.12. No Third-Party Beneficiaries. Nothing in this Agreement, express or implied, is intended to give to, or will be construed to confer upon, any person or entity not a party any remedy or claim under or by reason of this Agreement and this Agreement will be for the sole and exclusive benefit of the PARTIES.

5.13. Severability. If any term, provision, or condition of this Agreement is held to be invalid, void, or unenforceable by a governmental authority and such holding is not or cannot be appealed further, then such invalid, void, or unenforceable term, provision, or condition shall be deemed severed from this Agreement and all remaining terms, provisions, and conditions of this Agreement shall continue in full force and effect. The PARTIES shall endeavor in good faith to replace such invalid, void, or unenforceable term, provision, or condition with valid and enforceable terms, provisions, or conditions, which achieve the purpose intended by the Parties to the greatest extent permitted by law.

5.14. Other Federal Agencies. This Agreement does not bind any federal agency, other than the PARTIES, nor waive required compliance with any law or regulation.

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6. **FINANCIAL DETAILS.** This MOA does not provide for reimbursement between the SUPPLIER and RECEIVER.

7. **APPROVED.**

FOR MCLB ALBANY

\_\_\_\_\_  
MATTHEW J. MCKINNEY Date  
Colonel, Commanding Officer  
Marine Corps Logistics Base

FOR CITY OF ALBANY

FOR DOUGHERY COUNTY

  
\_\_\_\_\_  
BO DOROUGH Date  
Mayor, City of Albany  
Board of Commissions

\_\_\_\_\_  
LORENZO HEARD Date  
Chairman, Dougherty County  
Board of Commissions

 8/22/23  
\_\_\_\_\_  
STEVEN CARTER Date  
City Manager  
City of Albany, Georgia

\_\_\_\_\_  
BARRY G. BROOKS Date  
Assistant County Administrator  
Dougherty County

\_\_\_\_\_  
CEDRIC SCOTT Date  
Fire Chief  
Albany Fire Department

**A RESOLUTION  
ENTITLED  
A RESOLUTION FOR APPROVAL AND ACCEPTANCE OF THE  
RECOMMENDATION FROM THE PUBLIC WORKS COMMITTEE TO ACCEPT  
THE REVISED TRAFFIC CALMING POLICY; REPEALING RESOLUTIONS OR  
PARTS OF RESOLUTIONS IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia has considered and is hereby desirous of approving and adopting the revised Traffic Calming Policy effective October 1, 2023 and attached hereto;

**WHEREAS**, the Public Works Committee recommends approval of the said revised Traffic Calming Policy;

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

**SECTION I** The attached revised Traffic Calming Policy is hereby approved and adopted and the Dougherty County Chairman, Assistant County Administrator and other appropriate Dougherty County staff are hereby authorized to execute any and all documents necessary to the full implementation of the same.

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

This the 18<sup>th</sup> day of September, 2023.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

ATTEST:

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