



## REGULAR MEETING

March 07, 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 required for all meeting participants.**

The public will also have access to the live meeting by accessing the Dougherty County Georgia Government Facebook page at [facebook.com/Dougherty.ga.us](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 February 4th County Retreat, February 7th Regular Meeting, February 14th Work Session and February 14th Special Called Meeting. **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. Citizen Dr. Amanda Green present to share concerns pertaining to Dougherty County Police.

7. Purchases.
  - a. Consider for action the recommendation to purchase a commercial washer and dryer for the Jail from single source vendor Commercial Coin and Laundry (Gulf Breeze, FL) in the amount of \$36,130.75. The recommendation is to purchase the equipment using the same vendor for past purchases. Funding is budgeted in SPLOST VI- Jail Facility Equipment. **ACTION:**
  
8. Additional Business.
  - a. Consider for action the recommendation to approve the Alcohol Application from Big E's Country Store LLC, Alpeshkumar Patel licensee, dba Big E's Country Store, at 2100 Cordele Road for Package- Beer and Package - Wine. The Albany-Dougherty Marshal's Office recommends approval. **ACTION:**
  - b. Consider for action the Resolution providing for the enforcement of Dougherty County Nuisance Abatement Resolution relative to properties located at 2806 Barnaby Drive, 2510 Big Oak Court, 309 Pryor Street and 2604 Banks Avenue. **ACTION:**
  - c. Consider for approval a Resolution providing for the approval and execution of an Easement Agreement between the City of Albany, Georgia and Dougherty County, Georgia relative to that portion of the Flint River Trail System known as the ASU to Downtown Albany Connector. County Attorney Spencer Lee is present to address. **ACTION:**
  - d. Consider for approval the recommendation from the County Attorney to enter into Executive Session for the purpose of discussing personnel and then to adjourn. **ACTION:**
  
9. Updates from the County Administrator.
  
10. Updates from the County Attorney.
  
11. Updates from the County Commission.

*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

## ANNUAL RETREAT MINUTES

February 4, 2022

The Dougherty County Commission met at the Northwest Library Event Center, 2507 Dawson Rd, Albany, Ga, on February 4, 2022 for the annual commission retreat. Chairman Cohilas provided opening remarks at 9:00 a.m. Commissioners present were Victor Edwards, Russell Gray, Anthony Jones and Ed Newsome. Commissioner Gloria Gaines and County Administrator Michael McCoy participated via an audio-conferencing feature. Commissioner Clinton Johnson was absent. Also present were Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware and other staff. Bill Twomey, ACCG Consulting Services Manager facilitated.

Attorney Lee made comments pertaining to the Stadium Authority and Dougherty County Development Authority. It was shared that if the Commission makes any changes to the Development Authority it will need to go before the General Assembly; but it is too late for this year. Attorney Lee also made recommendations on how to proceed regarding restructuring if the current Boards were to be kept.

Chairman Cohilas provided an overview of his outlook and gave a charge to the Board.

Mr. McCoy provided an update to the Board on the 2021 Retreat goals and objectives and discussed the items pending completion.

Consultant Georgia Collier Bolling provided updates on the Dougherty County Disaster Recovery Grants. Program Administrator Harriet Hollis assisted in answering the questions of the Commission. Chairman Cohilas said that he, Mr. McCoy and Ms. Collier-Bolling will meet with the lobbyist. Commissioner Gaines asked for regular updates to be provided by Administration on the program.

Program Administrator Harriet Hollis provided an update on the Homeowner Rehabilitation and Reconstruction Program and stated that a total of 133 applications were received and 59 are waiting to be processed/reviewed by DCA.

Assistant County Administrator Scott Addison provided information on the SPLOST VIII timeline. He outlined some important upcoming events and said that the City-County Intergovernmental Agreement deadline is July 29, 2022. Attorney Lee and Chairman Cohilas provided additional information about LOST and Consultant Ed Wall provided options that are allowed by law.

HR Director Dominique Hall provided an update on the county's "state of the organization" and mentioned that there are over 100 vacancies and there is a turnover rate of 34.31%.

After convening from the break, Financial Consultant Ed Wall provided an update on unaudited numbers for 2021 and the current expenses for 2022. He mentioned that current expenses are under 50% and that Dougherty County is managing its finances well.

County Administrator McCoy provided clarifications and updates regarding presentations made. He shared that due to staffing shortages there may be impacts on service delivery and this is a concern that needed to be shared with the Board.

Consultant Bill Twomey provided an overview of SPLOST and LOST best practices. The Commission discussed and considered different strategies.

After lunch, the Commission participated in a conversation and discussed their individual top priorities. Some topics mentioned were recreation and tourism; tax digest valuation; law enforcement behavioral health professionals; youth development; CDBG-DR Program; broadband, code enforcement of blighted property and additional outreach opportunities.

Attorney Lee and Chairman Cohilas made brief comments pertaining to consolidation. The Chairman stated that in the latter part of the year, there will be an information presentation made pertaining to consolidated government and the city will be invited. Chairman Cohilas asked the Public Health Committee to meet with appropriate stakeholders and provide updates or recommendations pertaining to behavior health response within 180 days. Upon consensus of the Board, there was a request for Ms. Hall to be asked to make recommendations on internships within the next 180 days. Chairman Cohilas agreed to meet with Commissioner Edwards further to discuss the County’s form of government and compensation.

After there was no further discussion, the Chairman adjourned the retreat at 3:27 p.m.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

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

## DOUGHERTY COUNTY COMMISSION

DRAFT

## REGULAR MEETING MINUTES

February 7, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on February 7, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10 a.m. Present [in the Chamber] were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson and Anthony Jones. Commissioner Russell Gray, Commissioner Ed Newsome and County Administrator Michael McCoy participated via the audio-conferencing feature. Also present were Assistant County Administrator Scott Addison, County Attorney Spencer Lee, 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.

After the invocation and Pledge of Allegiance, the Chairman called for approval of the minutes for the January 3rd Regular Meeting and January 10th Work Session.

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

The Chairman recognized William Wright, dba Afram-Tech, Inc. to discuss his concerns on the way the funds for the current agenda items will be spent. He also said he will come back to the Board before the end of February with additional concerns.

The Chairman called for consideration of the resolution providing for the acceptance and execution of the contract to accept the bid to upgrade the fire alarm system at the Dougherty County Jail from Metro Power Inc. (Albany, GA) in the amount of \$865,000 subject to execution by the County Administrator. Funding is budgeted in SPLOST VII.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 22-006 is entitled:

## A RESOLUTION

## ENTITLED

A RESOLUTION PROVIDING FOR THE APPROVAL OF A  
 PROCUREMENT RECOMMENDATION WITH METRO POWER INC.  
 (ALBANY, GA) IN THE AMOUNT OF \$865,000 FOR THE PURPOSE OF  
 UPGRADING THE FIRE ALARM SYSTEM AT THE DOUGHERTY  
 COUNTY JAIL; REPEALING RESOLUTIONS OR PARTS OF  
 RESOLUTIONS IN CONFLICT HEREWITH;  
 AND FOR OTHER PURPOSES.

The Chairman called for consideration to purchase thirty-five portable radios for Public Works from single source vendor Motorola Solutions (Albany, GA) in the amount of \$104,223.35. Funding is available in the American Rescue Plan Act (ARPA).

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

The Chairman called for consideration to purchase forty-seven portable radios for EMS from single source vendor Motorola Solutions (Albany, GA) in the amount of \$201,525.84. Funding is available in the American Rescue Plan Act (ARPA).

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

The Chairman called for consideration to purchase two Zoll Medical X Series Monitor/Defibrillators for the EMS Department from sole source vendor Zoll Medical Corporation (Chelmsford, Mass) in the amount of \$55,490.60. Funding is budgeted in SPLOST VII.

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

The Chairman called for consideration to purchase two Stryker Power PRO XT Stretchers for the EMS Department from sole source vendor Stryker Medical (Chicago, IL) in the amount of \$35,432.32. Funding is budgeted in SPLOST VII.

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

The Chairman called for consideration of the resolution providing for the acceptance and execution of a contract to accept the bid for the installation of Phases II & III of a concrete trail in the Radium Springs area from the second lowest responsive and responsible bidder meeting the specifications, HTS Construction, Inc. (Albany, GA) in the amount of \$985,397.64 subject to execution by the County Administrator. The first apparent lowest bidder was found to be unresponsive. Funding is budgeted in SPLOST VII, TSPLOST, and State Funding. Assistant County Administrator Scott Addison addressed. Public Works Director Chuck Mathis, City of Albany Interim Procurement Manager Joshua Williams and Buyer Kimberly Allen were present.

Commissioner Johnson moved to deny the acceptance of the bid award to HTS Construction Inc. Commissioner Edwards seconded the motion. Commissioner Gray made a substitute motion to approve the award to HTS Construction and a second was provided by Commissioner Newsome. The substitute motion to approve the award to HTS Construction failed with three ayes by Commissioner Newsome, Commissioner Gray and Chairman Cohilas and four nays by Commissioner Jones, Commissioner Gaines, Commissioner

Edwards and Commissioner Johnson. The vote for the initial motion to deny the award was also roll called with Commissioners Jones, Commissioner Gaines, Commissioner Johnson and Commissioner Edwards voting aye and Commissioner Gray, Commissioner Newsome and Chairman Cohilas voting nay. Chairman Cohilas allowed Attorney Lee and Interim Manager Joshua Williams to provide information for the record. Attorney Lee stated that C & S Construction had been notified that their bid would not be accepted and Mr. Williams outlined the process followed to obtain clarification from the initial low bidder (C & S Construction) on discrepancies in the bid document and why the vendor was deemed nonresponsive. Commissioner Johnson attempted to offer a motion to award to C & S Construction. Parliamentary inquiries of Commissioner Johnson and Chairman Cohilas were addressed by Attorney Lee with no second provided to the last motion. Attorney Lee read a letter from Dougherty County's outsourced attorney Jim Edge that was addressed to the lawyer of C&S Construction. The document outlined that the County has a legal responsibility to accept the lowest responsive and responsible bidder per Georgia Law and the County's bidding documents. Attorney Lee provided other options for the project and clarified how a Commissioner could amend a previous vote. After a lengthy discussion ensued Commissioner Jones stated that he felt that he received more information and rescinded his previous vote by making a substitute motion to accept the responsive and responsible bidder HTS Construction as initially provided on the agenda. Commissioner Gray seconded the motion. The vote passed with four ayes by Commissioners Jones, Gray, Newsome and Chairman Cohilas. There were three nays by Commissioners Johnson, Edwards and Gaines. Resolution 22-007 is entitled:

A RESOLUTION  
ENTITLED  
A RESOLUTION PROVIDING FOR THE APPROVAL OF A  
PROCUREMENT RECOMMENDATION FOR THE  
INSTALLATION OF PHASES II AND III OF A CONCRETE  
TRAIL IN THE RADIUM SPRINGS AREA WITH HTS  
CONSTRUCTION, INC. (ALBANY, GA) IN THE AMOUNT OF  
\$985,397.64 ALONG WITH THE EXECUTION OF A  
CONTRACT BY THE COUNTY ADMINISTRATOR;  
REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS  
IN CONFLICT HEREWITH;  
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution declaring the listed vehicles as surplus and authorizing the disposal of or sale of same via an online auction. Assistant County Administrator Scott Addison addressed.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. Under discussion, Commissioner Johnson wanted to make sure that some of the funds are used for purchasing new vehicles. Mr. Addison confirmed that it does and said that he will follow up with an email with a percentage of new sales for vehicles. There being no further discussion, the motion for approval passed unanimously. Resolution 22-008 is entitled:

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

Commissioner Gaines confirmed that the redistricting information has been introduced and asked for a copy of the economic outlook presentation to distribute to the Government Affairs Committee. Mr. McCoy shared that we are waiting to receive the information from the EDC (Economic Development Commission). Commissioner Johnson said that he appreciated the Board and charged the procurement department to try to reach out and make an effort to support all business including small businesses during the bidding process. Commissioner Jones, Commissioner Gaines and Commissioner Edwards echoed similar requests for changes to be made in the bidding process which included contractors being contacted when not responsive, bid award revisions and mandatory pre-bids. There was no direction made to staff by the Chairman regarding the changes. Chairman Cohilas commented on the productive annual retreat and he challenged the Board to think of ways to build our community.

There being no further business to come before the Commission, the meeting adjourned at 11:23 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK



DOUGHERTY COUNTY COMMISSION  
WORK SESSION MEETING MINUTES

DRAFT

February 14, 2022

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on February 14, 2022. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Present [in the Chamber] were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, Anthony Jones and Ed Newsome. Also participating in the Chamber were Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, and other staff. County Administrator Michael McCoy participated via the audio-conferencing feature. The public and representatives of the media participated in person via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman asked the Commission to review the minutes of the January 24th Regular Meeting, January 25th Special Called Meeting, January 31st Work Session and January 31st Special Called Meeting.

The Chairman recognized Scott Steiner, President & CEO, Phoebe Putney Health System, to provide a community report. Mr. Steiner shared that his entity was tax-exempt; but stated that if Phoebe owned a property that does not have a current healthcare function, they still opted to pay taxes. In 2020, \$980,244 were paid in taxes. The mobile health unit, recent investments and new concepts were shared. Since the pandemic, 1/5 of health care workers have left the field. Out of 800 nurses, Phoebe has 300 vacancies which speaks to the national crisis. Positive comments and accolades were provided by the Board.

The Chairman recognized Public Works Director Chuck Mathis to update the Commission on the proposal for the Clark Avenue and Maple Street retention pond clean-up. The recommendation from staff is to utilize the lowest bidder. The plan is to clean the trash but leave the cattails and other aquatic vegetation in the pond.

The Chairman recognized Engineering Manager Jeremy Brown to update the Commission on the engineering proposal for the structural inspection of the Radium Springs Water Tower. Mr. Brown noted that further recommendations could be provided after the study is completed, if desired by the Commission. Attorney Lee provided information about the process to obtain the property.

The Chairman called for a discussion of the zoning consideration for Freedom Church of Albany, Inc. (22-001), (Christopher G. Pollock) applicant; Brenton Rigsby & Jennifer A. Phelps owners, request of special approval to allow the special use of a Church (Religious Institution) in a C-R (Community Residential Multiple-Dwelling District). The property is located at 429 Dunbar Lane (00137/00001/02D). The Planning Commission recommended approval. The public hearing and action are scheduled for February 21, 2022. Angel Gray, Planning Manager, addressed.

The Chairman called for a discussion of a resolution providing for a request to the Georgia General Assembly to enact Local Legislation authorizing Dougherty County to adopt a Hotel/Motel Excise Tax in the amount of eight percent (8%) in the unincorporated section of Dougherty County, Georgia. County Administrator Michael McCoy, Albany Convention & Visitors Bureau Executive Director Rashelle Minix and County Attorney Spencer Lee, County Attorney addressed. This item is scheduled for action in the following Special Called Meeting. The Chairman shared that the Board provided consensus to proceed and Attorney Lee provided additional information referencing advertising and the process.

Commissioner Gaines shared that per Senator Sims, our redistricting plan had been accepted. There was a motion by Commissioner Johnson to go into executive session to discuss personnel. Commissioner Edwards seconded the motion. It was clarified by the attorney that the executive session needed to be on the agenda and Chairman Cohilas clarified that there can be an executive session on personnel listed on the next agenda. Chairman Cohilas added that he will distribute information to the Commission via email on some insight following some research he did on an agenda item.

There being no further business to discuss the Commission the meeting adjourned at 11:02 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

DOUGHERTY COUNTY COMMISSION  
SPECIAL CALLED MEETING MINUTES

DRAFT

February 14, 2022

The Dougherty County Commission met for a Special Called Meeting in Room 100 of the Albany-Dougherty Government Center on February 14, 2022 at 11:02 a.m. Chairman Christopher Cohilas presided. 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 Spencer Lee and County Clerk Jawahn Ware and other staff. County Administrator Michael McCoy participated via the audio-conferencing feature. The public and representatives of the media participated in person via live streaming of the meeting on the County’s Facebook page and the government public access channel.

The Chairman called for consideration of the resolution providing for a request to the Georgia General Assembly to enact Local Legislation authorizing Dougherty County to adopt a Hotel/Motel Excise Tax in the amount of eight percent (8%) in the unincorporated section of Dougherty County, Georgia.

Commissioner Johnson moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously. Resolution 22-009 is entitled:

A RESOLUTION OF THE GOVERNING BODY OF DOUGHERTY COUNTY, GEORGIA REQUESTING THE 2022 SESSION OF THE GEORGIA GENERAL ASSEMBLY TO ENACT LOCAL LEGISLATION FOR DOUGHERTY COUNTY, GEORGIA TO ADOPT THE HOTEL/MOTEL EXCISE TAX UNDER O.C.G.A. §48-13-51(B); TO AUTHORIZE THE CHAIRMAN OF THE BOARD OF COMMISSIONERS OF DOUGHERTY COUNTY TO EXECUTE ALL NECESSARY ACTS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

There being no further business to come before the Commission, the meeting adjourned at 11:02 a.m.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

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



**Scott Addison**  
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS  
ADMINISTRATION**

Agenda Item

Date: 02/17/2022  
Meeting Date: 02/28/2022  
Subject/Title: Commercial Washer & Dryer  
Presented for: Decision  
Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

The Dougherty County Jail needs to purchase one new commercial washer and one new commercial dryer.

History/Facts and Issues

The Dougherty County Jail needs to purchase one new commercial washer at a cost of \$25,944 and one commercial dryer at a cost of \$7,155.75. With freight (\$775) and installation (\$2,256), the total purchase is \$36,130.75. Commercial Coin and Laundry (Gulf Breeze, FL) is a single source vendor for these units and the jail had purchased from them in the past.

Recommended Action

Recommend Dougherty County Commission accepts the quote from Commercial Coin and Laundry (Gulf Breeze, FL) for the commercial washer and dryer for a total expenditure of \$36,130.75.

Funding Source

SPLOST VI – Jail Facility Equipment





222 Pine Avenue, Suite 540, Post Office Box 1827  
Albany, Georgia 31702-1827

### ALCOHOL LICENSE APPLICATION

Date of Application: February 10, 2022

New Applicant

Transfer of Ownership

**INSTRUCTIONS:** Every question must be answered, typewritten or printed legibly in ink. If the space provided is not sufficient, answer the question on a separate sheet and indicate in the space provided that a separate sheet is attached. When completed the application must be dated, signed and verified, under oath by the applicant and filed with the License Inspector, City of Albany, 240 Pine Ave, Ste 150, Albany, Georgia 31701. with all supporting documents and a money order, cashier's or certified check for the exact fee. **Please schedule an appointment with the Chief Licensing Inspector by calling 229-431-2118.** Appointments are scheduled Tuesdays and Thursdays from 10 a.m. to 2 p.m.

**Check Appropriate Block(s):**

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> BEER, Consumption \$500        | <input type="checkbox"/> WINE, Consumption \$350        | <input type="checkbox"/> LIQUOR, Package/Consumption \$2,000       |
| <input checked="" type="checkbox"/> BEER, Package \$400 | <input checked="" type="checkbox"/> WINE, Package \$350 | <input type="checkbox"/> LIQUOR, Wholesale/Manufacture \$3,000     |
| <input type="checkbox"/> BEER, Brewers \$3,000          | <input type="checkbox"/> WINE, Manufacture \$1,000      | <input type="checkbox"/> PACKAGE-Liquor, Beer, and Wine \$2,000    |
| <input type="checkbox"/> BEER, Wholesale \$750          | <input type="checkbox"/> WINE, Wholesale \$500          | <input type="checkbox"/> CONSUMPTION-Liquor, Beer and Wine \$2,500 |

CORPORATION NAME: Big E's Country Store LLC.			
TRADE NAME OF BUSINESS: Big E's Country Store			
BUSINESS ADDRESS: 2100 Cordele Rd.		BUSINESS PHONE: (229) 432-1265	
CITY: Albany	STATE: Georgia	ZIP CODE: 31705	COUNTY IN WHICH BUSINESS IS LOCATED: Dougherty

**MAILING ADDRESS IF DIFFERENT FROM BUSINESS ADDRESS**

MAILING ADDRESS: SAME AS ABOVE		
CITY: Warner Robins	STATE: Georgia	ZIP CODE NUMBER: 31088
THIS APPLICATION IS FILED BY:		
<input type="checkbox"/> SINGLE PROPRIETOR <input type="checkbox"/> PARTNERSHIP <input checked="" type="checkbox"/> CORPORATION (Documents Required) <input type="checkbox"/> PRIVATE CLUB (Documents Required)		

**GENERAL INFORMATION LICENSEE**

1. FULL NAME OF LICENSEE: Alpeshkumar Patel			
ADDRESS OF LEGAL RESIDENCE: 104 Cheshire Dr.			
CITY: Warner Robins	STATE: Georgia	ZIP CODE: 31088	COUNTY OF RESIDENCE: Houston
MOBILE PHONE: (478) 998-8175		EMAIL: apatel.nyit2013@gmail	AGE: 34
2. FULL NAME OF LICENSEE:			
ADDRESS OF LEGAL RESIDENCE:			
CITY:	STATE:	ZIP CODE:	COUNTY OF RESIDENCE:
MOBILE PHONE:		EMAIL:	AGE:





9. TYPE OF BUSINESS: (Check One)

- RESTAURANT
- PUB/TAVERN
- NIGHTCLUB/LOUNGE/BAR
- HOTEL/MOTEL
- PRIVATE CLUB (NON-PROFIT)

- CONVENIENCE/GROCERY STORE
- PACKAGE STORE
- MULTI-PURPOSE FACILITY
- MUNICIPAL FACILITY
- OTHER (SPECIFY \_\_\_\_\_)

OATH

10. I, Alpeshkumar Patel (The Applicant), being duly sworn according to law, do swear or affirm that the facts stated in the above application are true and correct. Further that any false information that I have provided and should have known to be false may lead this application to be denied or revoked if it is discovered at a later date. Notwithstanding having criminal charges brought against me for false statements. I will promptly notify the License Inspector of any changes to the above information. I have read, understand, and also agree to abide by the Ordinances for Dougherty County, and any State or Federal Laws or regulations governing the service or sale of alcoholic beverages. I further swear or affirm that this application is made in order to procure an alcoholic beverage license in Dougherty County, Georgia.

I am aware of the age requirement for the admittance to alcoholic establishments, Days and Hours of Sale, and the requirement for Alcoholic Beverage Handlers Cards. I further certify that my business meets the required specifications and qualifications for the type of business as indicated above.

SIGNATURE OF APPLICANT(S):

1. *Alpesh Patel*
2. \_\_\_\_\_

sworn to and subscribed before me this  
 \_\_\_\_\_ day of February, 2022.  
*Latosha R. Evans*  
 NOTARY PUBLIC  
 EXPIRES August 11, 2025  
 LEE COUNTY GEORGIA

OFFICE USE ONLY

PROXIMITIES (LEAVE BLANK IF A TRANSFER OF OWNERSHIP):

- A. Nearest School: 30,000 + Feet From: Turner Elementary, 2001 Leonard Ave.  
 (Must be greater than 300 ft. for beer and wine, 600 ft. for distilled spirits)
- B. Nearest Church: 800 + Feet From: Mount Early Baptist, 2101 Cordele Rd.  
 (Must be greater than 300 ft.)
- C. Other Distances:
1. N/A \_\_\_\_\_ feet.  
 (Distance between Bars, Nightclubs, Taverns, Lounges within 1,000 feet of this applied location.)
  2. N/A \_\_\_\_\_ feet.  
 (If requested location is within 300 feet of Government owned or operated Alcohol Treatment Center.)
  3. N/A \_\_\_\_\_ feet.  
 (If requested location is within 300 feet of any Housing Authority Property.)
- D. Package Stores \_\_\_\_\_ feet from existing package store \_\_\_\_\_  
 located at \_\_\_\_\_ (Must be greater than 1,500 ft.)



Is this location or has this location been licensed for alcohol?  Yes  No

If Yes, License Number: 31166 Last Year Licensed: 2022

Business Name: Big E's Country Store

Licensee: Jason Pitts

Lic. No. 0A22-002001

Fee: \$750.00

ABC Date 2/17/2022

Accepted by: A.D. 

**ADDITIONAL INFORMATION**

WORK SESSION DATE: February 28, 2022

REGULAR MEETING DATE: March 7, 2022


ZONING: C-1 DISTRICT: 6

Applicant(s) meet criteria:  Yes  No

Location meets criteria:  Yes  No

Director/License Inspector  Date \_\_\_\_\_

Recommendation:  Approved  Disapproved

Chief of Police/Designee  Date 2-14-22

County Clerk/Designee \_\_\_\_\_ Date \_\_\_\_\_

Remarks:

Approved  Disapproved

**COMMENTS:**

**COPY OF ADVERTISEMENT**

**NOTICE OF APPLICATION FOR PACKAGE OF ALCOHOLIC BEVERAGES, BEER AND WINE LICENSE**

I, Alpeshkumar Patel trading as Big E's Country Store, located at 2100 Cordele Road, Albany, GA 31705, give notice that I will apply for Package of Alcoholic beverages, beer & wine license to be considered by the Dougherty County Commission at 10 AM on March 7, 2022 at 222 Pine Avenue, Room 100, Albany, GA.



**A RESOLUTION  
ENTITLED**

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

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

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

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

**SECTION I** The Public Officer, as designated in Dougherty County Nuisance Abatement Resolution Number 02-034, is hereby requested to make an investigation and inspection of the following properties to determine if the above-described conditions exist under applicable codes: 2806 Barnaby Drive, Albany, Georgia 31701; 2510 Big Oak Court 31721; 309 Pryor Street 31705 and 2604 Banks Avenue 31705.

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

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

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

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

This the 7th day of March, 2022.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

ATTEST:

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

ALBANY-DOUGHERTY COUNTY CODE ENFORCEMENT DEPARTMENT

RE: Request for legal action to the County Attorney  
W. Spencer Lee

PROPERTY IN QUESTION: 2806 Barnaby Dr.  
Home Built In 1977 Square Ft. 1125

CITY OF ALBANY, DOUGHERTY CO: YES

OWNED BY: OSCAR L CARTER JR  
2806 BARNABY DR  
ALBANY, GA 31701

INSPECTION FILE #: CE21-210  
DATE OF INSPECTION: 02/03/2021 AND 01/26/2022 BY INSPECTOR RAY

CODE VIOLATIONS:

Co- Unsafe Residential Building	HC 103.2.1
Co- Roofs	HC 305.3
IPMC- Unsafe Structure	IPMC 108.1.1
County- Fire Damage	Fire Damage

REQUIRED REPAIRS:

- Replace or repair windows and doors.
- Replace or repair fascia and soffit.
- Replace roof.
- Replace interior walls and ceilings.
- Replace or repair floors.
- Remove all trash and other debris on the property.

Utilities were disconnected on an unknown date.  
Our assessment to rehabilitate is \$40,000 to \$44,000

SUMMARIZE INVESTIGATION:

Structure needs major repairs and is unfit for human habitation and not in compliance with these applicable codes. It is unsanitary and unsafe. No action to date has occurred to alleviate the violations. Therefore the Code Enforcement Department recommend demolition.

ALBANY-DOUGHERTY COUNTY CODE ENFORCEMENT DEPARTMENT

RE: Request for legal action to the County Attorney  
W. Spencer Lee

PROPERTY IN QUESTION: 2510 Big Oak Ct  
Mobile Home Built In 1993 14X66 Fleetwood

CITY OF ALBANY, DOUGHERTY CO: YES

OWNED BY: LAFAYETTE ADAMS  
2510 BIG OAK CT  
ALBANY, GA 31721

CHRISTOPHER HOUSE OF HOPE INC.  
931 VILLAGE BLVD SUITE 905-358  
WEST PALM BEACH, FL 33409

INSPECTION FILE #: CE21-1027

DATE OF INSPECTION: 04/20/2021 AND 01/28/2022 BY INSPECTOR RAY

CODE VIOLATIONS:

- Co- Accumulation of Litter or Other Debris County Code 2-14-58(a)
- Co- Roofs HC 305.3
- Co-Overgrown Grass/ Weeds County Code 2-14-74
- Co- Care of Premises HC 307.4
- IPMC- Unsafe Structure IPMC 108.1.1
- IPMC- Structure Unfit for Human Occupancy IPMC 108.1.3

REQUIRED REPAIRS:

- Replace or repair windows and doors.
- Replace or repair fascia and soffit.
- Replace or repair roof.
- Replace or repair some interior walls and ceilings.
- Replace or repair floors.
- Remove all trash and other debris on the property.
- Cut and remove all overgrowth on the property and remove tree debris that have fallen on the property.
- Utilities were disconnected on an unknown date.
- Our assessment to rehabilitate is \$32,000 to \$38,000

SUMMARIZE INVESTIGATION:

Structure needs major repairs and is unfit for human habitation and not in compliance with these applicable codes. It is unsanitary and unsafe. No action to date has occurred to alleviate the violations. Therefore the Code Enforcement Department recommend demolition.

ALBANY-DOUGHERTY COUNTY CODE ENFORCEMENT DEPARTMENT

RE: Request for legal action to the County Attorney  
W. Spencer Lee

PROPERTY IN QUESTION: 309 Pryor St.  
Home Built In 1958 Square Ft. 858

CITY OF ALBANY, DOUGHERTY CO: YES

OWNED BY: MATTHEW CHAUNCEY WILLIAM  
1031 PINE AVE  
ALBANY, GA 31701

INSPECTION FILE #: CE20-1705

DATE OF INSPECTION: 07/07/2020 AND 01/25/2022 BY INSPECTOR RAY

CODE VIOLATIONS:

Co- Accumulation of Litter or Other Debris	County Code 2-14-58(a)
Co- Roofs	HC 305.3
Co-Overgrown Grass/ Weeds	County Code 2-14-74
IPMC- Unsafe Structure	IPMC 108.1.1
IPMC- Structure Unfit for Human Occupancy	IPMC 108.1.3

REQUIRED REPAIRS:

- Replace or repair windows and doors.
- Replace or repair fascia and soffit.
- Replace or repair roof.
- Replace or repair some interior walls and ceilings.
- Replace or repair floors.
- Remove all trash and other debris on the property.
- Cut and remove all overgrowth on the property and remove tree debris that have fallen on the property.
- Utilities were disconnected on an unknown date.
- Our assessment to rehabilitate is \$32,000 to \$38,000

SUMMARIZE INVESTIGATION:

Structure needs major repairs and is unfit for human habitation and not in compliance with these applicable codes. It is unsanitary and unsafe. No action to date has occurred to alleviate the violations. Therefore the Code Enforcement Department recommend demolition.

ALBANY-DOUGHERTY COUNTY CODE ENFORCEMENT DEPARTMENT

RE: Request for legal action to the County Attorney  
W. Spencer Lee

PROPERTY IN QUESTION: 2604 Banks Ave.  
Home Built In 1955 Square Ft. 945

CITY OF ALBANY, DOUGHERTY CO: YES

OWNED BY: JOHN M. RUFENER & WILLIAM J STUBBS JR  
3505 OLD DAWSON RD  
ALBANY, GA 31721

INSPECTION FILE #: CE19-2201

DATE OF INSPECTION: 06/24/2019 AND 01/25/2022 BY INSPECTOR RAY

CODE VIOLATIONS:

Co- Accumulation of Litter or Other Debris	County Code 2-14-58(a)
Co- Roofs	HC 305.3
Co-Overgrown Grass/ Weeds	County Code 2-14-74
IPMC- Unsafe Structure	IPMC 108.1.1
IPMC- Structure Unfit for Human Occupancy	IPMC 108.1.3

REQUIRED REPAIRS:

- Replace or repair windows and doors.
- Replace or repair fascia and soffit.
- Replace or repair roof.
- Replace or repair some interior walls and ceilings.
- Replace or repair floors.
- Remove all trash and other debris on the property.
- Cut and remove all overgrowth on the property and remove tree debris that have fallen on the property.
- Utilities were disconnected on an unknown date.
- Our assessment to rehabilitate is \$35,000 to \$40,000

SUMMARIZE INVESTIGATION:

Structure needs major repairs and is unfit for human habitation and not in compliance with these applicable codes. It is unsanitary and unsafe. No action to date has occurred to alleviate the violations. Therefore the Code Enforcement Department recommend demolition.

**A RESOLUTION  
ENTITLED**

**A RESOLUTION PROVIDING FOR THE APPROVAL AND EXECUTION OF AN EASEMENT AGREEMENT BETWEEN THE CITY OF ALBANY, GEORGIA AND DOUGHERTY COUNTY, GEORGIA RELATIVE TO THE SECTION OF THE FLINT RIVER TRAIL SYSTEM KNOWN AS THE ASU TO DOWNTOWN ALBANY CONNECTOR; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Board of Commissioners of Dougherty County, Georgia, is desirous of approving and executing an Easement Agreement between the City of Albany, Georgia and Dougherty County, Georgia relative to the section of the Flint River Trail System known as the ASU to Downtown Albany Connector.

**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 Easement Agreement between the City of Albany, Georgia and Dougherty County, Georgia relative to the section of the Flint River Trail System known as the ASU to Downtown Albany Connector is hereby approved and the Chairman of the Board of Commissioners of Dougherty County, Georgia is hereby authorized to execute same.

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

This the 7th day of March, 2022.

BOARD OF COMMISSIONERS OF  
DOUGHERTY COUNTY, GEORGIA

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

ATTEST:

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

**Return to:**

W. Spencer Lee, IV  
Post Office 1376  
Albany, Georgia 31702

STATE OF GEORGIA  
COUNTY OF DOUGHERTY

Subject: CONSTRUCTION AND  
PERMANENT USE EASEMENTS

**EASEMENT AGREEMENT**

This Easement Agreement is made and entered into this 1<sup>st</sup> day of MARCH, 2022 by and between the City of Albany, Georgia, a Georgia Municipal Corporation, (hereinafter called the "City") and Dougherty County, Georgia, a political subdivision of the State of Georgia, (hereinafter called the "County").

WITNESSETH:

**WHEREAS**, the County funded the preparation of the Flint River Trails Master Plan and Implementation Strategy Study (hereinafter called the "Master Plan") dated October 10, 2016, prepared by the consulting firm of Kaizen Collaborative, providing for an interconnected trail system throughout the City of Albany and Dougherty County to be built on publicly owned property located on both sides of the Flint River; and

**WHEREAS**, the Master Plan provides for a trail system segment connecting the Albany State University Athletic fields (hereinafter called "ASU") located on the East side of the Flint River to Downtown Albany at an estimated construction cost of \$1,770,196.69; and

**WHEREAS**, on the 12th day of May, 2017, the Board of Regents of the University System of Georgia (hereinafter called the "Board of Regents") and the County entered into a Memorandum of Agreement whereby the County would construct the ASU to Downtown Albany segment of the trail system through funding by the Board of Regents in the amount of \$750,000.00 and the County in the amount of \$1,020,196.69; and

**WHEREAS**, moving forward with the project, the County approved and executed a contract with the consulting firm of Kaizen Collaborative to develop bid specifications and construction documents necessary for the full implementation and construction of the ASU to Downtown Albany segment of the trail system; and

**WHEREAS**, according to the bid specifications and construction documents prepared by Kaizen Collaborative and Lanier Engineering, Inc. titled **Flint River Trails – ASU to Downtown** on file with both the City and the County Administrative offices, a part of the ASU to Downtown segment of the trail system runs through property owned by the City being located on the North side of the Broad Avenue bridge; and

**WHEREAS**, the County desires to utilize a permanent easement, that portion of the City property which is shown as 0.267 acres on Exhibit “A” attached hereto and titled Permanent Easement 1 – Easement to be acquired from the City of Albany (hereinafter the “Premises”) for access of ingress and egress with respect to the construction of a concrete trail path and associated improvements (hereinafter the “Facilities”), which permanent easement is to be used for pedestrian and non-motorized vehicular traffic (as well as for electric vehicular traffic for handicapped individuals and other users and for motorized vehicular traffic for County maintenance of and security for such easement), along with two Temporary Construction Easements, as shown and attached hereto as Exhibit “B”, titled Temporary Easement 1 – Easement to be acquired from the City of Albany containing 0.130 acres and as Exhibit “C” titled Temporary Easement 2 – Easement to be acquired from the City of Albany containing 0.126 acres, all as shown on that certain map or plat attached hereto as Exhibit “D” prepared by Lanier Engineering, Inc. titled Easement Plat – Flint River Trail, Albany State University/Downtown Albany Connector; and

**WHEREAS**, the City and the County intend that the City should not incur any expense or liability as a result of the presence of employees, agents, contractors or equipment of the County, as well as, and in particular, the general public, on the Premises in conjunction with the use of such Easements.

**NOW THEREFORE**, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the City and the County covenant and agree as follows:

The City does hereby grant to the County both permanent and construction easements to be utilized on the Premises as shown on Exhibits “A”, “B”, “C” and “D” attached hereto and as more specifically shown on the construction documents prepared by Lanier Engineering, Inc. titled **Easement Plat - Flint River Trails, Albany State University/Downtown Albany Connector** on file with both the City and the County Administrative offices for the purpose of constructing the Facilities and using the Premises under the following terms and conditions:

1. In accepting this grant of easement the County acknowledges that the City has made no representations as to whether the Premises are suitable for the uses contemplated herein and the County accepts the easements over said Premises in their present condition as suitable for said use.



2. The use of the Premises by the County shall be undertaken in a manner which will not interfere unreasonably with the use and enjoyment of the said Premises by the City, its successors and assigns. The Facilities shall be constructed so as not to interfere with the permissible use of the surface area of the easement by the City.
3. The County shall be responsible for performing the maintenance, repairs and construction of the Facilities at its sole cost.
4. The County shall be responsible for routine removal of trash and debris and for routine maintenance of landscaping along the trail, provided, however, that the County may enter into an agreement with either the City or a competent third party whereby either the City or third party agrees to be responsible for routine removal of trash and debris, and for routine maintenance of landscaping along the trail.
5. The County agrees that immediately following any construction, installation, or maintenance activities related to the Facilities, as contemplated herein, the County shall, at its sole cost and expense, restore all areas of the City lands outside the trail area which have been disturbed by such activities. All restoration of these lands shall be to a condition substantially the same as existed immediately prior to any such disturbances, including, without limitation, any and all necessary repairs and replacement of landscaping by the County, and all necessary repairs to restore the original contours and reestablish the ground cover to control erosion. The County shall also notify the City when the work is completed and the County shall provide a representative to accompany the City's representative on an inspection of the Premises.
6. The County shall not permit any mechanics' or materialmen's or other liens to be filed or placed against the Premises by reason of work, services or materials supplied to or claimed to have been supplied to the County, and if any such lien should at any time be filed against the Premises, the County shall cause the same to be discharged of record by paying the amount claimed to be due, by deposit in court or by posting bond within thirty (30) days of the date of such filing. If the County shall fail to discharge said lien within such period, in addition to any other rights or remedies of the City, the City may, but shall not be obligated to, discharge same either by paying the amount claimed to be due or by posting bond. Any amount paid by the City for any of the aforesaid purposes or for the satisfaction of any other lien caused by the County and all reasonable expenses of the City in defending any such action or procuring the discharge of such lien, including reasonable attorney's fees, shall be repaid by the County to the City on demand.
7. The City reserves the right to require the County to take reasonable remedial action to correct any violation of the terms of this Agreement for the protection and enhancement of the premises and its scenic, recreational, and other environmental value.
8. The County hereby agrees to incorporate in any and all of its contracts and/or agreements, for any work or construction done on or to said Premises, with any and all third persons, contractors, or subcontractors, a provision requiring said third parties, contractors, or subcontractors to indemnify and defend the City, its agents and employees, from payment of any sum or sums of money, including attorney's fees, by

- reason of claims or suits resulting from injuries (including death) to any person, including but not limited to persons whose presence is related to the use of the easement hereunder, or damage to any property which is in any manner attributable to or resulting from the construction, use or maintenance of the easement herein described.
9. To the extent permissible under the applicable laws of the State of Georgia, the County shall and does hereby agree to save, indemnify, and hold harmless, and defend the City from the payment of any sum or sums of money to any person whomever (including third persons, subcontractors, the County, the City, and agents and employees of them) on account of claims or suits growing out of injuries to persons (including the City) in any way attributable to or arising out of the use of the Easement by the County, including, but without limiting the generality of the foregoing, all liens, garnishments, attachments, claims, suits, judgments, costs, reasonable attorneys' fees, costs of investigation, and of defense, and excepting only those situations where the injuries and damages claimed have been caused by reason of sole negligence or willful injury on the part of the City, or on the part of its agents or employees.
  10. The County shall not place or store, nor permit to be placed or stored, any Hazardous Substances (as defined in 42 U.S.C. Sections 9601, et seq.), petroleum products or other pollutants, toxic substances or environmental hazards on or under the Premises. The County must abide by all local, state and federal laws regarding wetlands, protected species and stream buffer protection and shall provide for the installation and maintenance of environmental best management practices to ensure proper erosion control.
  11. The failure of the City to exercise any rights given hereunder or to insist upon strict compliance with any term, condition or covenant specified herein, shall not constitute a waiver of the City's right to subsequently exercise such right, or to subsequently demand strict compliance with any such term, condition or covenant under this Agreement.
  12. This Agreement, including said maps or plans and construction documents, constitutes the full and complete agreement between the parties hereto with respect to all matters contained herein, and evidence of any prior or contemporaneous oral agreement or understanding shall be inadmissible to alter the terms of this Agreement.
  13. This Agreement may not be modified, rescinded, terminated, or amended, in whole or in part, except by the written consent of the parties hereto.
  14. This Agreement and the covenants and conditions contained herein shall be binding upon and inure to the benefit of each of the parties hereto and their respective successors, assigns, and successors in title.
  15. This Agreement shall be construed and governed by the laws of the State of Georgia.

16. The County shall begin construction of the trail improvements within twelve (12) months of the execution of this Agreement, shall pursue the construction with reasonable diligence and shall complete construction within twenty-four (24) months thereafter ("the Construction Period"). In the event County fails to complete construction of the trail improvements within 180 days from the expiration of the Construction Period, City may terminate this Easement Agreement by providing County with written notice of termination.

17. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which when taken together shall constitute one and the same agreement.

(signatures appear on the following page)

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the date first above written.

Signed, sealed and delivered in the presence of:  
in the presence of:

C. Nathaniel  
(SEAL)  
Witness

CITY OF ALBANY, GEORGIA

By: [Signature]

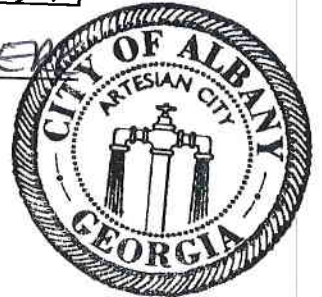
Name: BO DOROUGH

Title: MAJOR

Attest: [Signature]

Name: SONJA TOLBERG

Title: CITY CLERK  
(SEAL)



Marina McMickle  
Notary Public



Signed, sealed and delivered in the presence of:  
in the presence of:

\_\_\_\_\_  
(SEAL)  
Witness

\_\_\_\_\_  
Notary Public

DOUGHERTY COUNTY, GEORGIA

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

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

(SEAL)

LEC #17115  
February 17, 2021

**Legal Description**  
**Permanent Easement 1**  
**Easement to be acquired from the City of Albany**

All that certain tract or parcel of land situate lying and being part of Land Lot 268 of the First Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Commence at the intersection of the west right-of-way of College Drive (50' r/w) and the south right-of-way of East Broad Avenue (120' r/w) and go North 18 degrees 42 minutes 44 seconds East a distance of 122.23 feet to the intersection of the North right-of-way of East Broad Avenue and the west right-of-way of a 13' unopened alley and the point of beginning. From this point go North 89 degrees 45 minutes 23 seconds West along the North right-of-way of West Broad Avenue distance of 13.58 feet; go thence Northerly 5.44 feet along the arc of a curve concave to the West, having a radius of 32.50 feet, a chord bearing of North 03 degrees 58 minutes 47 seconds East and a chord distance of 5.43 feet; go thence North 00 degrees 48 minutes 56 seconds West a distance of 96.72 feet; go thence Northwesterly 67.52 feet along the arc of a curve concave to the Southwest, having a radius of 42.50 feet, a chord bearing of North 46 degrees 19 minutes 47 seconds West and a chord distance of 60.64 feet; go thence South 88 degrees 09 minutes 22 seconds West a distance of 17.58 feet; go thence Westerly 77.01 feet along the arc of a curve concave to the South, having a radius of 137.50 feet, a chord bearing of South 72 degrees 06 minutes 43 seconds West and a chord distance of 76.00 feet; go thence South 56 degrees 04 minutes 05 seconds West a distance of 212.77 feet to the North right-of-way of East Broad Avenue; go thence North 89 degrees 45 minutes 23 seconds West along the North right-of-way of East Broad Avenue a distance of 44.51 feet; go thence North 56 degrees 04 minutes 05 seconds East a distance of 249.59 feet; go thence Easterly 91.01 feet along the arc of a curve concave to the South, having a radius of 162.50 feet, a chord bearing of North 72 degrees 06 minutes 43 seconds East and a chord distance of 89.82 feet; go thence North 88 degrees 09 minutes 22 seconds East a distance of 17.58 feet; go thence Southeasterly 69.00 feet along the arc of a curve concave to the Southwest, having a radius of 67.50 feet, a chord bearing of South 62 degrees 33 minutes 27 seconds East and a chord distance of 66.04 feet to the west right-of-way of a 13' unopened alley; go thence South 00 degrees 15 minutes 47 seconds East along the west right-of-way of a 13' unopened alley a distance of 138.62 feet to the North right-of-way of East Broad Avenue and the point of beginning.

Said easement contains 0.267 acres.

EXHIBIT "A"



LEC #17115  
February 17, 2021

**Legal Description**  
**Temporary Easement 1**  
**Easement to be acquired from the City of Albany**

All that certain tract or parcel of land situate lying and being part of Land Lot 268 of the First Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Commence at the intersection of the west right-of-way of College Drive (50' r/w) and the south right-of-way of West Broad Avenue (120' r/w) and go North 18 degrees 42 minutes 44 seconds East a distance of 122.23 feet to the intersection of the North right-of-way of East Broad Avenue and the west right-of-way of a 13' unopened alley; go thence North 89 degrees 45 minutes 23 seconds West along the north right-of-way of East Broad Avenue a distance of 13.58 feet to the point of beginning. From this point go Northerly 5.44 feet along the arc of a curve concave to the West, having a radius of 32.50 feet, a chord bearing of North 03 degrees 58 minutes 47 seconds East and a chord distance of 5.43 feet; go thence North 00 degrees 48 minutes 56 seconds West a distance of 96.72 feet; go thence Northwesterly 67.52 feet along the arc of a curve concave to the Southwest, having a radius of 42.50 feet, a chord bearing of North 46 degrees 19 minutes 47 seconds West and a chord distance of 60.64 feet; go thence South 88 degrees 09 minutes 22 seconds West a distance of 17.58 feet; go thence Westerly 77.01 feet along the arc of a curve concave to the South, having a radius of 137.50 feet, a chord bearing of South 72 degrees 06 minutes 43 seconds West and a chord distance of 76.00 feet; go thence South 56 degrees 04 minutes 05 seconds West a distance of 212.77 feet; go thence South 89 degrees 45 minutes 23 seconds East a distance of 22.25 feet; go thence North 56 degrees 04 minutes 05 seconds East a distance of 194.36 feet; go thence Easterly 70.01 feet along the arc of a curve concave to the South, having a radius of 125.00 feet, a chord bearing of North 72 degrees 06 minutes 43 seconds East and a chord distance of 69.09 feet; go thence North 88 degrees 09 minutes 22 seconds East a distance of 17.58 feet; go thence Southeasterly 47.66 feet along the arc of a curve concave to the Southwest, having a radius of 30.00 feet, a chord bearing of South 46 degrees 19 minutes 47 seconds East and a chord distance of 42.81 feet; go thence South 00 degrees 48 minutes 56 seconds East a distance of 96.72 feet; go thence Southerly 5.24 feet along the arc of a curve concave to the West, having a radius of 20.00 feet, a chord bearing of South 06 degrees 41 minutes 21 seconds West and a chord distance of 5.22 feet to the north right-of-way of East Broad Avenue; go thence South 89 degrees 45 minutes 23 seconds East along the north right-of-way of West Broad Avenue a distance of 12.73 feet to the point of beginning.

Said easement contains 0.130 acres.

SYDNEY "B"

LEC #17115  
February 17, 2021

**Legal Description**  
**Temporary Easement 2**  
**Easement to be acquired from the City of Albany**

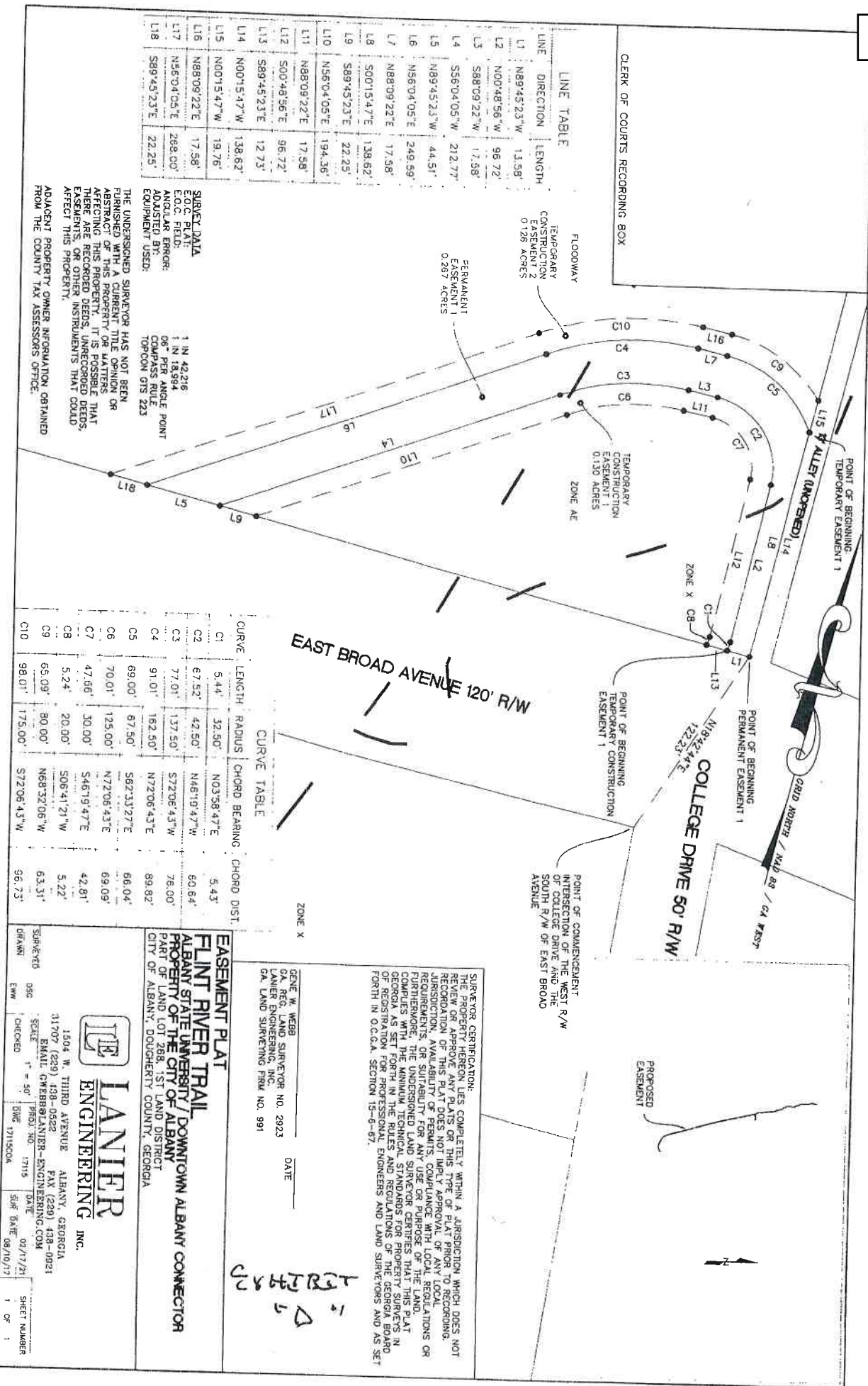
All that certain tract or parcel of land situate lying and being part of Land Lot 268 of the First Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows:

Commence at the intersection of the west right-of-way of College Drive (50' r/w) and the south right-of-way of East Broad Avenue (120' r/w) and go North 18 degrees 42 minutes 44 seconds East a distance of 122.23 feet to the intersection of the North right-of-way of East Broad Avenue and the west right-of-way of a 13' unopened alley; go thence north 00 degrees 15 minutes 47 seconds West along the west right-of-way of a 13' unopened alley a distance of 138.62 feet to the point of beginning. From this point go North 00 degrees 15 minutes 47 seconds West a distance of 19.76 feet; go thence Westerly 65.09 feet along the arc of a curve concave to the South, having a radius of 80.00 feet, a chord bearing of North 68 degrees 32 minutes 06 seconds West and a chord distance of 63.31 feet; go thence South 88 degrees 09 minutes 22 seconds West a distance of 17.58 feet; go thence Westerly 98.01 feet along the arc of a curve concave to the South, having a radius of 175.00 feet, a chord bearing of South 72 degrees 06 minutes 43 seconds West and a chord distance of 96.73 feet; go thence South 56 degrees 04 minutes 05 seconds West a distance of 268.00 feet to the north right-of-way of East Broad Avenue; go thence South 89 degrees 45 minutes 23 seconds East along the north right-of-way of East Broad Avenue a distance of 22.25 feet; go thence North 56 degrees 04 minutes 05 seconds East a distance of 249.59 feet; go thence Easterly 91.01 feet along the arc of a curve concave to the South, having a radius of 162.50 feet, a chord bearing of North 72 degrees 06 minutes 43 seconds East and a chord distance of 89.82 feet; go thence North 88 degrees 09 minutes 22 seconds East a distance of 17.58 feet; go thence Southeasterly 69.00 feet along the arc of a curve concave to the Southwest, having a radius of 67.50 feet, a chord bearing of South 62 degrees 33 minutes 27 seconds East and a chord distance of 66.04 feet to the point of beginning.

Said easement contains 0.126 acres.

EXHIBIT "C"





**LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N89°45'23"W	13.58'
L2	N00°48'56"W	96.72'
L3	S88°09'22"W	17.58'
L4	S56°04'05"W	212.77'
L5	N89°45'23"W	44.51'
L6	N56°04'05"E	249.59'
L7	N88°09'22"E	17.58'
L8	S00°15'47"E	138.62'
L9	S89°45'23"E	22.25'
L10	N56°04'05"E	194.36'
L11	N88°09'22"E	17.58'
L12	S00°48'56"E	96.72'
L13	S89°45'23"E	12.73'
L14	N00°15'47"W	138.62'
L15	N00°15'47"W	19.76'
L16	N88°09'22"E	17.58'
L17	N56°04'05"E	268.00'
L18	S89°45'23"E	22.25'

**SUBSEX DATA**  
 E.O.C. PLAT:  
 1 IN 18,994  
 ANGLAR ERROR:  
 ADJUSTED BY:  
 EQUIPMENT USED:  
 THE UNDERSIGNED SURVEYOR HAS NOT BEEN  
 FURNISHED WITH ANY INSTRUMENTS OR  
 ABSTRACT OF THIS DOCUMENT, TITLE OPINION OR  
 AFFECTING THIS PROPERTY. IT IS POSSIBLE  
 THAT THERE ARE RECORDED DEEDS, UNRECORDED DEEDS,  
 EASEMENTS, OR OTHER INSTRUMENTS THAT COULD  
 AFFECT THIS PROPERTY.  
 ADJACENT PROPERTY OWNER INFORMATION OBTAINED  
 FROM THE COUNTY TAX ASSESSORS OFFICE.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	5.44'	32.50'	N03°58'47"E	5.43'
C2	67.52'	42.50'	N46°19'47"W	60.64'
C3	77.01'	137.50'	S72°06'43"W	76.00'
C4	91.01'	162.50'	N72°06'43"E	89.82'
C5	69.00'	67.50'	S62°33'27"E	66.04'
C6	70.01'	125.00'	N72°06'43"E	69.09'
C7	47.96'	30.00'	S46°19'47"E	42.81'
C8	5.24'	20.00'	S06°41'21"W	5.22'
C9	65.09'	80.00'	N68°32'08"W	63.31'
C10	98.01'	175.00'	S72°06'43"W	96.73'

**EASEMENT PLAT**  
**FLINT RIVER TRAIL**  
**ALBANY STATE UNIVERSITY / DOWNTOWN ALBANY CONNECTOR**  
 PART OF LAND LOT 268, 1ST LAND DISTRICT  
 CITY OF ALBANY, 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  
 SCALE: 1" = 50' PROJ. NO. 17115 DATE: 02/17/21  
 SHEET NUMBER: 1 OF 1

GENE W. WEBB  
 GA. REG. LAND SURVEYOR NO. 2923  
 LANIER ENGINEERING, INC.  
 GA. LAND SURVEYING FIRM NO. 991

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

**SURVEYOR CERTIFICATION:**  
 THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT  
 REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING.  
 JURISDICTION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL  
 REQUIREMENTS FOR PLATABILITY OR PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR  
 REQUIREMENTS FOR SUBSEQUENT USE OR PURPOSE OF THE LAND.  
 FURTHERMORE, THE UNDERSIGNED SURVEYOR CERTIFIES THAT THIS PLAT  
 COMPLES WITH THE MINIMUM TECHNICAL REQUIREMENTS FOR PROFESSIONAL SURVEYS IN  
 GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD  
 OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET  
 FORTH IN O.C.G.A. SECTION 15-6-67.

**PROPOSED EASEMENT**