



REGULAR MEETING

February 15, 2021
10:00 AM

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

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 or viewing the public government access channel (Channel 16).

1. Call to 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 January 22nd Annual Retreat and January 25th Regular 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).*
7. Zoning - **Public Hearing** *(those wishing to speak on these matters should print their name on the Sign Up Sheet in the rear of the Chamber).*
 - a. Ola M. Brown, owner and Frank Hadley IV, applicant; request to rezone 14.996 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 2620 Gibson Road. The Planning Commission recommends approval. Mary Teter, Planning Manager, will address.

8. Purchases.

- a. Consider for action the recommendation to purchase one (1) 2020 Freightliner 114SD with attached 2021 Polar SRX 800-1 Tank Trailer for Solid Waste from the lowest responsive and responsible bidder meeting specifications Four Star Freightliner (Montgomery, AL) in the amount of \$173,277. Funding is available in Solid Waste Capital Outlay. **ACTION:**
- b. Consider for action the recommendation to purchase two (2) Zoll Medical X Series Monitor/Defibrillators for the EMS Department from single source vendor Zoll Medical Corporation (Chelmsford, Mass) in the amount of \$61,218.16. Funding is budgeted in SPLOST VII. **ACTION:**
- c. Consider for action the recommendation to purchase ten (10) Motorola Portable Radios for the EMS Department from single source vendor Motorola Solutions (Albany, GA) in the amount of \$37,974.55. Funding is budgeted in SPLOST VII. **ACTION:**

9. Additional Business.

- a. Consider for action the Zoning Consideration of Ola M. Brown, owner and Frank Hadley IV, applicant; request to rezone 14.996 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 2620 Gibson Road. The Planning Commission recommends approval. **ACTION:**

10. Updates from the County Administrator.

11. Updates from the County Attorney.

12. Updates from the County Commission.

13. 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

ANNUAL RETREAT MINUTES

January 22, 2021

The Dougherty County Commission met at the conference center at Veterans State Park, Cordele, GA, January 22, 2021 for the annual commission retreat. Chairman Cohilas provided opening remarks at 9:10 a.m. and introduced Eric Robinson, the retreat facilitator, Carl Vinson Institute of Government, UGA. Commissioners physically present were Victor Edwards, Russell Gray, Clinton Johnson and Ed Newsome with Commissioners Gloria Gaines and Anthony Jones participating remotely. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, County Clerk Jawahn Ware, Deputy Clerk Bristeria Clark Hope and Public Information Officer Wendy Howell.

County Administrator Michael McCoy showed a presentation that highlighted the 2020 Accomplishments noting that it was a “challenging but productive year.”

Tammi Starkey, Vice President, NFP Corporate Services, remotely provided an update on the health plan and shared that the following cost saving measures were taken: (1) removed commission and consolidated services on all lines of coverage – reducing 2021 fixed costs by \$480,000; (2) provided a comprehensive wellness program with impactful incentives for early risk identification and management; which improved the health of members and long-term cost to the health plan; and (3) implemented thorough actuarial modeling analysis to accurately project future costs and set appropriate funding.

HR Director Dominique Hall and consultant (Ms.) Whit Perrin Wright reviewed the compensation study conducted. Twenty-two counties and thirteen cities participated in the pay study analysis. The study revealed that the public safety jobs are the most significantly paid below market and that the County has a significant turnover. Four implementation strategies were proposed: (1) bring all employees to the first step of the new pay grade that provides a pay increase over current pay, (2) bring all employees to the same step in the recommended new pay grade as the current step in the employee’s current pay grade, (3) have a phased approach with implementation over multiple budget years or (4) select certain departments for pay increases. Alternative suggestions were provided by Commissioner Gray. Chairman Cohilas requested that Mr. McCoy work with Finance Director, Martha Hendley to study the issue.

Finance Director Martha Hendley and consultant Ed Wall provided an update on the budget. Mr. Wall shared that the fund balance will decrease based on greater expenses, particularly due to the covid pandemic and other health issues that are coupled with decreased revenues. He foresaw that many property owners will contest the property values for the tax digest. Projections were shared that from year 2020 to 2024 that number of months in reserves will drop from 2.92 months to 1.88 months (with no pay study factored). If patterns continue as projected, a millage increase will be needed. If the pay study is implemented Mr. Wall shared that a tax increase will be required to keep the fund balance over two months.

Consultant Ed Wall addressed the potential request of annexation by the city. He noted that there was no formal notice of action by the city but the County needs to be aware and should oppose. If annexation was successful, the impact could be 40% in the special service district with an assessed value equating to approximately \$196,906,473.

Attorney Spencer Lee discussed the request to close Walker Ducker Road and needed direction from the Board. The consensus of the Board majority was not to close. Attorney Lee will send a letter to the requestor.

Attorney Spencer Lee discussed the Government Center ownership by sharing that the building was designed to be a “one stop shop” for citizens. After providing the historic perspective of the issue, the Board discussed options for action. The Chairman will discuss concerns with Mayor and update the Board.

Attorney Spencer Lee provided an update on the ASU to Downtown Trail. Information was provided regarding the lawsuit with one entity’s failure to pay \$1.9 million and the monetary award of \$700,000 provided by the University System of Georgia. A meeting is scheduled with the new leadership at Albany State University to review the plans and trail. It is forecasted that the bid will be released in the second quarter of the year.

Attorney Spencer Lee shared that the trail at Radium Springs is scheduled to be completed this year.

Attorney Spencer Lee shared that Commissioner Clinton Johnson has spearheaded the effort with him and Chairman Cohilas to redevelop the N. Monroe Industrial area. There is consideration regarding the involvement of the Development and Payroll Authorities.

The meeting was turned over to Mr. Robinson. After lunch, the Commission participated in conversation and activities to develop goals and identified the top priority focus for 2021 as:

- (1) Economic Development
- (2) Tax/Financials
- (3) Community Development
- (4) Health/Emergency Preparedness
- (5) Intergovernmental Issues

After there was no further discussion, the Chairman adjourned the retreat at 3:13 p.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

January 25, 2021

The Dougherty County Commission met in Room 100 of the Albany-Dougherty Government Center on January 25, 2021. Chairman Christopher Cohilas presided. Commissioners present were Victor Edwards, Russell Gray, Clinton Johnson and Ed Newsome. Commissioners Anthony Jones and Gloria Gaines participated via the audio-conferencing feature. Also present were County Administrator Michael McCoy, Assistant County Administrator Scott Addison, County Attorney Spencer Lee, 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, the Chairman opened the Public Hearing on Jeffery Wakefield, owner and applicant, request to rezone 2.06 acres from C-R (Community Residential Multiple-Dwelling District) to C-1 (Neighborhood Mixed-Use Business District). The property address is 435 Dunbar Lane. The Planning Commission recommended approval with the condition that the property is limited to the following uses: (1) funeral home without crematory services and (2) religious institutions, such as churches and auxiliary ministries. Mary Teter, Planning Manager, addressed. Commissioner Gray asked upon administrative review for a vegetative buffer and improved parking to be considered. Mr. Jefferey and Mrs. Latonya Wakefield, current owners of Poteat's Funeral Home, addressed the Commission and shared that the request is to have a larger facility to serve the community. Mr. Wakefield addressed Commissioner Gray's concern about the parking. There being no additional people in support for or opposition to the rezoning request; the Chairman closed the public hearing.

The Chairman called for consideration of the resolution to accept the proposal in a not to exceed amount of \$44,750 from Maschke Associates to provide architectural and engineering services needed to develop a Dougherty County Morgue subject to the execution of the contract by the County Administrator. Funding is available in SPLOST VII.

Commissioner Johnson moved for approval. Commissioner Newsome seconded the motion. Under discussion, Mr. Addison addressed Commissioner Johnson's question regarding the budget. Commissioner Gray asked that the current County facilities be considered to prevent taking additional properties off the tax digest. Coroner Fowler discussed the desires to have a facility that could serve as educational site and generate revenue via fees. The motion for approval passed unanimously. Resolution 21-005 is entitled:

A RESOLUTION
ENTITLED

A RESOLUTION PROVIDING FOR THE APPROVAL AND
EXECUTION OF A FEE PROPOSAL BETWEEN
DOUGHERTY COUNTY, GEORGIA AND MASCHKE
ASSOCIATES, INC FOR PROFESSIONAL DESIGN
SERVICES FOR THE DOUGHERTY COUNTY MORGUE IN
AN AMOUNT NOT TO EXCEED \$44,750.00; REPEALING
RESOLUTIONS OR PARTS OF RESOLUTIONS IN
CONFLICT HERewith; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the resolution providing for the acceptance of the proposals from Stones Aquatic Weed & Algae Removal LLC in the amount of \$55,800 for the enhancement of Radium Springs and the Spring Run Creek by removing aquatic vegetation subject to the execution by the County Administrator. Funding is available in SPLOST V.

Commissioner Gray moved for approval. Upon a second by Commissioner Edwards, the motion for approval passed unanimously. Resolution 21-006 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND
EXECUTION OF A JANUARY 8, 2021 PROPOSAL FROM STONES
AQUATIC WEED & ALGAE REMOVAL LLC IN THE AMOUNT OF
\$55,800.00 FOR THE ENHANCEMENT OF RADIUM SPRINGS AND
SPRING RUN CREEK THROUGH THE REMOVAL OF AQUATIC
VEGETATION; REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HERewith; AND FOR OTHER
PURPOSES.

The Chairman called for consideration of the purchase of one 15-foot Flex Wing Rotary Cutter in the amount of \$20,297.20 and one Cab Tractor with a 7-foot Lift Rotary Cutter in the amount \$68,673.92 from the State Contract vendor, Flint Equipment Company (Albany, GA) for the total expenditure of \$88,971.12. Funding is available in SPLOST VII. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook, Project Engineer Jeremy Brown and City of Albany Buyer, Christina Strassenberg were present. Mr. Addison stated that this was a standard replacement of existing equipment.

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

The Chairman called for consideration of the acceptance of the change order in the amount of \$31,518 to Zane Grace Construction (Leesburg, GA). The request is for upgrades that will assist with future maintenance of the ditch at Jacqueline Court. The Commission approved the project for road and drainage improvements in the May 18, 2020 Regular Meeting. Funding is available in SPLOST VI. Assistant County Administrator Scott Addison addressed. Public Works Director Larry Cook and Project Engineer Jeremy Brown were present.

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

The Chairman called for consideration of the zoning consideration of Jeffery Wakefield, owner and applicant to rezone 2.06 acres from C-R (Community Residential Multiple-Dwelling District) to C-1 (Neighborhood Mixed-Use Business District). The property address is 435 Dunbar Lane. The Planning Commission recommends approval with the condition that the property is limited to the following uses: (1) funeral home without crematory services and (2) religious institutions, such as churches and auxiliary ministries.

Commissioner Johnson moved for approval. Upon a second by Commissioner Gray the motion passed unanimously. The Zoning Resolution is as follows:

A RESOLUTION
ENTITLED
A RESOLUTION AMENDING THE ZONING REGULATIONS
AND MAP OF THE UNINCORPORATED AREA OF
DOUGHERTY COUNTY, GEORGIA (RESOLUTION NO. 212,
AS AMENDED) SO AS TO CHANGE THE STATUS OF THE
PROPERTY HEREINAFTER DESCRIBED.

BE IT RESOLVED by the Board of Commissioners of Dougherty County, Georgia, and IT IS HEREBY RESOLVED by authority of same:

SECTION I: That from and after the passage of this Resolution, the official Zoning Regulations and Map of the unincorporated area of Dougherty County, adopted December 1, 1969, as amended, be, and the same are hereinafter described as follows:

CHANGE FROM: C-R (Community Residential Multiple-Dwelling District)

TO: C-1 (Neighborhood Mixed-Use Business District)

OWNER/APPLICANT: Jeffery Wakefield

LOCATION: 435 Dunbar Lane

All that tract or parcel of land situated lying and being in Land Lot 329 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows:

Commence at a point formed by the intersection of the east right-of-way of Old Leesburg Road (State Road #3) and the Lee-Dougherty County line; go thence in an easterly direction along said county line 700.5 feet to the point of beginning; from said point of beginning continue in an easterly direction along said county line a distance of 200.5 feet to a point; go thence south 6 degrees 20 minutes east a distance of 440.9 feet to a point on the north right-of-way of Dunbar Avenue; go thence in a westerly direction along the north right-of-way of Dunbar Avenue 200 feet to a point; go thence in a northerly direction 454.7 feet to the point of beginning. Said property being further known as Tract Number 2 of the property of A. R. Kane according to a plat prepared by Malcolm Burnsed dated October 21, 1969.

SUBJECT TO a Boundary Line Agreement of record in Deed Book 1242, Page 142, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

SUBJECT TO a Power Line Easement of record in Deed Book 192, Page 387, in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

For informational purposes, this improved property is commonly known as 435 Dunbar Lane, Albany, GA 31701. Parcel ID No. 00137/00001/03F.

SECTION II: That the property is rezoned to C-1 with the condition that the property is limited to the following uses:

- 1.) Funeral home without crematory services
- 2.) Religious institutions, such as churches and auxiliary ministries

SECTION III: That all resolutions or parts of resolutions in conflict herewith be and the same hereby are repealed.

CHAIRMAN

ATTEST:

CLERK

APPROVED:

Mr. McCoy recognized staff for the efforts in the coordination of the most recent retreat. The County Commissioners all echoed the same gratitude about their appreciation of the retreat. Chairman Cohilas asked Attorney Lee to confirm if a citizen could fly falcons in a public park in Dougherty County because Lee County and the City of Albany have provided permission. Attorney Lee will speak to the Chairman [prior to giving a recommendation].

There being no further business to come before the Commission, the meeting adjourned at 10:24 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



MEMORANDUM

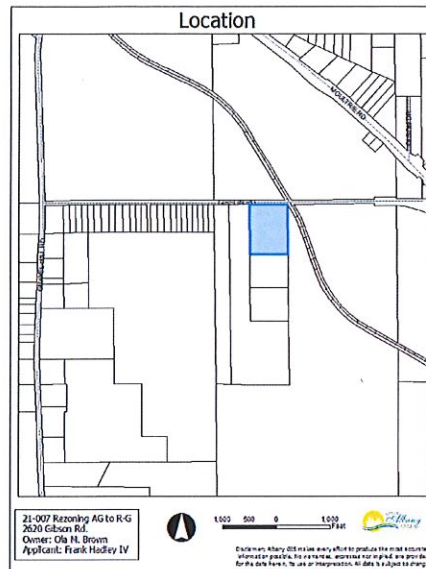
Date: February 4, 2021
To: The Board of County Commissioners
From: Albany Dougherty Planning Commission
Subject: #21-007 Zoning (2620 Gibson Rd.)

Frank Hadley IV (21-007) has submitted an application to the Albany Dougherty Planning Commission requesting that the Official Zoning Map of Dougherty County be amended to rezone 14.996 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). The property address is 2620 Gibson Rd. The property owner is Ola M. Brown; the applicant is Frank Hadley IV.

Dr. Charles Ochie offered a motion to approve the request to rezone 14.996 acres from AG to R-G; seconded by Sanford Hillsman; the motion carried 8-0 with the following votes:

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

STAFF ANALYSIS AND REPORT APPLICATION #21-007 REZONING



OWNER:
APPLICANT:

Ola M. Brown
Frank Hadley IV

LOCATION:

2620 Gibson Rd.

CURRENT ZONING/USE:

Zoning:
Use:

AG (Agricultural District)
Single Family Residence/Vacant Land

PROPOSED ZONING/USE:

Zoning:
Use:

R-G (Single-Family Residential District County Only)
Single Family Residences (2)

ZONING/ADJACENT LAND USE:

North:
Land Use:
South:
Land Use:
East:
Land Use:
West:
Land Use:

AG (Agricultural District),
Agricultural Operations
AG (Agricultural District)
Woodlands, Vacant Land
AG (Agricultural District)
Agricultural Operations
AG (Agricultural District)
Woodlands, Vacant Land

MEETING INFORMATION:

Planning Commission:

2/04/21, 2:00 P.M., Robert Cross Multipurpose Facility,
3085 Martin Luther King, Jr. Dr.

Public Hearing:

2/15/21, 10:00 A.M., 222 Pine Avenue, Rm.100

RECOMMENDATION

Approval

BASIC INFORMATION

The applicant requests to rezone 14.996 acres from AG (Agricultural District) to R-G (Single-Family Residential District County Only). Agricultural lots require a minimum lot size of 40 acres; an approved rezoning will allow for subdivision of the property into two tracts.

PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE

This area of Dougherty County is not served by public water or sanitary sewer. The property does not lie within the 100-year floodplain; its topography is generally level with a depression at the southwest corner. Access is provided from Gibson Road.

RELEVANT ZONING HISTORY

Planning Department records indicate that the subject property has retained its original AG designation since the County adopted zoning, December 1, 1969. The adjacent area is primarily zoned AG. The closest residential zoning district is located to the west on Gibson Rd., which was rezoned from AG to R-MHS (Mobile Home Single-Family District) in 1988. This subdivision (Harrell Estates) consists of 24 one-acre plus lots.

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?*

An approved rezoning will allow the applicant to subdivide the 14.9-acre tract into two (2) tracts; the existing house will occupy a two-acre parcel and another residence is planned for the 12.9-acre parcel.

The continued residential use of the property should be compatible with the adjacent agricultural area and single family residences (mobile homes) located to the west on Gibson Rd.

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

The proposed rezoning and continuation of residential use should not have an adverse effect on adjacent agricultural operations or nearby residential property.

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

The current AG designation allows for agricultural operations (no livestock) and a single-family home (mobile or site-built). The size of the property (14.9 acres) has limited use as an AG tract.

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

- **Impact on the School System:** The proposed use will not impact the school system.
- **Impact on Utilities:** The property will be served by septic system and well. Environmental Health regulations require a minimum lot size of 1.5 acres for a septic tank and well.
- **Impact on Transportation Network:** Staff estimates that the impact of the rezoning on the surrounding transportation network would be as follows:

Road Capacity: Information not available for this area.

Trip Generation: Based on information from **Trip Generation, 10th Edition, (2018)**, it is estimated that a single family residence could generate 9 daily weekday trips per dwelling; two residences could generate 18 daily weekday trips.

Road Improvements: The **FY 2018-2021 Transportation Improvement Program** lists as a Surface Transportation Project the widening of Moultrie Road (SR 133) from two to four lanes (from Holly Drive to County Line Road). The subject property is about one-half mile to the west of Moultrie Rd.

Road Classifications: Gibson Rd. is classified as a Rural Local Road.

Railroad: The Georgia & Florida Railroad (100' R/W) adjoins the northeast corner of the subject property. The crossing is not signalized, but is marked with R/R crossing signs and markings on the road pavement.

Public Transit Routes: Albany Transit does not serve this area.

Accident Information: The subject property is not located near a high traffic accident location (City Traffic Engineering Division).

Analysis: Traffic associated with the proposed use should not have an adverse impact on the transportation network serving Gibson Road.

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

The **Future Land Use Map** recommends Agricultural/Forestry uses for this area of Dougherty County. The current AG designation allows for low-density residential housing (one unit per ten acres). The Land Use Element of the **Comprehensive Plan** defines low-density as an average of four units per acre; the required lot size of 2.0 acres exceeds this low-density standard, but not the ten acre minimum required for the AG District. The R-G designation is intended to compliment the AG District with larger lot sizes and greater setbacks.

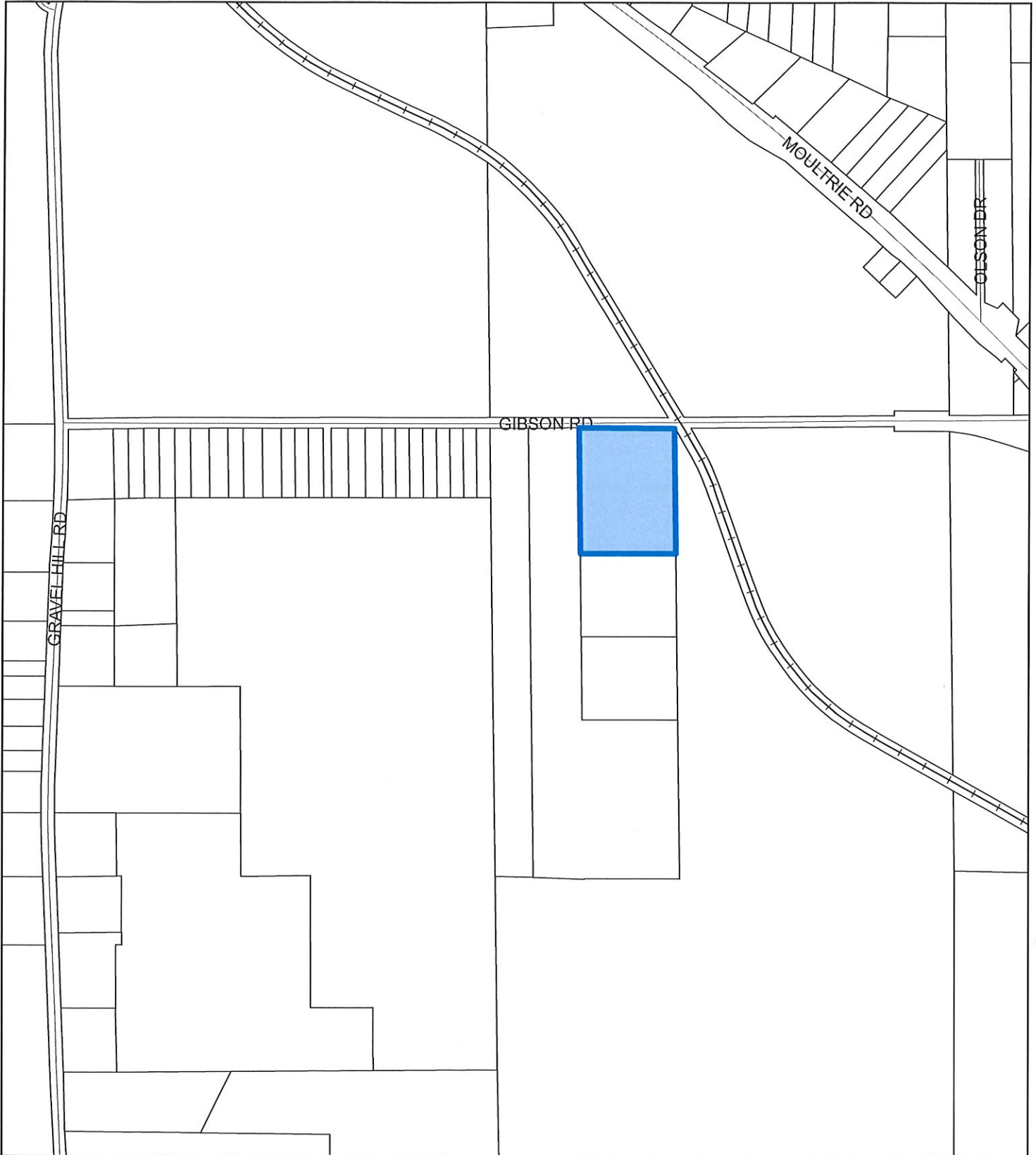
6. *Are there other existing or changing conditions affecting the use and development of the property that provide grounds for approval or disapproval of the rezoning proposal as submitted?*

Staff did not identify any additional existing or changing conditions that support the approval or disapproval of the rezoning application.

RECOMMENDATION

Staff recommends **approval** to rezone to R-G (Single-Family Residential District, County Only).

Location



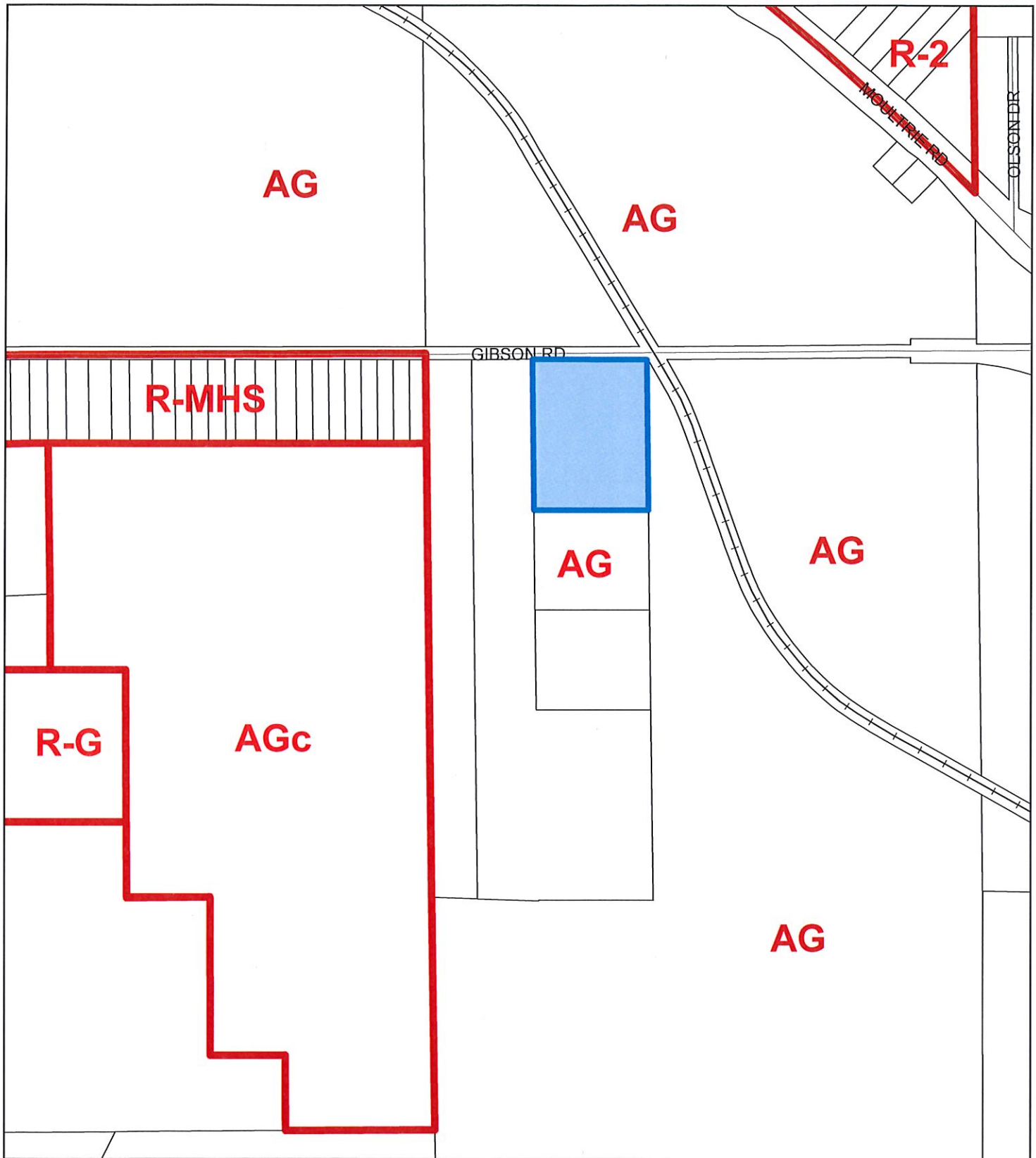
21-007 Rezoning AG to R-G
2620 Gibson Rd.
Owner: Ola M. Brown
Applicant: Frank Hadley IV



1,000 500 0 1,000
Feet



Zoning



21-007 Rezoning AG to R-G
2620 Gibson Rd.
Owner: Ola M. Brown
Applicant: Frank Hadley IV

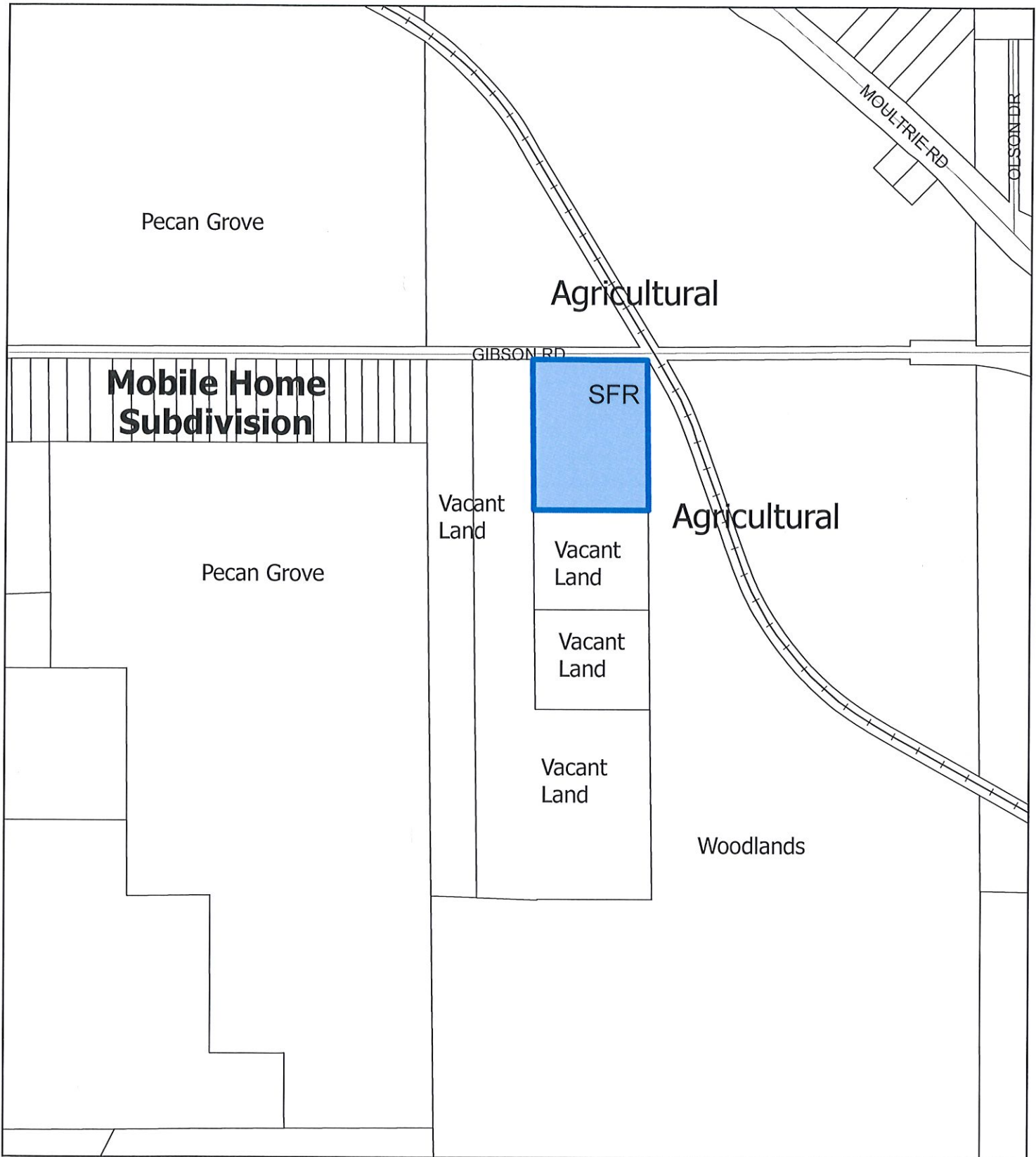


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Feet



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.

Land Use



21-007 Rezoning AG to R-G
 2620 Gibson Rd.
 Owner: Ola M. Brown
 Applicant: Frank Hadley IV

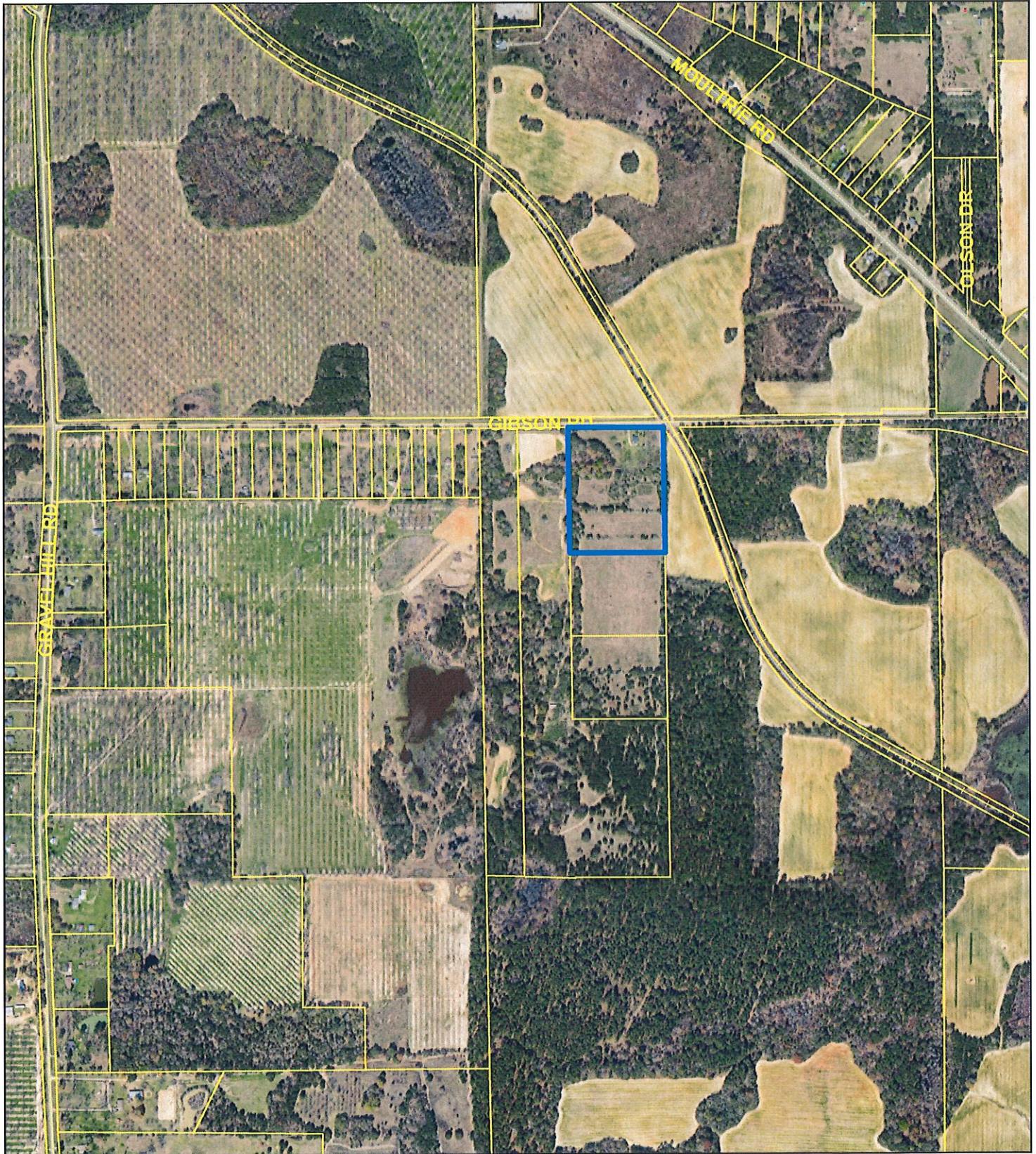


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Aerial



21-007 Rezoning AG to R-G
 2620 Gibson Rd.
 Owner: Ola M. Brown
 Applicant: Frank Hadley IV



450 0 450 900
 Feet



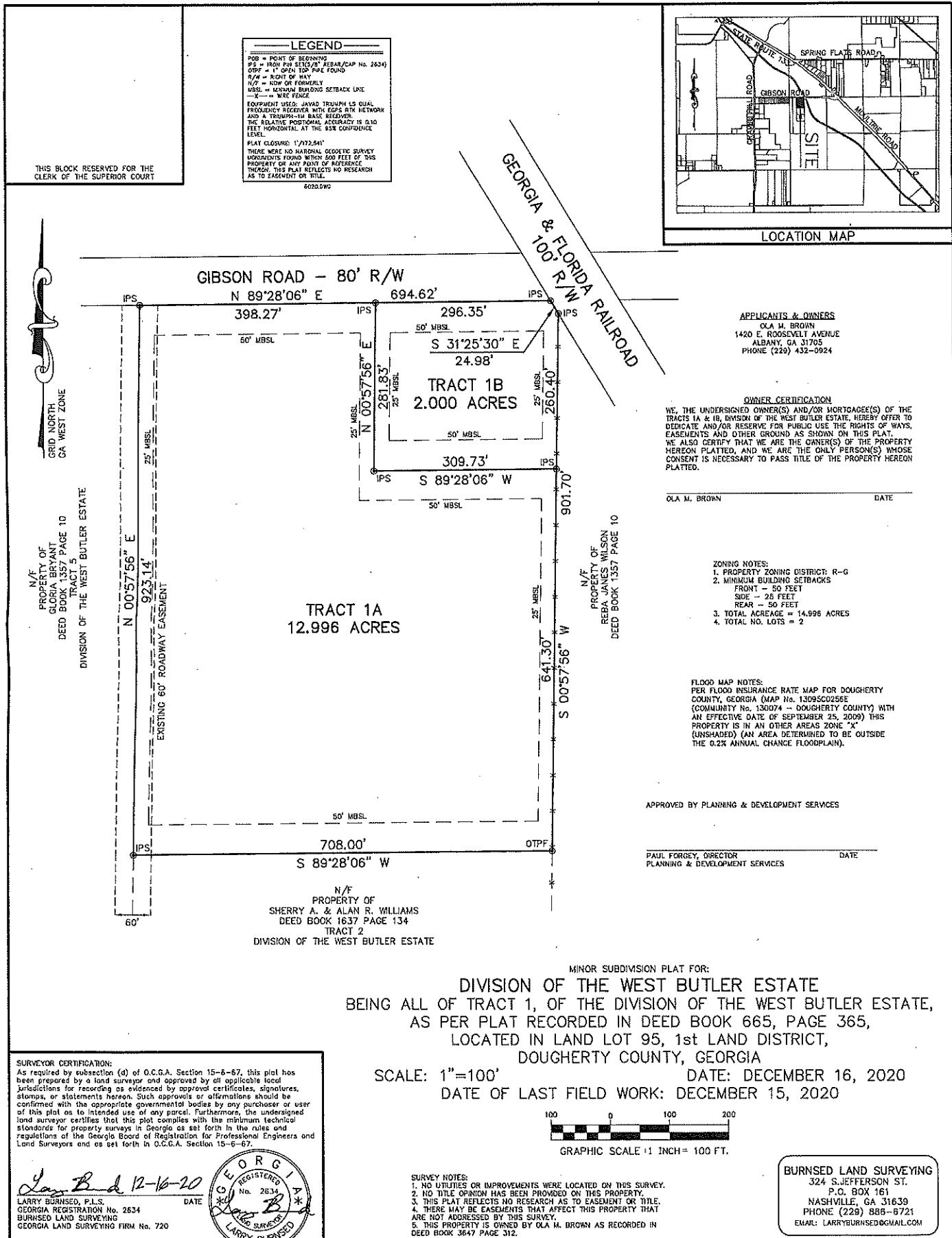
Disclaimer; Albany GIS makes every effort to produce the most accurate information possible. No warranties, expresses nor implied, are provided for the data herein, its use or interpretation. All data is subject to change.

2620 GIBSON ROAD

All that tract or parcel of land lying in or being in Land Lot 95 of the First Land District of Dougherty County, Georgia and also being a part of Tract 1 of the Division of the West Butler Estate as recorded in Deed Book 665 Page 365 and being more particularly described as follows:

Beginning at a 1" open top pipe at the Southeast corner of said Tract 1, Division of the West Butler Estate; THENCE South 89 degrees 28 minutes 06 seconds West for a distance of 708.00 feet along the South line of said Tract 1, Division of the West Butler Estate to a 5/8" rebar located at the Southwest corner of said Tract 1, Division of the West Butler Estate; THENCE North 00 degrees 57 minutes 56 seconds East for a distance of 923.14 feet along the West line of said Tract 1, Division of the West Butler Estate to a 5/8" rebar located on the South right of way of Gibson Road (a 80' wide right of way); THENCE North 89 degrees 28 minutes 06 seconds East for a distance of 694.62 feet along the South right of way of Gibson Road to a 5/8" rebar located on the Southwest right of way of the Georgia and Florida Railroad (a 100' wide right of way); THENCE South 31 degrees 25 minutes 30 seconds East for a distance of 24.98 feet along the Southwest right of way of the Georgia and Florida Railroad to a 5/8" rebar located on the East line of said Tract 1, Division of the West Butler Estate; THENCE South 00 degrees 57 minutes 56 seconds West for a distance of 901.70 feet along the East line of said Tract 1, Division of the West Butler Estate to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record said property contains 14.996 acres more or less all according to a Minor Subdivision Plat of Tracts 1A & 1B of the Division of the West Butler Estate, prepared by Larry Burnsed, Georgia Registered Land Surveyor No. 2634 on the Date of December 16, 2020 and said plat is incorporated herein by this express reference thereto.



DOC# 007648
FILED IN OFFICE
10/13/2009 03:33 PM
BK:3647 PG:312-313
EVONNE S. MULL
CLERK OF COURT
DOUGHERTY COUNTY

Item 7a.

REAL ESTATE TRANSFER TAX
PAID: \$15.00

Please Return to:
L. Clayton Smith, Jr., P.C.
P.O. Box 689
Albany, GA 31702-0689

GEORGIA,
DOUGHERTY COUNTY:

WARRANTY DEED
WITH RESERVATION OF LIFE ESTATE

THIS INDENTURE, made the 8th day of October, 2009, between ARMELIA BUTLER, hereinafter referred to as Grantor, and OLA M. BROWN, hereinafter referred to as Grantee (the words "Grantor" and "Grantee" to include their respective heirs, personal representatives, successors and assigns where the context requires or permits).

WITNESSETH THAT: Grantor, for and in consideration of Ten Dollars and other valuable consideration 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 Grantee the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 95 of the First Land District of Dougherty County, Georgia, being more particularly described as follows:

All of Tract 1 of the Division of the West Butler Estate, according to a plat or map of said division, dated September 12, 1980, as prepared by Dean Engineering Company of Albany, Georgia; a copy of said plat being attached to the Deed of Division dated October 11, 1980, recorded in Deed Book 665, Page 365, Dougherty County Land Records and is incorporated herein by reference.

Grantor expressly reserves a life estate for herself in the above described property and Grantor shall be entitled to the possession, use and income of said property for and during the term of her own life. Upon the death of Grantor the above described property shall be and belong to Grantee in fee simple.

L. CLAYTON SMITH, JR.
Attorney at Law
P.O. Box 689
Albany, GA 31702-0689
(229) 434-1076

Witnessed and signed by me, the Clerk of Court, on this 13th day of October, 2009.



APPLICATION TO AMEND THE ZONING MAP OF:

___ Albany, Georgia ___ Dougherty County, Georgia

Property address: 2620 Gibson Rd
 Name of property owner(s): Ola M. Brown
 Mailing address: 1522 Henri Ave.
 City: Albany State: GA Zip code: 31705 Telephone: (229) 432-0924

Name of applicant: Frank Hadley IV
 Mailing address: 1500 Martha St.
 City: Albany State: Ga. Zip code: 31705 Telephone: 229-235-7182

Zoning Classification:

Present zoning district: A9
 Proposed zoning district: R-6

Current use: RESIDENTIAL/VACANT
 Proposed use: RESIDENTIAL

Please attach the following 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).
- A plat showing property lines with lengths and bearings, adjoining streets, locations of existing buildings, north arrow and scale (submit one copy of the plat if it is 11" x 17" or smaller. For larger plats, submit twenty copies).
- 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.

This 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 11 day of JANUARY, 2021.

Signature of applicant: Ola M. Brown

Notary Public: Denise Clark

My commission expires: 6/7/24

(Staff use)

Posting fee: 400.00 Date paid: 12/22/20 Receipt: _____

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albany.ga.us

Denise Clark
 Notary Public
 North County
 STATE OF GEORGIA
 Commission Expires
 7th Day of June, 2024



VERIFICATION OF OWNERSHIP

Name of all owners: Ola M. Brown

Address: 1522 Henri Ave.

City/State/Zip Code: Albany, GA 31705-1426

Telephone Number: (229) 432-0924

Property Location (give description if no address): _____

2620 Gibson Road

Albany, GA 31705

(Off Moultrie on Gibson Road)

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.

Ola M. Brown Ola M. Brown
Owner Signature (all owners must sign) Owner Signature (all owners must sign)

Personally appeared before me Ola M. Brown, who has stated that the information on this form is true and correct.

Denise Clark
Notary Public

1-11-2021
Date

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

Name: Frank Hadley IV

Address: 1500 Martha St.

City/State/Zip Code: Albany, Ga. 31705

Telephone Number: 229-255-7182

Denise Clark
Notary Public
Worth County
STATE OF GEORGIA
Commission Expires
7th Day of June, 2024

PLANNING & DEVELOPMENT SERVICES



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

The applicant filed on this date: Frank Hadley IV, to apply for a rezoning approval affecting described property as follows:

2620 Gibson Rd.

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 11 day of January, 2021.

Frank Hadley IV

Signature of Applicant

Denise Clark

Notary Public

Commission expires: 6-7-24

Denise Clark
Notary Public
Worth County
STATE OF GEORGIA
Commission Expires
7th Day of June, 2024

**PROCUREMENT RECOMMENDATION**

DATE: February 1, 2021

TITLE: **DOCO TANKER TRUCK**DEPARTMENT: **DOCO Solid Waste**REFERENCE
NUMBER: **Bid Ref #21-043**ACCOUNT #: **Solid Waste Capital Outlay**OPENING DATE: **01/28/2021**BUDGETED AMOUNT: **\$250,000**BUYER: **Tina Strassenberg**DEPARTMENT
CONTACTS: **Campbell Smith, Solid Waste Dir.**

Yvette Fields, Director
RECOMMENDATION:

Recommend approval for the purchase of one (1) 2020 Freightliner 114SD with attached 2021 Polar SRX 800-1 Tank Trailer from Four Star Freightliner out of Montgomery, AL for the Dougherty County Solid Waste department.

The lowest responsible and responsive bid was \$173,277.00.

BACKGROUND INFORMATION:

Bid Reference #21-043 was advertised in the Albany Herald, on local Channel 16, published through the Georgia Procurement Registry website and three potential bidders were directly solicited. The bid opening was 01/28/2021. Two bids were received. The lowest responsive and responsible bidder was Four Star Freightliner of Montgomery, Alabama. The purchase will be coordinated through Four Star Freightliner's Albany dealership.

COUNTY ADMINISTRATOR ACTION:☒ APPROVED☐ DISAPPROVED☐ HOLD**COMMENTS:**

DATE **2/3/21**
COUNTY ADMINISTRATOR**Documents Attached:**

Bid Tabulation

CENTRAL SERVICES



Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Dougherty County Commission Agenda Items

Date: February 3, 2021

Meeting Date: February 8, 2021

Subject/Title: EMS Zoll Medical X Series Monitor/Defibrillators

Presented for: Decision

Presenter: Scott Addison, Assistant County Administrator

Statement of Issue

Dougherty County EMS is in need of two (2) new monitor/defibrillators.

History/Facts and Issues

Dougherty County EMS is in need of two (2) new monitor/defibrillators to replace two older monitors that are reaching their end of life cycle. A quote was obtained from sole source provider Zoll Medical in the amount of \$61,218.16. Funding is available in SPLOST VII.

Recommended Action

Recommend Dougherty County accepts the quote from Zoll Medical for an expenditure of \$61,218.16 for monitor/defibrillators for Dougherty County EMS.

Funding Source

SPLOST VII





Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Dougherty County Commission Agenda Items

Date: February 3, 2021

Meeting Date: February 8, 2021

Subject/Title: EMS Motorola Portable Radios

Presented for: Decision

Presenter: Scott Addison, Assistant County Administrator

Statement of Issue

Dougherty County EMS is in need of ten (10) new portable radios.

History/Facts and Issues

Dougherty County EMS is in need of ten new portable radios to replace older and non-functioning radios. A quote was obtained from sole source provider Motorola Solutions in the amount of \$37,974.55. Funding is available in SPLOST VII.

Recommended Action

Recommend Dougherty County accepts the quote from Motorola Solutions for an expenditure of \$37,974.55 for new portable radios for Dougherty County EMS.

Funding Source

SPLOST VII

