DOUGHERTY COUNTY COMMISSION

WORK SESSION MEETING MINUTES

November 10, 2025

The Dougherty County Commission met in Room 100 of the Albany Dougherty Government Center on November 10, 2025. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Clinton Johnson, Victor Edwards, Gloria Gaines, Russell Gray, Anthony Jones, and Ed Newsome. Also present were County Administrator Deron King, Assistant County Administrator Barry Brooks, County Attorney Alex Shalishali, County Clerk Jawahn Ware, and other staff. The public and media participated in person and via live streaming of the meeting on the County's Facebook page and the government public access channel.

After the invocation by Chairman Heard, he asked the Commission to review the minutes of the October 20th Regular Meeting, October 27th Work Session, and October 27th Legislative Meeting.

The Chairman recognized Dr. Andrew "Andy" Wulf to update the Commission on the Albany Museum of Art's (AMA) downtown project. Director of Development Chloe Hilton and Campaign Chair Ripley Bell were introduced. Dr. Wulf shared the economic power of the arts and provided projected numbers for Albany. He provided national examples of cities with revitalization. The proposed project budget was $25.1 million, noting that Dougherty County's commitment was $3 million. The Board and staff were thanked for their leadership and commitment. Upon the request of Commissioner Johnson, the AMA's partnerships visions were shared. Commissioner Johnson requested that some art be placed in the Government Center and Dr. Wulf mentioned being open to discussion. The plans for the current building and operating budget were presented by request of Commissioner Gaines. Regarding the timelines asked by Commissioner Edwards, the proposed construction completion date will be mid-2028. Commissioner Johnson suggested collaboration with Thronateska and Flint RiverQuarium.

The Chairman called for the recommendation of the zoning discussion for Dougherty County's request (25-050) to rezone 11+/- Acres (33 parcels) along East Park Ct. from R-MHS (Mobile Home Single-Family District) to R-3 (Single-Family and Two-Family Residential District). The properties are 3000, 3001, 3002, 3003, 3004, 3005, 3006, 3007, 3008, 3009, 3010, 3011, 3012, 3013, 3014, 3015, 3016, 3017, 3018, 3019, 3020, 3021, 3022, 3023, 3025, 3026, 3027, 3028, 3029, 3030, 3031, and 3032 East Park Ct. Also included were portions of 3035 East Park Court and 3111 Sylvester Hwy. The rezoning would allow single-family and two-family residential use. The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. Mrs. Gray clarified for Commissioner Johnson that Dougherty County was the applicant and there were multiple owners. This was a proactive approach to "clean up" the zoning based upon a previous request. She also shared that all owners were in favor and noted that 3024 was combined with another parcel.

The Chairman called for the recommendation of the zoning discussion for Dougherty County Energy Storage LLC, c/o Chelsey Lucas, applicant and MSARKLA #1 Limited Partnership c/o Tracy Bridges, Managing Member, owner (25-056) request for Special Approval to construct and operate a Battery Energy Storage System that will be an addition to an existing Solar Farm. The property is located at 2601 Moultrie Road. The parcel is zoned AG (Agriculture District). The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. She shared that this was a special approval due to the specific type of use. Commissioner Jones reminded all that he requested a site visit to ensure that the citizens in his district's quality of life was not impacted. Mrs. Gray noted that she would follow up and requested that the questions of Commissioner Gaines be deferred to the public hearing. Upon the request of Commissioner Jones, Mrs. Gray confirmed contacting potential existing sites for a tour.

The Chairman called for the recommendation to retract the May 6, 2024 award from Service Pros (Albany, GA) in the amount of $62,317.20 to replace Air Handler Unit (AHU) #9 at the Dougherty County Health Department. Funding was budgeted in SPLOST VII. Assistant County Administrator Barry Brooks addressed. Mr. Brooks shared that this was a request to retract a portion of the award made on May 6, 2024. Upon research and discussion with ESS, another project that was not completed by Service Pros was found. ESS was still willing to perform the work once another company was awarded installation of the unit. Mr. Brooks and Commissioner Newsome addressed questions from Commissioner Johnson regarding controls.

The Chairman called for the recommendation to accept the bid for the FY 24/25 Road Resurfacing Project from the lowest responsive and responsible bidder, Reeves Construction Company Inc. (Albany, GA) in the amount of $3,892,775.25. Three bids were received with the highest being $4,636,348.69. Funding was budgeted in SPLOST VI and VII Road Resurfacing, TSPLOST, and 2024 and 2025 LMIG. Assistant County Administrator Barry Brooks and Public Works Director Chuck Mathis addressed. City of Albany Buyer Destin Adams was present. A lengthy discussion ensued pertaining to the list of roads. Additional information will be provided by the engineers for Commissioner Gray.

The Chairman called for the recommendation to accept the Governor's Office of Highway Safety (GOHS) High Visibility Enforcement Grant in the amount of $42,584. The Board approved the application in the March 3, 2025, Regular Meeting. Assistant County Administrator Barry Brooks and Dougherty County Police Chief Kenneth Johnson addressed. DCP Sergeant Battle was present. Commissioner Edwards requested an update on the funding amount, and the use of funds were clarified on the flock cameras to which Mr. Brooks addressed by sharig the City of Albany intervened and would deploy cameras to assist Keep Albany Dougherty Beautiful (KADB). It was noted that it will not be a flock camera but a type to assist with code enforcement. A lengthy discussion ensued and the Chairman directed that legal concerns be addressed and involve Attorney Shalishali [in discussion].

The Chairman called for the recommendation to approve the proposed Alcoholic Beverage License renewals for Calendar Year 2026. The Albany-Dougherty Marshal's Office recommended approval. Chief Anthony Donaldson addressed. It was shared that currently there

were 38 establishments noting there were 39 last year. All establishments met the requirements for renewal and questions from Commissioner Johnson regarding the brewery were addressed.

The Chairman called for the recommendation to approve the Alcohol Application from Ascend Equity, LLC dba Cloud Mart at 3312 Gillionville Road for Package- Beer and Wine. The Albany-Dougherty Marshal's Office recommended approval. Chief Deputy Anthony Donaldson, Code Enforcement Department addressed.

The Chairman called for the recommendation to accept the Memorandum of Understanding between the Board of Regents of the University System of Georgia by and on behalf of the University of Georgia Cooperative Extension and Dougherty County. The MOU outlines the operational agreement and election of the cooperative contract pay. County Administrator Deron King and Interim Cooperative Extension Coordinator Margaret Halbrook addressed. Mrs. Halbrook mentioned that this was a 5-year agreement where UGA and ACCG Attorneys worked collectively on the document.

County Administrator Deron King reminded everyone that the Finance Committee Meeting would meet immediately following the Work Session in Room 120. He also shared the recent win of Albany State University (ASU). Attorney Shalishali clarified a statement made by Commissioner Edwards by stating that Dougherty County does prosecute code cases as it pertain to litter. In addition, validation regarding Commissioner Gray's concerns of surveillance on private property was noted. Commissioner Edwards inquired about Department Managers attending Commission Meetings and reemphasized the purpose of Work Sessions. Commissioner Johnson invited all to attend the following Finance Committee Meeting and noted APWA President Elect and Dougherty County Public Works Director Chuck Mathis was listed in the Engineering magazine. Commissioner Gray wished happy birthday to the Marine Corps. Commissioner Gaines asked about the increase in dumping cases and Attorney Shalishali shared that there has been a slight increase. Commissioner Gaines requested an update from KADB on operations and rubbage.

Commissioner Jones gave kudos to Mr. Mathis for the work completed, shared his concern of the increase of illegal dumping on the East side and stressed the need to increase enforcement. He also requested an update from Architect David Maschke on Putney Park. The Chairman acknowledged the Marine Corps 250th birthday and recognized the Veterans in attendance. Commissioner Jones encouraged the City and businesses to "paint the town blue and gold" for the upcoming ASU tournament. He also shared that GDOT opened College Street to assist with some of the bottlenecks for the bridge construction. Upon request of Commissioner Gaines, Mr. Mathis shared that the bridge was scheduled to open in 2027.

There being no further business, the meeting adjourned at 11:47 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK