DOUGHERTY COUNTY COMMISSION

REGULAR MEETING MINUTES

November 17, 2025

The Dougherty County Commission met in Room 100 of the Albany Dougherty Government Center on November 17, 2025. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Russell Gray, Clinton Johnson, 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.

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

The Chairman recognized County Administrator Deron King, who introduced Dougherty County's new HR Director Dr. Deatrice Harris.

The Chairman recognized Tax Director Shonna Josey to discuss the 2025 tax digest and advertisements of the five-year history approval and request approval for a property tax increase. Mrs. Josey reviewed the 2025 Countywide M&O Tax Digest summary, based on the proposed 2025 millage rate of 22.069. The real digest for real and personal property assessed value was $2,026,613,673 with a total levy tax of $44,725,337. There was a decrease of 1.46 net percent. Per the request of Commissioner Johnson, Mrs. Josey shared that the decrease was due to HB 581. The rollback calculation was presented as a 16% increase. If accepted, the increase would need to be advertised. Commissioner Gaines' understanding of the presentation was confirmed. The 2025 Special Services District Tax Digest summary based on the proposed 2024 millage rate of 9.173 was reviewed. It was noted that the rate remained the same and there were slight changes in values. The real digest for real and personal property assessed value is $575,315,720 with a total levy tax of $5,277,371. There was a decrease of 1.13 net percent. The rollback calculation was presented as a 0.14% increase and if accepted, the increase would need to be advertised. Commissioner Gray requested that there be consistency in the advertised home values listed for the Countywide M&O and Special Services Digest. The proposed advertisements and the current property tax digest and five-year history of levy were noted. It was reemphasized that citizens will have 60 days after the final decision to pay their tax bills. Commissioner Newsome clarified that other counties that opted into the state's changes were in the same predicament noting that counties were complying with the State. Concerns for citizens,

especially pertaining to potential tax deductions in 2025, were voiced. Mrs. Josey stressed the key advertisement dates listed in the timeline presented.

The Chairman recognized NAMI Representatives Angela Paterson and AJ Parker to update the Commission on the 2025 Walk. They thanked the Board for their support. Ms. Patterson shared that due to her affiliations with other mental health boards, she can no longer serve as the County's representative on the Regional 4 Mental Health Board. She suggested that Ms. Parker serve and Clerk Ware provided the proper protocol to accept nominations.

The Chairman opened the zoning public hearing for Dougherty County's (25-050) request 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 are 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. Questions regarding access from Commissioner Johnson and Edwards were answered. There being no additional individuals present in support of or opposition to the proposed zoning matter, the Chairman closed the public hearing.

The Chairman opened the zoning public hearing 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 Special Approval to construct and operate a Battery Energy Storage System that will be an addition to an existing Solar Farm. The property was located at 2601 Moultrie Road. The parcel was zoned AG (Agriculture District). The Planning Commission recommended approval. Angel Gray, Deputy Planning Director addressed. It was clarified that there will only be one parcel. Ms. Lucas addressed questions from the Board. There being no additional individuals present in support of or opposition to the proposed zoning matter, the Chairman closed the public hearing.

The Chairman called for consideration of 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.

Commissioner Johnson moved for approval. Commissioner Newsome seconded the motion. Under discussion, Commissioner Gaines asked if there were any protests by the vendor. Commissioner Newsome shared that the company could not perform the services. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for the acceptance and execution of the contract 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, subject to execution by the County Administrator. Funding was budgeted in SPLOST VI and VII Road Resurfacing, TSPLOST, and 2024 and 2025 LMIG.

Commissioner Jones moved for approval. Upon a second by Commissioner Newsome, the motion for approval passed unanimously. Resolution 25- 069 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE ACCEPTANCE AND EXECUTION OF THE CONTRACT TO ACCEPT THE BID FROM REEVES CONSTRUCTION COMPANY, INC., FOR FISCAL YEAR 2024-2025 ROAD RESURFACING PROJECT FROM THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER MEETING SPECIFICATIONS; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the recommendation to accept the Governor's Office of Highway Safety (GOHS) High Visibility Enforcement Grant in the amount of $42,580. The Board approved the application in the March 3, 2025 Regular Meeting.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. Under discussion, Mr. King confirmed for Commissioner Johnson that this was a reimbursement grant and that the County will be able to meet guidelines. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the recommendation to approve the proposed Alcoholic Beverage License renewals for Calendar Year 2026. The Albany-Dougherty Marshal's Office recommended approval.

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

The Chairman called for consideration of 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.

Commissioner Gray 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 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 outlined the operational agreement and election of the cooperative contract pay.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 25-070 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL AND EXECUTION OF
MEMORANDUM OF
UNDERSTANDING BETWEEN THE BOARD OF REGENTS OF THE
UNIVERSITY SYSTEM OF GEORGIA ON BEHALF OF THE
UNIVERSITY OF GEORGIA COOPERATIVE EXTENSION
SERVICE AND DOUGHERTY COUNTY GOVERNING
OPERATIONAL AGREEMENT AND COOPERATIVE CONTRACT
PAY OF COUNTY EXTENSION AGENTS; REPEALING
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for the zoning consideration of 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 are 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.

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

The Chairman called for the zoning consideration of the special approval request of Dougherty County Energy Storage LLC, c/o Chelsey Lucas, applicant and MSARKLA #1 Limited Partnership c/o Tracy Bridges, Managing Member, owner (25-056) to construct and operate a Battery Energy Storage System that will be an addition to an existing Solar Farm. The property was located at 2601 Moultrie Road. The parcel was zoned AG (Agriculture District). The Planning Commission recommended approval.

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

Mr. King gave an update on the recent ASU game and Executive Assistant Kaelyn King provided additional updates to the Board regarding KADB and Putney Park. Chairman Heard and Commissioner Gaines gave condolences to Commissioner Jones for a recent death in his family and Mrs. Gray provided a special birthday rendition to him. The Chairman also requested individuals to continue to support ASU and again paint the town blue and gold.

The Chairman called for consideration of the recommendation from the County Attorney to enter Executive Session for the purpose of discussing real estate and then to adjourn.

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

There being no further business, the Board entered into Executive Session at 11:30 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK