DOUGHERTY COUNTY COMMISSION

WORK SESSION MEETING MINUTES

July 27, 2026

The Dougherty County Commission met in Room 100 of the Albany Dougherty Government Center on July 27, 2026. Chairman Lorenzo Heard presided and called the meeting to order at 10:00 a.m. Present were Commissioners Victor Edwards, Gloria Gaines, Clinton Johnson, Anthony Jones, Ed Newsome, and Russell Gray. Also present were County Administrator Deron King, 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. Assistant County Administrator Barry Brooks was absent.

After the invocation by Chairman Heard, he asked the Commission to review the minutes of the July 13th Work Session and July 13th Special Called Meeting.

The Chairman recognized Mike Johnson, President, SRJ Architects, who was present to provide an update on the Judicial Building Master Plan. The updated schedule was reviewed with the Board. Questions from the Board were answered. It was shared upon the request of the City that it is recommended that Municipal Court return to the facility.

The Chairman recognized Pastor Yaz Johnson to discuss an update on the cemetery improvement to the Riverdale Subdivision. He shared that he surveyed the area with Commissioner Edwards and Attorney Shalishali. Commissioner Edwards reminded the Board that Pastor Johnson previously shared that there was a cemetery in the area when the Commission had started working on the kudzu overgrowth. He wanted the Board's direction and clarity regarding accessing and potentially cleaning up the area. Pastor Johnson reminded the Board of one of the historical significances was that Simeon Brinson was buried there and has a town and US Post Office named after him. Commissioner Jones voiced his support for the project. There are three known bodies buried there. Commissioner Edwards shared the plan to manage the kudzu and would like to keep the discussions separate. The Chairman provided support for the project and to help citizens in the area. He also directed staff to see what action could be taken, including having a conversation with Planning Director Paul Forgey regarding the 32 acres of land and come back with an update.

The Chairman called for the recommendation from Facilities Management to accept the bid from the lowest, most responsive and responsible bidder SafeAire Heating and Cooling, Inc. (Albany, GA) to replace the chillers at the Judicial Building in the amount of $439,137. Two bids were received with the highest being $488,267. Funding will be provided by SPLOST VIII. County Administrator Deron King and Interim Facilities Management Director Matt Idlett addressed. City of Albany Buyer Destin Adams was present. Mr. Idlett shared that the lead time for the chiller was to be determined, but he would seek more clarity. He was unable to provide the age of the current chiller but noted the need for the new chiller for cooling capability.

The Chairman called for the recommendation from Solid Waste to purchase a Caterpillar 963

Track Loader from Yancey (Albany, GA) on Sourcewell Contract # 011723-CAT in the amount of $491,744. Funding will be provided from Solid Waste Machinery Capital. County Administrator Deron King and Solid Waste Director Seth Lassitter addressed. Upon clarification, Mr. Lassitter informed Commissioner Johnson that with the Board's approval, GPS will be added aftermarket. He also shared other plans regarding GPS usage.

The Chairman called for the recommendation from Public Works to accept the Professional Services Agreement from TTL (Albany, GA) to perform Phase II of the Flint River Impaired Stream Water sampling for Dougherty County in the amount of $27,200. Funding will be provided by the Special Services District. County Administrator Deron King and Public Works Director Chuck Mathis addressed. Mr. King clarified for Commissioner Johnson that this sampling was an EPD requirement. Commissioner Johnson mentioned that he previously asked that a presentation be made to the Board to rectify the source concerns. Mr. King addressed Commissioner Gray's concerns about the past dates listed in the proposal by sharing that there were no compliance concerns because TTL was not available to start the project prior to July 2026.

The Chairman called for the recommendation to purchase four new 2026 Ford Explorers and one new 2025 Ford F150 Truck from state contract vendor Ward Ford (Smyrna, GA) in the amount of $224,945 for the Sheriff's Office. Three vehicles are available for immediate delivery. Funding is budgeted for SPLOST VIII. County Administrator Deron King and Sheriff's Office Major Ken Faust addressed. Upon questions by Commissioner Johnson, Major Faust shared that the vendor announced that all vehicles were now available. Commissioner Gray asked why the information was not combined on the agenda to mirror the write-up. Clerk Ware shared that the Board had previously requested that there be two separate actions for vehicles and their outfitting. The Chairman shared that the write-up shows the totals.

The Chairman called for the recommendation to utilize Kennedy Installations (Preston, GA) to outfit four new 2026 Ford Explorers and one new 2025 Ford F150 Truck in the amount of $62,942.45. Funding is budgeted in SPLOST VIII. County Administrator Deron King and Sheriff's Office Major Ken Faust were present.

The Chairman called for the recommendation to purchase six in-car video camera systems from the single source vendor Dana Safety Supply, Inc (Greensboro, NC) in the amount of $50,670. This quote includes the Motorola in-car camera system, video cloud software system, warranty, installation and set-up. The vendor provides in-car video camera systems for local public safety offices. Funding is budgeted in SPLOST VIII. County Administrator Deron King and Captain Jason Hagar addressed. Clerk Ware shared that an updated write-up was provided correcting an error on the original document.

The Chairman called for the recommendation to accept a Professional Service Agreement with COMPASS Institute for DEI, Inc. to conduct a comprehensive procurement policy & process review in the amount of $18,720. Funding will be available in Professional Services. County Administrator Deron King addressed. Chair of the COMPASS Institute Inc. Donna Stevenson and Principal Consultant Larry Scott were available via teleconference. Mr. King clarified that this company will review the County’s current procurement process and provide an update on best practices. Commissioner Gray questioned the date of the proposal and the professional ability of

the vendor. Mr. King shared that there has been discussion with the vendor prior to the date on the proposal and Administration is now comfortable presenting. Commissioner Jones questioned if this proposal will impact the current SDS agreement with the City. Mr. King shared that it will not and noted the advantage of the service prior to the SDS renewal for another decade.

The Chairman called for the recommendation to accept the renewal of the Intergovernmental Support Agreement with the Marine Corps Logistics Base (MCLB) to provide mosquito spraying. The initial agreement was approved in the May 8, 2017 Regular Meeting and was renewed in the May 15, 2023 Regular Meeting. County Administrator Deron King and Public Works Director Chuck Mathis addressed. During discussion, Commissioner Jones noted that there was still no agreement for fire services for mutual aid and emphasized he has requested one for almost a decade. Commissioner Jones specifically asked that the Fire Mutual Agreement be explored by staff.

The Chairman called for the recommendation to accept the renewal of the Intergovernmental Support Agreement with the Marine Corps Logistics Base (MCLB) to provide canal maintenance. County Administrator Deron King and Public Works Director Chuck Mathis were present.

The Chairman called for the recommendation of the following proposed board appointment. County Clerk Jawahn Ware addressed.

> Dougherty County Health Board- There is one County appointment (must be a physician) with a six-year unexpired term ending December 31, 2029. There is one new applicant: Dr. Phillip Roberts.

Clerk Ware reminded the Board of the nomination process and shared that while at training, it was clarified that a "physician" and "dentist" were different designations.

The Chairman called for the recommendation from EMS to accept the monetary donation from Phoebe Foundation the amount of $43,888.27, to purchase a Zoll Cardiac Monitor. County Administrator Deron King, County Attorney Alex Shalishali and EMS Director James Gibney addressed. It was noted that on July 28th at noon there will be a presentation by Phoebe.

The Chairman called for the recommendation from the Public Works Committee to accept the single boiler option to include the plumbing water heaters in the mechanical room and the HVAC Mechanical Room in the amount of $4,267,871 from Andrews, Hammock & Powell Inc. Consulting Engineers. Funding is available in SPLOST VIII ($558,949.44). SPLOST V ($ 877,100.00), SPLOST VI ($954,744.15), and SPLOST VII (up to $2,125,097.17). Public Works Chairman Ed Newsome addressed. Chairman Newsome provided a historical overview and noted that none of the current Commissioners were in their seats to proactively address these issues. To resolve all the concerns at the Jail, the cost would be $44 million, which the County does not have. The Public Works Committee met and was told that the most critical component was the mechanical update in the amount of $11 million. Because no traction was made on that recommendation, the Committee was proposing a new construction cost summary, and the packet was referenced. Commissioner Johnson alluded that staff did not present the information correctly on the agenda, even though it was the recommendation from the Public Works Committee, by

stating the recommendation should be bid. Commissioner Newsome noted that funding needed to be approved so that engineers can proceed. Commissioner Johnson asked Mr. King to detail the numbers more, especially concerning the scope of the $500,000. There was a lengthy discussion during which it was noted that the new proposal does include new equipment, and staff will revise agenda wording for the upcoming Regular Meeting.

Commissioner Johnson asked Interim Finance Director Amy Westenfeld to come forward to discuss the County's management of capital assets. The Chairman asked Mr. King for staff to start "bridging" the different systems to help with forecast information. Commissioner Gray provided an update on social media regarding the handling of a deceased animal due to potential animal cruelty that occurred on Summitt Drive. Commissioner Gaines provided condolences to former County Administrator Michael McCoy, who lost his younger sister.

There being no further business, the meeting was adjourned at 11:52 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK