# SPECIAL CALLED MEETING

**August 31, 2026**
***Immediately Following the Work Session***

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

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# AGENDA

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 the meeting to order by Chairman Lorenzo Heard.

2. Roll Call.

3. Minutes.

   a. Consider for action the Minutes of the August 3rd Regular Meeting and August 10th Work Session. **ACTION:**

4. Purchases.

   a. Consider for action the recommendation to accept the amendment to the Contract for professional services from Andrew, Hammock & Powell (Macon, GA) for an additional cost amount of $43,050. The Board of Commissioner originally approved a Contract for Services with the firm on December 16, 2024 for a cost not to exceed $500,000. Currently, the firm has spent $250,000 of the $500,000 amount for professional services. However, the firm has provided a revised quote for the Design Cost Estimate and Construction Administration fees (Design: $234,450, Construction Services: $58,600) for the Jail HVAC Project and has also provided a revised estimated completion date of March 31, 2028. Funding is available in SPLOST VII. **ACTION:**

5. Additional Business.

   a. Consider for action the recommendation from Public Works to apply for the USDA Natural Resources Conservation Service (NRCS) Watershed Protection Program (EWP) Grant in the amount of $554,278. There is a local match required in the amount of $128,900.75. The local match will be a provided by in-kind services (~$35,000) and the Special Services District Fund Balance (~$93,901). The grant will be utilized for the acquisition and the demolition of a flood prone property located at 4919 Van Cise Lane, Albany, GA. The NRCS has reviewed and approved the project for funding. **ACTION:**

b. Consider for action the acceptance of the Grants and Agreements Division Submission Memo (GADSUM9) to be utilized for the acquisition and the demolition of a flood prone property located at 4919 Van Cise Lane, Albany, GA. **ACTION:**

c. Consider for action the Resolution declaring a 2023 Ford Police Interceptor Utility (from Dougherty County Police) as surplus and authorize the sale through Charles Taylor TPA. **ACTION:**

d. Consider for action the nomination for the County Voting Delegate at the ACCG Legislative Conference Business Session on October 8, 2026 in Athens, GA. *Appointments are made by nominations.* **ACTION:**

e. Consider for action the Resolution to impose, continue, and extend the temporary review period and moratorium on the establishment of new large scale data centers in Dougherty County up to 180 days. **ACTION:**

6. Executive Session.

7. Adjourn.

## Dougherty County's Vision Statement

Dougherty County will be a committed leader in sustaining a high quality of life by partnering with citizens, businesses, and other government agencies to make this a community of choice for living, working, and leisure activities.

## Dougherty County's Mission Statement

To improve the quality of life for all our citizens by being accessible and good stewards of our resources while delivering cost-effective, responsive, services with integrity, fairness, and friendliness.

*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

REGULAR MEETING MINUTES

August 3, 2026

The Dougherty County Commission met in Room 100 of the Albany Dougherty Government Center on August 3, 2026. 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 and pledge by Chairman Heard, he asked the Commission to review the minutes of the July 13th Work Session and July 13th Special Called Meeting.

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

The Chairman called for consideration of the resolution providing for the acceptance and execution of the contract accepting 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 for Facilities Management, subject to execution by the County Administrator. Funding will be provided by SPLOST VIII.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Mr. King confirmed for Commissioner Gaines that this was a planned purchase. There being no further discussion, the motion for approval passed unanimously via roll call. Resolution 26-046 is entitled:

A RESOLUTION
ENTITLED A RESOLUTION PROVIDING FOR THE
ACCEPTANCE AND EXECUTION OF THE CONTRACT TO
ACCEPT THE BID REPLACE THE CHILLERS AT THE
JUDICIAL BUILDING FROM THE LOWEST RESPONSIVE
AND RESPONSIBLE VENDOR MEETING SPECIFICATIONS,
SAFEAIRE HEATING AND COOLING, INC.; REPEALING
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of 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.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for acceptance and execution of 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.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson reminded all that he would still like DNR to identify the contaminants. There being no further discussion, the motion for approval passed unanimously. Resolution 26-047 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE
AND EXECUTION OF PROFESSIONAL SERVICES
AGREEMENT BETWEEN DOUGHERTY COUNTY
AND TTL TO PERFORM PHASE II OF THE FLINT
RIVER IMPAIRED STREAM WATER SAMPLING;
REPEALING RESOLUTIONS OR PARTS OF
RESOLUTIONS IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of 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. Funding will be provided by SPLOST VIII.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. There being no further discussion, the motion passed unanimously.

The Chairman called for consideration of 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 will be provided by SPLOST VIII.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of 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. Funding will be provided by SPLOST VIII.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson would like the department noted as Dougherty County Police. There being no further discussion, the amended motion for approval passed unanimously.

The Chairman called for consideration of the resolution providing for the acceptance and execution of a Professional Service Agreement with the COMPASS Institute Inc. to conduct a comprehensive procurement policy & process review in the amount of $18,720. Funding will be provided by the General Fund.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Newsome requested that we table to a Work Session because he has questions and the company did not make a presentation. There being no further discussion, the motion to table failed with three ayes from Commissioners Newsome, Gray, and Jones and five nays. The original motion passed with four ayes from Commissioners Edwards, Johnson, Gaines, and Chairman Heard and three nays. Resolution 26-048 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE
AND EXECUTION OF PROFESSIONAL SERVICES
AGREEMENT BETWEEN DOUGHERTY COUNTY
AND COMPASS INSTITUTE FOR DEI, INC. TO
CONDUCT A COMPREHENSIVE PROCUREMENT
POLICY & PROCESS REVIEW; 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 and execution of the renewal of the Intergovernmental Support Agreement with the Marine Corps Logistics Base (MCLB) to provide mosquito spraying.

Commissioner Johnson moved for approval. Commissioner Edwards seconded the motion. There being no further discussion, the motion for approval passed unanimously. Resolution 26-049 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL, ACCEPTANCE AND
EXECUTION OF RENEWAL OF
INTERGOVERNMENTAL SUPPORT AGREEMENT
BETWEEN MARINE CORPS LOGISTICS BASE AND
DOUGHERTY COUNTY TO PROVIDE MOSQUITO
SPRAYING SERVICES; 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 and execution of the renewal of the Intergovernmental Support Agreement with the Marine Corps Logistics Base (MCLB) to provide canal maintenance.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. There being no further discussion, the motion for approval passed unanimously. Resolution 26-050 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION FOR APPROVAL,
ACCEPTANCE AND EXECUTION OF RENEWAL
OF INTERGOVERNMENTAL SUPPORT
AGREEMENT BETWEEN MARINE CORPS
LOGISTICS BASE AND DOUGHERTY COUNTY
TO PROVIDE CANAL MAINTENANCE
SERVICES; REPEALING RESOLUTIONS OR
PARTS OF RESOLUTIONS IN CONFLICT
HEREWITH;
AND FOR OTHER PURPOSES.

The Chairman called for consideration of the proposed board appointment.

> Upon a nomination by Commissioner Johnson, Dr. Phillip Roberts was appointed to fill a six-year unexpired term ending December 31, 2029 to the Dougherty County Health Board with six ayes and one nay by Commissioner Edwards.

The Chairman called for consideration of the recommendation from EMS to accept the donation of one Zoll Cardiac Monitor, valued at $43,888.27, from the Phoebe Foundation. The monitor will be purchased by Phoebe Cardiology using funds donated by the Phoebe Foundation and then donated to Dougherty County EMS.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioners Johnson, Newsome, and Chairman Heard thanked Phoebe for the life-saving donations. The Chairman offered regrets for not being able to attend the presentation because he was out of town. There being no further discussion, the motion for approval passed unanimously.

The Chairman called for consideration of the recommendation from the Public Works Committee to approve the selected project scope for the Dougherty County Jail HVAC and Plumbing Renovation Project, consisting of the single boiler option, plumbing water heater improvements in the mechanical room, and HVAC mechanical room improvements, and to authorize Andrews, Hammock & Powell, Inc., in accordance with its Professional Services Agreement, to complete the final construction documents and assist with advertisement, processing and evaluation of bids. Funding will be designated for budgeting and project funding purposes from available SPLOST VIII ($558,949.44), SPLOST V ($877,100.00), SPLOST VI ($954,744.15), and SPLOST VII (up to $2,125,097.17) proceeds.

Commissioner Johnson moved for approval. Commissioner Gray seconded the motion. Under discussion, Commissioner Johnson shared that the amount had been allocated for funding and

hoped that AHP would come back with bids for the Board to review. There being no further discussion, the motion for approval passed via roll call.

Mr. King reminded all that school has started again and he provided an update on the end of the internship program. He also gave thanks to Phoebe for donations. Attorney Shalishali wished a prosperous year to those returning to school. Commissioner Edwards asked that Trevor Wilson be added to the agenda to provide an update. Commissioner Johnson wished all a good first day of school.

There being no further business, the meeting was adjourned at 10:17 a.m.

_____
CHAIRMAN

ATTEST:

_____
COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

WORK SESSION MEETING MINUTES

August 10, 2026

The Dougherty County Commission met in Room 100 of the Albany Dougherty Government Center on August 10, 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 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 July 20th Regular Meeting and July 27th Work Session.

The Chairman recognized Chris Harvey, President of Radium Neighborhood Watch Association, and Trevor Wilson, Owner of Flight Redemption Aviation (FRA) to provide an update to the Board. Mr. Harvey's 7-year-old son, Grey, was also introduced and he shared that on behalf of the Association, their concerns were addressed and they were supportive of the drone initiative. Mr. Wilson provided additional comments on the information provided at the meeting.

The Chairman recognized Orson Burton, President and CEO, United Way of Southwest Georgia, to provide an update on the Albany Summer Collective initiative to the Board. Program Coordinator, Krystal Santos, was also present. This was an initial update because there are three additional weeks of data to be presented. The City of Albany was the sole funder, providing $350,000. Some of the program highlights were: The eight-week program fostered summer learning via 19 summer programs and represented 24 organizations. There were 2,140 children served, including 280 youth experiencing homelessness. All six wards were served, with every event being free and there were zero major safety events reported. It was proposed that the cost would be $350 per child, but they were able to provide services at $136 per child. The statistics showed that The Collective exceeded the proposed results. Mr. Burton thanked all for their support as a stakeholder and asked to have a conversation with the County to provide more support in 2027. Commissioner Edwards added that the County did participate via funding of the Coroner and Sheriff's Office events. Commissioner Jones requested that there be additional collaborations with other organizations; for example, 4H and provided kudos to United Way on exceeding expectations. Per the request of Commissioner Gaines, Mr. Burton explained the notation of naming the initiative as "The Collective" and the desire to expand the capacity of existing programs. It was noted that 73% (1,358) children had never attended a summer program before.

The Chairman called for the recommendation to declare the listed equipment and vehicles as surplus and authorize the disposal of or sale of the same via an online auction. County Administrator Deron King addressed. Commissioner Gaines asked for a report on the revenue received.

Mr. King noted that he would bring an update on the County's housing application. Commissioner Edwards recognized Dr. Carter, a Radium Springs resident. Upon the request of Commissioner Johnson, Attorney Shalishali shared that it was recommended that the County provide a "use agreement" for the drone operation. Commissioner Johnson also requested that there be an update from Juvenile Court and that there be an update or consideration of a youth curfew. Commissioner Gray asked that details be confirmed on whether Municipal Court will be in the old CVB building; noting it would be great if all courts were in the same Judicial Building. Commissioner Gaines provided an update on former Judge Solomon and requested an update from the Economic Development Commission. Commissioner Jones echoed the sentiments that there be a curfew in the County's Ordinance.

There being no further business, the meeting was adjourned at 10:47 a.m.

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CHAIRMAN

ATTEST:

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COUNTY CLERK

**ANDREWS, HAMMOCK, & POWELL**
250 Charter Lane, Suite 100
Telephone (478) 405-8301
Fax (478) 405-8210
Direct Line (478) 832-6367
Email: aandrews@ahpengr.com

August 13, 2026

Deron King
Dougherty County Commissioners
222 Pine Avenue
Albany, GA 31701

Re: Phase 1 HVAC & Plumbing Equipment in Main Mechanical Room
Dougherty County Jail, Albany, Georgia

Dear Deron:

The following is the proposed schedules for the referenced project:

| **Schedule** |
|---|
| Design to begin September 1, 2026. |
| Purchase State Contract Items November 1-15, 2026 |
| Bidding Period for Contractor January 7, 2027-Febuary 9, 2027 |
| Notice to Proceed to Contractor March 2,2026 |
| Chiller Received June 2027 (estimated) |
| Begin construction July 15, 2027 |
| Construction Complete March 31 2028 |
| |

Generally anticipated Cash Flow
$50,000 per month for the design October 2026 through January 2027
$1,000,000 For Equipment purchased under state contract in November 2026
$440,000 per month (average) for construction cost August 2027 through April 2027
$5,000 per month for CA services during construction

Should you have any questions, please do not hesitate to contact us.

Sincerely,

James A. Andrews, Jr., P.E.
President

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# GRANT REQUEST AUTHORIZATION FORM

DOUGHERTY COUNTY Georgia

DATE: 8/21/26

DEPARTMENT: Public Works

GRANT PROGRAM: NRCS Emergency Watershed Protection Program (EWP)

GRANTING AGENCY: USDA Natural Resources Conservation Service

CFDA # (IF FEDERAL GRANT)

PROGRAM TITLE: Emergency Watershed Protection Program (EWP)

FUNDING REQUEST:

| FEDERAL | STATE | LOCAL MATCH | OTHER | TOTAL REQUEST |
|---|---|---|---|---|
| $ 425,377.25 | | $ 128,900.75 | | $ 554,278.00 |

IF LOCAL MATCH IS REQUIRED, ARE FUNDS AVAILABLE IN CURRENT BUDGET? YES _X_ NO _____

Comments: (In-kind, direct appropriation, etc.)

Local match will be combination of In-kind and direct funding.

INDIRECT COSTS? YES ___ NO __

AMOUNT:

REIMBURSEMENT GRANT: YES __X__ NO____

| PROJECT DIRECTOR OR OFFICIAL: | PHONE: | E-MAIL: |
|---|---|---|
| Jeremy Brown, Engineering Manager | 229-430-6120 | jebrown@dougherty.ga.us |

| DEPARTMENT DIRECTOR OR OFFICIAL APPROVING SUBMISSION (PRINT NAME & TITLE) | SIGNATURE: | DATE: |
|---|---|---|
| Chuck Mathis, Public Works Director | | 08/21/2026 |
| Amy Westenfeld, Finance Director | SIGNATURE: Amy S Westenfeld | 8/25/2026 |
| REVIEWED BY COUNTY ADMINISTRATOR: Deron King | SIGNATURE: Deron King | DATE: 8/26/26 |
| COUNTY COMMISSION ACTION: Chairman Lorenzo Heard | APPROVED: YES _____ NO____ | DATE: |

USDA

# Emergency Watershed Protection Program RECOVERY BUYOUTS

## PROPERTY RECOVERY BUYOUT OPTION

The U.S. Department of Agriculture's Natural Resources Conservation Service (NRCS) administers the Emergency Watershed Protection (EWP) Program that assists sponsors and landowners to protect lives and property from flooding or soil erosion after a natural disaster. In communities impacted by constant flooding or severe erosion due to a natural disaster, a property buyout might be the best solution.

### What is an EWP Recovery Buyout?

EWP Recovery Buyouts provide financial assistance to purchase properties impacted by flooding caused by a natural disaster by removing and relocating people and properties out of flood prone areas. Recovery Buyouts are used where structural solutions to reduce threats from flooding and erosion are not cost-effective and/or beneficial. Once NRCS determines that buying a flood prone property would provide the best option to protect against flooding and erosion, EWP provides financial assistance to a local sponsor to purchase the property and preserve the land for the purpose of restoring the natural environment.

NRCS may provide project sponsors up to 75 percent *(and up to 90 percent for limited resource areas)* of:

- the fair market value based on an appraisal for the property;
- eligible acquisition and relocation costs; and
- site restoration costs.

Sponsors must be a state or political subdivision, a federally-recognized Tribe or Tribal Organization, or unit of local government with a legal or conservation interest in the land.

Project sponsors must be able to:

- obtain all necessary property rights, water rights, and permits.
- provide their share of the restoration costs and cover any unreimbursed expenses.



*Debris damage after a severe rain event in Kentucky.*

- operate and maintain any completed restoration measures.

Sponsor Eligibility Guide and Resources

### Eligibility

Properties are potentially eligible if they meet all the following requirements for a buyout:

- be from willing, voluntary sellers;
- contain a structure threatened by additional flooding/erosion;
- adjacent lands that would contribute to the conservation purposes of the program as open space; and,
- restoration is feasible.

Structures may be relocated to an area NOT threatened by flooding or erosion, if it is determined to be an economic and feasible option.

Guidance documents lack the force and effect of law, unless expressly authorized by statute or incorporated into a contract. USDA may not cite, use, or rely on any guidance that is not available through their guidance portal, except to establish historical facts.

## What is the process?

1. After a qualifying disaster event, **an eligible sponsor must submit a request in writing to their local NRCS State Conservationist within 60 days.**
2. If approved for funding, NRCS will work with the project sponsor to define the terms of a cooperative agreement and clarify roles and responsibilities.
3. Acquisition is handled by the sponsor, who then purchases the property and becomes the owner. A deed restriction is placed on the title limiting land use to open space and natural resource conservation.
4. Structures will either be demolished or relocated outside of the flood zone.
5. Conservation practices will be installed that restore the natural environment and provide flooding and erosion protection.
6. Continued monitoring and maintenance of the property will be performed by the project sponsor.

## Criteria for Assistance

All EWP work must provide protection from future flooding or soil erosion; reduce threats to life and property; restore the natural function to the watershed; and be economically and environmentally sound.

## How Do I Obtain Assistance?

If property has been damaged by flooding or threatened by severe erosion and meets the eligibility requirements, it may qualify for EWP assistance.

To request assistance, work with a local project sponsor and contact your NRCS EWP Program Manager.

## East Providence, Rhode Island - EWP Recovery Buyout



*East Providence, Rhode Island - Flooding from Tropical Storm Ida*




*Residential area impacted by Tropical Storm Ida looding.*

*Photos courtesy of NRCS Rhode Island*

East Providence, Rhode Island: The Northern Rhode Island Conservation District received EWP Recovery Buyout assistance to purchase flood prone properties located in the Runnins River corridor. The roads in Luther's Corner neighborhood experienced frequent flooding rendering them impassable and hindering needed emergency response actions. The properties will be reverted back to their natural conditions to increase flood storage capacity along the river corridor.

Guidance documents lack the force and effect of law, unless expressly authorized by statute or incorporated into a contract. USDA may not cite, use, or rely on any guidance that is not available through their guidance portal, except to establish historical facts.



USDA is an equal opportunity provider, employer, and lender.

Our names are Robert and Allethea Brooks. We initially moved to Dougherty County in 2006. We purchased our second home on 4919 Van Cise Lane in September 2017. In the disclosure agreement for the preliminary contract for the house, the box for “flooding” was checked. When we inquired about this, we were told by the selling realtor there never had been any major flooding on the property. It was only “a little water that gathered in the front yard”.

The early morning of December 3, 2018, brought about new challenges, those of which we still deal with too often today. We awoke early that morning to find that, after a hard rain the evening prior and most of the night, our entire property was flooded including deep water all the way around our house. The water also extended most of the way down our driveway. One of our vehicles sustained minor flooding as well. Fortunately, the water came within inches of entering the interior of our house. In order to get out of our house to dry ground, I had to wade into the backyard, pull the jon boat off of the trailer and use that to get my family out of the house. We had to have the power turned off at our house and had to evacuate our home for 2 weeks. During that time, we sought help from the County public works department. It took several days to figure out how to effectively evacuate the water. The difficult point was not how to evacuate the water, but where the water could be discharged. There is no close by easement for storm water to drain effectively without interfering with someone else's private property. After several days of evaluating the area and talking to other property owners, we received permission to pump water onto a piece of private property that would allow it to address away from our area. It took 3 diesel powered pumps running 24 hours a day, almost 4 days to drop the water level to where we could get back on to our property and assess the damage. Once so, we found that the crawlspace beneath the house had been damaged as well as minor damage to our air conditioners. Over time, we were able to get these items repaired and were able to move back into our home.

From there, we begin having discussions with the county on what could be done about this in the future. According to the last survey reports, we were not deemed a flood zone: therefore, we had never considered having flood insurance on our property. The county public works and engineering department began looking at the surrounding properties and the area of the Van Cise community, and they found that our property is by far the lowest topographically and is a catchment basin for multiple properties in that area. Basically, every property adjoining us slopes such that all of its water run off collects on our property, some of which is a large volume. This includes the 4 properties on the north side of Van Cise Lane but also at least two properties on the south side of the road. Furthermore, the roadside ditches on both sides bring all of their water into our area, further complicating the issue. There is also storm water from the ditches on Holly Hill Drive that runs onto our property. The assessment by the county said that there were no easy answers to solve this problem. The hopes were that this was a once-in-50-year phenomenon with the 8 inches of rain we received over several hours during that event and that this would not be something that would likely occur again in the near future. With that, we kept our fingers crossed and life moved on. What we found out was that this would be a common occurrence (albeit not always to that degree) and will be 1 of many times that we reached out to the county in desperation. Below, you will find pictures of the flooding in 2018.

Over the next few years, we would have moderate flooding that posed a risk to our property 2-4 times per year. Again, in conversations with the county about what could be done to help control this and again told that there were no easy answers since our property was such a low-lying area with no nearby location for the water to be diverted on or pumped to without interfering with someone else's private property. With that, we had several conversations with our neighbors about our problem, and most were willing to help in any way they could. And knowing that there were no simple answers on what could be done from public works perspective, we took matters in our own hands to help control this frequent problem. The public works department was gracious enough to have our property GPS mapped so that we could see exactly what the topographic layout of our property in the surrounding areas consisted of. The accounting engineering department was also gracious in drafting a blueprint for a holding pond that we would place on our property. We felt like this would help into ways: 1) provide an area for flood water in the central portion of our property (around the house) to be diverted onto using a pump but also 2) act as a holding pond for storm water from the roadside ditches to hold here rather than back flowing onto the central portion of our property. The initial design of this pond was to hold around 600,000 gallons of water. Some of this pond was built onto her neighbor’s property with their gracious consent. We also organized the pond so it could be utilized in concordance with a standing easement pipe that is beneath Van Cise Lane as to help with water egress. This project was a major undertaking that was done at our expense with hopes that it would make a significant impact on flood water control. It was also 1 of several things that we have done to our property to help control the flow of water and to control where on her property that water would collect.

What we soon found out was that, although it did help manage the water when the total fluid volume was low, we have exceeded the pond's capacity on multiple occasions requiring the county to pump water out of our pond again onto private property to prevent pond backflow into our property. We are again faced with the same problem: There is nowhere for the water to go without utilizing someone's private property. Over the past 9 years, our neighbors have been gracious to allow us to pump water onto their property that would ultimately egress away and onto other areas. But our ability to continue doing this relies on their willingness to voluntarily allow us to use their property for discharge of storm water.

We have had to reach out to the county on multiple occasions over the years to come as quickly as they could with pumps to move water off of our property so that the levels will not rise enough to damage our home. They have been very gracious and work as quickly as they can but sometimes it still takes 2 to 3 days to get the water moving. Setting up the pump is not a simple task. It requires large pipe to be run down the side of the road beneath neighbor driveways and pipes to be placed down into our pond and connected to their pump. Initially, when they would set up the pumps and pipes, they would remove them after the water levels decreased. The problem has become so frequent that if you drive down Van Cise Lane today, you will still see pipes that have been left in place running under the road so that it takes less time to set up the pump and run pipes. This is a testament to both the frequency that these problems arise, and the amount of work required in order to pump water off of our property.

After years of discussions with the county including outside consultants assessing the area, multiple small projects on our property on our expense to control the on flow of water and the generosity of our neighbors allowing us to create barriers on our property that would ultimately cause storm water to back up on to their properties we have found that we have done a great deal to control smaller volume flood waters. In addition to the large pond on the south side of our property, we have also done the following projects on her property:

1) We added a ditch on the Westside of our property to control the flow of water from that side. We installed a large concrete pipe beneath our driveway to empty water from this ditch into our large holding pond.

2) We added an electric sump pump and underground drainage pipes to control the water in our front yard, driveway and around our house.

3) We have added a ditch on the south side of our property with a dirt dam to help control run-on water from the East side of our property. This was an effort to keep the water from collecting in our crawlspace.

4) We built a smaller holding pond on the north side of our property along with a large dam to control run-on water from the North side of our property. This also acts as a walkway so that, during times of flooding, we can walk on dry ground from our backyard around to where we park our cars on the Westside of our property.

5) We removed the concrete pipe that was beneath our driveway that was placed there when the property was developed that ultimately allowed water to run from the neighbor’s yard on the west onto our front yard which was a large volume at times

Despite this, during larger rain events, these measures quickly become overwhelmed, and we find ourselves, once again, in situations where our property (house, vehicles and other structures) are in danger of being flooded.

Knowing that there were not many other options for controlling local flooding (mostly due to a lack of location to which the water can be diverted), we were met with 2 options: Place our house on the market and try to sell it but knowing we would need to be honest with those purchasing our home or stay put, continue doing small projects and continue doing what we could. If we did sell our home, we knew that anyone else that purchased this property would be in the same situation. Also, they would have to continue reaching out to the county for help during times of heavy rainfall and flooding. What we knew was that we could not, in good conscience, sell this property to anyone else without thoroughly informing them of what all we had been through and the measures we had taken to control flood over the past 9 years.

During our time here, we have also seen flooding to a lesser degree on properties adjacent to us. The most profound would be at 5000 Van Cise Ln where they have had water in their basement several times. Also, the property at 4922 Van Cise had flood water up under their house and almost up to their driveway. Also, the properties at 5003 and 4917 have a good bit of flood water in their yards in addition to the property at 4916 Holly Hill Dr. A good bit of the water that runs onto our property comes from 4915 Van Cise as well as 4916 and 4914 Holly Hill. It also appears that the property was originally graded to take the storm water run off from the ditches on the South side of Holly Hill to run down Janet Drive (which is only a dirt road and was never fully developed between Van Cise Ln and Holly Hill Drive) onto our property.

In August 2025, during one of the more recent severe events, we stumbled across a possible third option that would benefit everyone involved. We contacted the Georgia State Conservation Engineer at the Natural Resource Conservation Service office and applied for an Emergency Watershed Buyout. In September, a large group from this office along with a group from the Dougherty County Public works and Engineering Department met at our property to review the area, discuss the details of the property flooding and evaluate if our property qualified for the buyout. In December 2025, a report was sent to the Washington Office for review, and, in January 2026, our property was approved for funding for the Watershed Buyout. This program is done in conjunction with the county and provides the majority of the funding for the buyout. It does, however, require the county to contribute a smaller amount to the total buyout.

The summary from above is as follows: The property at 4919 Van Cise Lane has a major problem with flooding during heavy rain events. Unfortunately, this was not disclosed to us when we bought the property. Since purchased, we have had to evacuate our house multiple times and leaning on the county for assistance in pumping the water off of our property to prevent damage to our home. During these times, we have had to move out of her home, have the electricity turned off and once were able to move back in, we cannot use certain features of her home including air conditioners in the septic system until they are professionally checked and cleared for use again. Despite this not being disclosed to us at purchase, we have been told by multiple neighbors that have lived there for a number of years that this property floods multiple times per year and has done so prior to us living there. We have been given photographic proof of this occurrence prior to our purchase in 2017. As noted above, we have sought assistance from the County public works department on pumping our property and have looked at multiple options for controlling or eliminating this problem for which we have been told on several occasions that there are no definite ways to resolve this problem. The flooding only affects our home but the properties to the west of us, north of us and both properties south of us on the opposite side of Van Cise Lane are also affected by the flooding. Despite all of the efforts we have made on her own, some control has been achieved but, during major rain events, our structure and vehicles are at risk.

In conclusion, the experts have told us that there is nothing that can be done to correct flooding on our property. For this reason, we feel that a buyout would benefit us greatly but also would benefit the neighbors adjacent to us. If acquired by the county and used as flood water management, measures could be taken on this property to eliminate flooding problems from our adjacent neighbors, including those across the street. We feel like this buyout could potentially benefit 6 additional properties other than just ours. In our conversations with the state conservation department, they were in agreement with this.



December 3, 2018



December 3, 2018





March 2020







September 2020



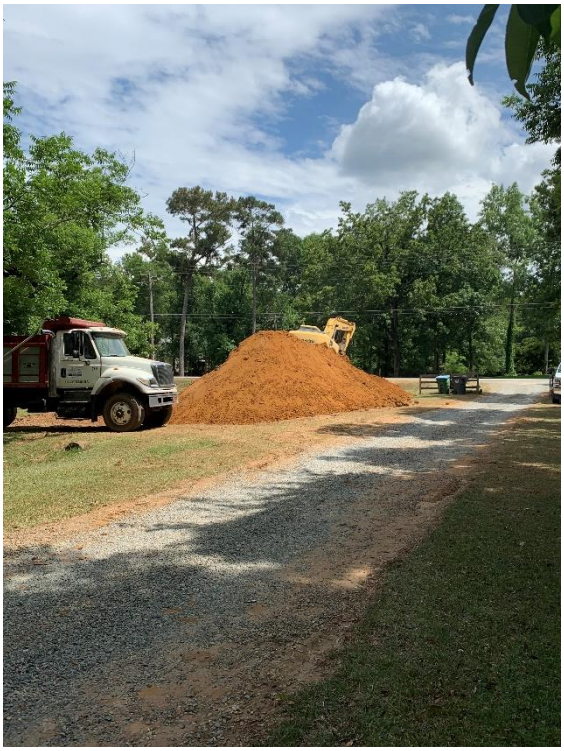

May 2022




April 2022




April 2024







August 4th, 2025



August 4, 2025







August 4th, 2025



Across the street from our property on August 4th, 2025

**Grants and Agreements Division Submission Memo (GADSUM9)**
**Applicant Contact(s) Information (to be completed by the applicant)**

Expiration Da~~te: 09/30/2025~~
Previous versions will b~~e rejected~~

*Item 5b.*

1. Applicant Organization Name: Dougherty County

2. Unique Official Project Title: EWP Flooding, Local Declared Dougherty

3. Applicant Unique Entity Identifier (UEI): L2QWKMK5LM16

Individuals who will be designated as person(s) responsible on behalf of the applicant's organization.
See instructions for descriptions of these roles.
Complete boxes 4 - 7. To ensure adequate internal controls, a minimum of two different people must be identified.

4. Administrative Contact

Name: Deron King | Phone: 229-431-2121
Title: County Administrator | Email: DKing@dougherty.ga.us

5. Program Contact

Name: Jeremy Brown | Phone: 229-430-6126
Title: Engineering Project Manager | Email: JEBrown@dougherty.ga.us

6. Program Director

Name: Chuck Mathis | Phone: 229-317-5219
Title: Public Works Director | Email: CMathis@dougherty.ga.us

7. Signatory Official

Name: Chuck Mathis | Phone: 229-317-5219
Title: Public Works Director | Email: CMathis@dougherty.ga.us

8. Key Personnel:

This section must list key personnel by name, title, role, and responsibilities, including specific tasks and subtasks designated to them in the project proposal. If there are no key personnel, enter "NONE" below.

Changes in key personnel require prior approval. Direct questions about key personnel to your agency contact.

Chuck Mathis, Public Works Director, Dougherty County, GA will be the Authorized Signatory Official for this EWP project.
Dougherty County Public Works Department
2038 Newton Road
Albany, Georgia 31701

Jeremy Brown, Engineering Project Manager, Dougherty County, GA will be the alternate Signatory Official for this EWP project if Chuck Mathis is unavailable.

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**A RESOLUTION**
**ENTITLED**
**A RESOLUTION TO DECLARE AS SURPLUS A SALVAGED A 2023 FORD POLICE INTERCEPTOR UTILITY (VIN NO. 1FM5K8AB5PGA33393) AND HAVE SAID SURPLUSED SALVAGED VEHICLE DISPOSED OF THROUGH CHARLES TAYLOR TPA, DOUGHERTY COUNTY'S THIRD PARTY ADMINISTRATOR; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS,** Dougherty County, Georgia is desirous of declaring as surplus a 2023 Ford Police Interceptor Utility (VIN NO. 1FM5K8AB5PGA33393) and having said vehicle disposed of a surplused salvaged vehicle through Charles Taylor TPA, Dougherty County's Third Party Administrator.

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

**SECTION I** Dougherty County's salvaged 2023 Ford Police Interceptor Utility (VIN NO. 1FM5K8AB5PGA33393) is hereby declared as surplus property and the County Administrator or Assistant County Administrator is hereby authorized to both dispose of said vehicle through Charles Taylor TPA, Dougherty County's Third Party Administrator, and to execute Form T-19 permitting Charles Taylor TPA through their salvaged contractor, Insurance Auto Auction (IAA), to dispose of said surplus property.

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

This the 31st day of August, 2026.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

BY:_____
Lorenzo L. Heard, Chairman

ATTEST:

_____
County Clerk

Requested Surplus and Disposal to Charles Taylor

| Dougherty County Police Department | | |
|---|---|---|
| **Description** | **VIN Number** | **Condition** |
| 2023 Ford Police Interceptor Utility | 1FM5K8AB5PGA33393 | Non-salvageable |
| | | |
| | | |
| | | |

**Ware, Jawahn**

**From:** Stephanie Wright <swright@accg.org>
**Sent:** Friday, August 21, 2026 9:14 AM
**To:** Ware, Jawahn
**Subject:** Legislative Leadership Conference - October 8 - VOTING DELEGATE FORM
**Attachments:** 2027 Voting Delegate MEMO and FORM OFFICIAL.pdf

Greetings Chairs and CEOs,

Attached, please find the Legislative Leadership Conference Voting Delegate Memo and Form. The form can be completed online and saved, or you can print, complete, and scan If you prefer. Each county is asked to submit **one voting delegate** via email to swright@accg.org **no later than Friday, September 11th**. We appreciate your thoughtful and timely attention to this matter.

This email is also being sent to County Clerks, Administrators and Managers for guidance and assistance. Registration is open now for the Legislative Leadership Conference. If you have not already done so, we encourage you to register today. You can do that by clicking here: **REGISTER**.

Best wishes,



*Advancing Georgia's Counties*

**Stephanie Wright**

Operations Program Coordinator

Office : (404) 589-7812

www.accg.org

Did you know that through the ACCG-Jerry R. Griffin Scholarship Program ACCG has set aside (FOR EVERY COUNTY) $3,000 for reimbursements for county officials or staff to attend ACCG

conferences and $3,000 in reimbursements for county officials or staff to attend NACo confere[illegible] in 2026? Click here for more information.

PUBLIC RECORDS NOTICE: *Georgia has a very broad public records law. Most written communications to or from City and County officials regarding City and County business are public records available to the public and media upon request. Your email communications may be subject to public disclosure.*

Advancing Georgia's Counties.

**MEMORANDUM**

To: County Chairman, Sole Commissioners and CEOs
Mayors of Consolidated Governments
c/o County Clerks, Managers or Administrators

From: Dave Wills, Executive Director

Date: **July 16, 2026**

Subject: Legislative Leadership Conference Business Session

This is the official call for the business session at the ACCG Legislative Leadership Conference scheduled for Thursday, October 8th at The Classic Center, 300 N. Thomas St., Athens, Georgia 30601. The purpose of this session is to consider 2027 Policy Priorities to be adopted by the membership and other business that may come before the body. Each county governing authority may appoint a voting delegate (*commissioner or county staff*) to cast its county's vote on matters coming before the membership at the business session.
Please note that cellular devices will be used to cast votes and delegates must be able to access their email accounts onsite.

In order for ACCG staff to conduct the voting process as smoothly as possible, we need the name of your county's delegate before the conference convenes. Credentials pickup will be announced once the conference agenda is finalized.

**Please complete and return this page via email as a pdf attachment no later than Friday, August 28th to Stephanie Wright at swright@accg.org.** Your prompt attention to this matter is greatly appreciated.

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**2026 LEGISLATIVE LEADERSHIP**
**CONFERENCE VOTING DELEGATE FORM**

_____
Name (First & Last Name)

_____
Title & email address

_____
County

**A RESOLUTION**
**ENTITLED**
**A RESOLUTION TO IMPOSE, CONTINUE, AND EXTEND THE TEMPORARY REVIEW PERIOD AND MORATORIUM ON THE ESTABLISHMENT OF NEW LARGE SCALE DATA CENTERS IN DOUGHERTY COUNTY UP TO 180 DAYS; REPEALING RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.**

**WHEREAS,** the Dougherty County is a local government entity empowered to exercise home rule powers as described within Article IX, Section II of the Constitution of the State of Georgia, including the "power of zoning" as described in Paragraph IV therein; and

**WHEREAS,** the Board of Commissioners of Dougherty County, Georgia is charged with regulating development and providing appropriate public infrastructure and services to best serve the public interest, including but not limited to such infrastructure and services associated with current and future developments within the County; and

**WHEREAS,** while such data centers provide computing power and data storage for many modern conveniences, there is public concern about their potential negative impacts to surrounding residents and businesses through increased demands for utilities like electricity and water, noise, pollution, and other similar conditions; and

**WHEREAS,** the Board of Commissioners of Dougherty County, Georgia finds that there is a substantial need to consider and develop, as necessary, zoning and land use standards related to data centers, such as regulations to address the significant use of utilities and potential environmental issues; and

**WHEREAS,** based upon the foregoing, the Board of Commissioners of Dougherty County, Georgia adopted a resolution on July 20, 2026, entitled "A RESOLUTION TO INITIATE A COUNTY-WIDE REVIEW OF LARGE-SCALE DATA CENTER DEVELOPMENT; DIRECTING THE PLANNING DEPARTMENT AND COUNTY ATTORNEY TO PREPARE PROPOSED ZONING REGULATIONS; ESTABLISHING A FORTY-FIVE (45) DAY ADMINISTRATIVE REVIEW PERIOD FOR NEW DATA CENTER DEVELOPMENT APPLICATIONS," which imposed a temporary emergency moratorium on the establishment of new data centers in Dougherty County, which is incorporated herein by reference; and

**WHEREAS,** the Albany-Dougherty Planning Commission is in the process of preparing proposed text amendments to the Albany-Dougherty Zoning Ordinance, relating to data centers and will make recommendations to the Board of Commissioners of Dougherty County, Georgia, concerning such text amendments; and

**WHEREAS,** the desire to study and consider the text amendments described herein likely requires additional consultation with the Planning & Development Services Department, Dougherty County Attorney, Planning Commission, and other possible pertinent departments and officials within Dougherty County; and

**WHEREAS,** the Board of Commissioners of Dougherty County, Georgia, thus requires additional time to continue to study, develop, and consider the adoption of an ordinance to address data center development in a manner consistent with the public interest; and

**WHEREAS,** it is the intent of the Board of Commissioners of Dougherty County, Georgia, to continue and extend the moratorium on new data centers in the unincorporated area of Dougherty County by adopting this Resolution; and

**WHEREAS,** the Board of Commissioners of Dougherty County, Georgia, finds that extending the temporary moratorium barring the acceptance of applications, requests, or submissions that propose, in whole or in part, the development of a data center within the unincorporated area of Dougherty, including but not limited to applications for rezoning, special use permits, conditional use permits, development permits, site plans, building permits, or other land-disturbing or development approvals related to data center facilities to be reasonably necessary, the least restrictive means available, a reasonable exercise of the County's police power, and in the best interest of the public health, safety, and welfare.

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

**SECTION I.** The Board of Commissioners of Dougherty County, Georgia, hereby declares its intent to continue and extend a temporary moratorium on the establishment of new data centers within the unincorporated area of Dougherty County as described in Section IV of the July 20, 2026 Resolution, and the Board of Commissioners of Dougherty County, Georgia imposes such a moratorium herein. The temporary moratorium imposed herein shall continue for one hundred and eighty (180) days through and including Saturday, February 27, 2027, at 11:59 p.m., although said moratorium may conclude earlier upon the occurrence of any of the following: (i) an act by the Board of Commissioners of Dougherty County, Georgia, in accordance with local and state law terminating the temporary moratorium; or (ii) amendments to Albany Dougherty Zoning Ordinance addressing the data center issues described in the recitals of this Resolution become effective in accordance with local and state law. Nothing in this ordinance shall prevent the extension of the temporary moratorium imposed herein, if deemed necessary to promote and protect the public safety, health, and welfare.

**SECTION II.** This Resolution shall become effective immediately upon adoption. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed.

This the 31st day of August, 2026.

BOARD OF COMMISSIONERS OF
DOUGHERTY COUNTY, GEORGIA

By:_____
Lorenzo L. Heard, Chairman

ATTEST:

_____
County Clerk