



DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION

Jawahn E. Ware
County Clerk/Procurement Manager

Attention Viewers of www.dougherty.ga.us:

The following supplemental material pertains to the:

August 10, 2020 Work Session

Documents received after 4 p.m., August 7, 2020 are not included.

For questions or concerns pertaining to Commission related items, please call 229-431-2121.

Sincerely,

Jawahn E. Ware
County Clerk



WORK SESSION – AUGUST 10, 2020

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

10 AM

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).

A. CALL MEETING TO ORDER BY CHAIRMAN CHRISTOPHER COHILAS.

B. PUBLIC HEARING FOR THE PROPOSED TAX INCREASE OF 0.57% FOR THE COUNTY-WIDE DIGEST AND THE PROPOSED TAX INCREASE OF 0.39% FOR THE SPECIAL SERVICES DIGEST. *The millage rates remain the same as last year. The County-Wide millage rate is 15.569 and the Special Services millage rate is 9.1730. (Those wishing to speak for or against this item should sign the Sign Up sheet located on the table)*

C. 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):

1. **Paul Forgey**, Director of Planning & Development Services present to provide an **update on the 2020 Census**.

D. ITEMS FOR DISCUSSION FOR THE REGULAR MEETING SCHEDULED AUGUST 17, 2020:

1. Minutes of the July 20th Regular Meeting and July 27th Work Session.
See Minutes.

<See Next Page>

2. **Recommendation to accept the bid to provide park improvements to the Turtle Grove area** from the lowest responsible and responsive bidder meeting specifications, **Lanier Plans, Inc. dba KORKAT** (Carrollton, Ga) **in the amount of \$198,449**. Three bids were received with the highest base bid being \$325,199.70. The award includes the base bid, deduction of item 2 and addition of alternate 2A. **Funding** is budgeted in the **SPLOST VII- Park Improvements**. Assistant County Administrator Scott Addison will address. Public Works Director Larry Cook and Buyer Kimberly Allen are present. **See Purchases #1.**
3. **Recommendation to accept the quotes to install a thermal temperature monitoring camera system** in the Judicial Building. The recommendation is to **award** to the lowest responsive and responsible vendor, **Coopercraft** (Albany, GA) **in the amount of \$27,145.14**. Three quotes were received with the highest being \$52,832. Funding will be provided from the **General Fund**. Assistant County Administrator Scott Addison will address. Facilities Management Director Heidi Minnick is present. **See Purchases #2.**
4. **Recommendation to accept the quote to purchase a 2021 Elliptical Tanker** for the **Albany Fire Department** from the Sourcewell contract vendor **Ten-8 Fire & Safety Equipment of Georgia, LLC** (Forsyth, GA) **in the amount of \$465,674.58**. Funding is budgeted in **SPLOST VII- County Fire Trucks and Equipment**. Assistant County Administrator Scott Addison and Fire Chief Cedric Scott will address. **See Purchases #3.**

E. ITEMS FROM THE COUNTY ADMINISTRATOR.

1. **REMINDER:** All concerned citizens are invited to the **public hearings on the proposed tax digest** to be held at Government Center, 222 Pine Avenue, Albany, Georgia on the following dates and times:
 - Monday, August 10, 2020 at 6:00 P.M., Room 100
 - Monday, August 17, 2020 at 10:00 A.M., Room 100

F. ITEMS FROM THE COUNTY ATTORNEY.

G. ITEMS FROM THE COUNTY COMMISSION.

H. 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.

7/21/2020

2020 COUNTYWIDE M&O

Tax Digest Summary

(Based on 2019 Millage Rate 15.569)

Parcel Count: 37,836

				Revenues Taxes Levied (15.569)	
Personal Property					
Gross Personal Property	Assessed Value				
	400,582,235	1		\$6,236,665	
Less Exemptions	-105,644,450	2		-1,644,778	
Net Personal Property M&O	294,937,785	3		\$4,591,887	
Real Property					
Gross Real Property	1,762,580,785	4		\$27,441,620	
Less Exemptions	-101,776,620	5		-1,584,560	
Net Real Property M&O	1,660,804,165	6		\$25,857,060	
All Properties from Digest					
Total Net Real & Personal Property less Utility	1,842,082,350	7		\$28,679,380	
Utility	113,659,600	8		1,769,566	
Motor Vehicle	33,302,130	9		518,481	
Mobile Homes	9,041,973	10		140,774	
Timber	1,495,506	11		23,284	
Heavy Duty Equipment	5,659,131	12		88,107	
Net M&O Digest	2,005,240,690	13		\$31,219,592	A
Forest land Protection Reimbursement (FLPA)	211,314			\$211,314	B
PILOT	2,107,528			2,107,528	C
				\$2,318,842	
Total Taxes levied plus PILOT				\$33,538,434	D

2020 COUNTYWIDE M&O TAX DIGEST

7/21/2020

PERSONAL PROPERTY

	2019 ASSESSED VALUE	2020 ASSESSED VALUE		\$ CHANGE	% CHANGE
Residential	3,097,323	3,118,381		21,058	0.68%
Agricultural	2,550,493	2,506,383		-44,110	-1.73%
Commercial	313,451,140	311,283,817		-2,167,323	-0.69%
Industrial	100,731,938	83,673,654		-17,058,284	-16.93%
Gross Personal Property	419,830,894	400,582,235	1	-19,248,659	-4.58%
Less Exemptions					
CP-Freeport	71,147,714	58,333,843		-12,813,871	-18.01%
Less Taxable CP/IP	-2,775	0		2,775	0.00%
IP-Freeport	56,925,281	43,559,849		-13,365,432	-23.48%
SP-\$7500 or less	3,799,652	3,750,758		-48,894	-1.29%
Less Total Exemptions	-131,869,872	-105,644,450	2	26,225,422	-19.89%
Net Personal Property M&O	287,961,022	294,937,785	3	6,976,763	2.42%

REAL PROPERTY

	2019 ASSESSED VALUE	2020 ASSESSED VALUE		\$ CHANGE	% CHANGE
Residential	1,027,670,831	1,028,127,542		456,711	0.04%
Res. Transitional	0	0		0	0.00%
Historical	100,000	100,000		0	0.00%
Industrial	28,505,908	28,496,452		-9,456	-0.03%
Agricultural	29,116,086	28,717,224		-398,862	-1.37%
Preferential Use	1,088,840	1,088,840		0	0.00%
Conservation Use (V)	31,926,813	32,926,212		999,399	3.13%
Commercial	485,145,407	487,853,662		2,708,255	0.56%
Forest land Prot (J)	41,458,800	41,380,248		-78,552	-0.19%
Qualified Timber (Q)	0	231,005		231,005	0.00%
Utility	103,487,648	113,659,600		10,171,952	9.83%
Gross Real Property	1,748,500,333	1,762,580,785	4	14,080,452	0.81%
Less Exemptions	-98,486,479	-101,776,620	5	-3,290,141	3.34%
Net Real Property M&O	1,650,013,854	1,660,804,165	6	10,790,311	0.65%

	2019 ASSESSED VALUE	2020 ASSESSED VALUE		\$ CHANGE	% CHANGE
Real & Personal Property (less Utility)	1,834,487,228	1,842,082,350	7	7,595,122	0.41%
Utility	103,487,648	113,659,600	8	10,171,952	9.83%
Motor Vehicle	38,593,720	33,302,130	9	-5,291,590	-13.71%
Mobile Homes	9,413,561	9,041,973	10	-371,588	-3.95%
Timber	879,982	1,495,506	11	615,524	69.95%
Heavy Duty Equipment	4,441,611	5,659,131	12	1,217,520	27.41%
NET M&O	1,991,303,750	2,005,240,690	13	13,936,940	0.70%

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2020 COUNTYWIDE M&O TAX DIGEST

7/21/2020

Parcel Count: 37,836

HOMESTEAD & PROPERTY EXEMPTIONS

CODE	COUNT	2019 M&O AMT	2020 M&O AMT	\$CHANGE	%CHANGE
L1-Local 1	314	0	628,000	628,000	100.00%
S1-Regular Homestead	7,352	15,356,452	14,701,543	-654,909	-4.26%
S3-Elderly 62GI<10,000	326	658,000	652,000	-6,000	-0.91%
S4-Elderly 65NI<10000	2,878	11,224,000	11,510,800	286,800	2.56%
S5-Disabled Veteran	301	13,147,469	16,050,211	2,902,742	22.08%
SC-Age 65 State Tax	88	900,000	176,000	-724,000	-80.44%
SD-Age 65 100% Disabled Vet	143	5,691,047	6,390,743	699,696	12.29%
SS-Surviving Spouse	9	329,445	386,204	56,759	17.23%
SE-Age 65 Surviving Spouse V	1	0	20,040	20,040	0.00%
SA-Preferential Ag	2	272,210	272,210	0	0.00%
SF-Freeport	99	128,070,220	101,893,692	-26,176,528	-20.44%
SH-Historical	0	0	0	0	0.00%
SJ-Forest Land Protection Act	58	28,366,059	27,906,537	-459,522	-1.62%
SP-Personal Property<7500	3,437	3,799,652	3,750,758	-48,894	-1.29%
ST-Transitional Use	0	0	0	0	0.00%
SV-Conservation Use	304	22,541,797	23,082,332	540,535	2.40%
TOTAL	15,312	230,356,351	207,421,070	-22,935,281	-9.96%

SUMMARY

GROUP	COUNT	ACRES	2019 ASSESSED VALUE	2020 ASSESSED VALUE	\$CHANGE	%CHANGE
Residential (R)	74,091	34,835.59	1,030,768,154	1,031,245,923	477,769	0.05%
Res Transitional (T)	0	0.00	0	0	0	0.00%
Historic (H)	8	0.57	100,000	100,000	0	0.00%
Agricultural (A)	1,112	17,607.83	31,666,579	31,223,607	-442,972	-1.40%
Preferential Ag (P)	2	1,594.02	1,088,840	1,088,840	0	0.00%
Conservation Use (V)	330	37,945.89	31,926,813	32,926,212	999,399	3.13%
Commercial (C)	18,010	8,458.44	798,596,547	799,137,479	540,932	0.07%
Industrial (I)	722	3,216.71	129,237,846	112,170,106	-17,067,740	-13.21%
Utility (U)	48	262.91	103,487,648	113,659,600	10,171,952	9.83%
FLPA (J)	58	68,510.06	41,458,800	41,380,248	-78,552	-0.19%
Qualified timber (Q)	1	654.83	0	231,005	231,005	0.00%
Motor Vehicle	25,160		38,593,720	33,302,130	-5,291,590	-13.71%
Mobile Homes	1,794		9,413,561	9,041,973	-371,588	-3.95%
Timber	34	0.00	879,982	1,495,506	615,524	69.95%
Heavy Duty Equipment	27		4,441,611	5,659,131	1,217,520	27.41%
TOTAL	121,397	173,086.85	2,221,660,101	2,212,661,760	-8,998,341	-0.41%
GROSS DIGEST			2,221,660,101	2,212,661,760	-8,998,341	-0.41%
LESS HOMESTEAD EXEMPT			-230,356,351	-207,421,070	22,935,281	-9.96%
NET M&O DIGEST			1,991,303,750	2,005,240,690	13,936,940	0.70%
Forest Land Prot. (FLPA)			14,183,030	13,992,545	-190,485	-1.34%

TAX LEVIED (Based 2019 Rollback Millage Rate)

TYPE	2019 MILLAGE	2020 MILLAGE	ACTUAL 2019	PROJECTED 2020	\$ CHANGE	% CHANGE
M&O	0.015569	0.015569	31,002,608	31,219,592	A 216,984	0.70%
FLPA (Less 3% FLPA Admin fee)	0.015569	0.015569	214,191	211,314	B -2,877	-1.34%
PILOT			1,907,998	2,107,528	C 199,530	10.46%
VPILOT-Phoebe			197,258	0	C1 -197,258	-100.00%
TOTAL			33,322,055	33,538,434	D 216,379	0.65%

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COUNTYWIDE - 2020 TAX DIGEST EXEMPT PROPERTIES

	2019 Count	2020 Count	Variance	2019 Tax Year	2020 Tax Year	\$ Change	% Change
E0 Non Profit Homes for the Aged	27	27	0	6,007,676	6,007,676	0	0.00%
E1 Public Property	2,323	2,371	48	370,048,369	428,717,577	58,669,208	15.85%
E2 Places of Religious Worship	982	1,020	38	27,655,058	31,275,207	3,620,149	13.09%
E3 Property Used for Charitable	412	403	-9	8,458,504	8,322,489	-136,015	-1.61%
E4 Places of Religious Burial	21	21	0	519,800	519,800	0	0.00%
E5 Charity Hospitals	235	229	-6	85,094,033	85,013,457	-80,576	-0.09%
E6 Educational Institutions	149	150	1	6,922,564	6,829,332	-93,232	-1.35%
E8 Farm Products in hands of Producer	2	2	0	167,714	165,016	-2,698	-1.61%
E9 Other Exempt	40	40	0	1,424,156	1,424,156	0	0.00%
Total	4,191	4,263	72	506,297,874	568,274,710	61,976,836	12.24%

FLPA Revenue Reduction Calculation Worksheet

County Name	DOUGHERTY
Levying or Recommending Authority	COUNTY
Tax District Name	COUNTYWIDE
Digest Year	2020

City, County, School, ...

Countywide M&O, Incorporated,
Unincorporated, Fire, Hospital, ...

The information entered below is the aggregate assessed value for the indicated digest classes and is taken directly from the appropriate jurisdiction consolidated digest totals.

Item 1	Net M&O digest (use countywide net value for inc&uninc; and district-wide value for special districts)	2,005,240,690	
Item 2	Total Assessed Value of Digest Class 'J'	41,380,248	
Item 3	Total Assessed Value of Digest Class 'F'	41,458,800	
Item 4	Total Assessed Value of SJ Exemption	27,906,537	
Item 5	Net Digest for Revenue Reduction Calculation	2,033,225,779	(Item 1 - Item 2) + (Item 3 + Item 4)
Item 6	Aggregate Forest Land CU Value	13,473,711	Item 2 - Item 4
Item 7	Revenue Reduction Value	27,985,089	Item 3 - Item 6
Item 8	Percentage Loss	1.3764%	Item 7 / Item 5
Item 9	FLPA Reimbursement Value (3% Portion)	13,992,545	If Item 8 less than or equal 3%: Item 7 * 50%; If Item 8 greater than 3%: Item 5 * 3% * 50%
Item 10	FLPA Reimbursement Value (Over 3%)	0	If Item 8 less than or equal 3%: Zero (0); If Item 8 greater than 3%: Item 7 - (Item 5 * 3%)
Item 11	Total FLPA Reimbursement Value	13,992,545	Item 9 + Item 10

The FLPA Reimbursement Value from Item 11 DOES NOT carry forward to the 5-year history or Form PT-32.1 (Rollback Calculation Form) THIS FORM IS PROVIDED FOR BUDGET PURPOSE ONLY

I hereby affirm that all the information listed above is a true and accurate representation of the impact of the passage of the Forest Land Protection Act for the tax jurisdiction, district, and county shown.

Signature of Tax Commissioner

Date

7-21-20

NOTICE

The **Dougherty County Board of Commissioners** does hereby announce that the millage rate will be set at a meeting to be held at 222 Pine Avenue, Room 100, at the **Government Center** on **August 17, 2020** at 10:00 a.m. and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2020 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

C o u n t y w i d e A r e a	COUNTY WIDE		2015	2016	2017	2018	2019	2020
	V A L U E	Real & Personal	2,095,197,314	2,085,405,230	2,097,191,016	2,125,915,196	2,168,331,227	2,163,163,020
		Motor Vehicles	104,390,560	80,157,490	60,070,870	45,909,650	38,593,720	33,302,130
		Mobile Homes	9,172,884	8,796,712	8,732,582	8,368,852	9,413,561	9,041,973
		Timber - 100%	2,214,783	2,587,274	2,367,102	1,731,769	879,982	1,495,506
		Heavy Duty Equipment	584,265	496,598	199,499	208,193	4,441,611	5,659,131
		Gross Digest	2,211,559,806	2,177,443,304	2,168,561,069	2,182,133,660	2,221,660,101	2,212,661,760
		Less Exemptions	199,619,559	200,395,571	210,015,043	226,144,963	230,356,351	207,421,070
		NET DIGEST VALUE	2,011,940,247	1,977,047,733	1,958,546,026	1,955,988,697	1,991,303,750	2,005,240,690
	R A T E	Gross Maintenance & Operation Millage	15.7130	15.7150	15.6440	18.4690	18.7020	19.0800
		Less Rollback (Local Option Sales Tax)	3.1190	3.1380	3.0750	2.9000	3.1330	3.5110
		NET M&O MILLAGE RATE	12.5940	12.5770	12.5690	15.5690	15.5690	15.5690
TAX		TOTAL M&O TAXES LEVIED	\$25,338,375	\$24,865,329	\$24,616,965	\$30,452,788	\$31,002,608	\$31,219,592
		Net Tax \$ Increase	\$1,191,442	(\$473,046)	(\$248,364)	\$5,835,823	\$549,820	\$216,984
		Net Tax % Increase	4.93%	-1.87%	-1.00%	23.71%	1.81%	0.70%

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PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2020COUNTY: **DOUGHERTY**TAXING JURISDICTION: **COUNTYWIDE****ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW**

DESCRIPTION	2019 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2020 DIGEST
REAL	1,748,500,333	11,299,815	2,780,637	1,762,580,785
PERSONAL	419,830,894		(19,248,659)	400,582,235
MOTOR VEHICLES	38,593,720		(5,291,590)	33,302,130
MOBILE HOMES	9,413,561		(371,588)	9,041,973
TIMBER -100%	879,982		615,524	1,495,506
HEAVY DUTY EQUIP	4,441,611		1,217,520	5,659,131
GROSS DIGEST	2,221,660,101	11,299,815	(20,298,156)	2,212,661,760
EXEMPTIONS	230,356,351		(22,935,281)	207,421,070
NET DIGEST	1,991,303,750	11,299,815	2,637,125	2,005,240,690
	(PYD)	(RVA)	(NAG)	(CYD)
2019 MILLAGE RATE:	15.569		2020 MILLAGE RATE:	15.569

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2019 Net Digest	PYD	1,991,303,750	
Net Value Added-Reassessment of Existing Real Property	RVA	11,299,815	
Other Net Changes to Taxable Digest	NAG	2,637,125	
2020 Net Digest	CYD	2,005,240,690	(PYD+RVA+NAG)
2019 Millage Rate	PYM	15.569	PYM
Millage Equivalent of Reassessed Value Added	ME	0.088	(RVA/CYD) * PYM
Rollback Millage Rate for 2020	RR - ROLLBACK RATE	15.481	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2020 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)

Rollback Millage Rate	15.481
2020 Millage Rate	15.569
Percentage Tax Increase	0.57%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

William Ashburng Jr.

Chairman, Board of Tax Assessors

7-21-20
Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Shanna Goseley

Tax Collector or Tax Commissioner

7-21-20
Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2020 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2020 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date

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2020 TAX DIGEST PROCESSING TIMELINE

Tuesday, May 26, 2020	Assessors mail Annual Assessment Notices (NOA) for 2020 property tax valuation.
Friday, July 10, 2020	Citizens last date to file an appeal on the 2020 tax value. (Annual Notice of Assessment).
Tuesday, July 14, 2020	Assessors certify 2020 Tax Digest and submit to Tax Director
Wednesday, July 15, 2020	Tax Director submits 2020 tax digest numbers to Tax Authorities to prepare five year history advertising and tax increase public hearing if needed.
Thursday, July 16, 2020	Tax Director submits file to VCS to upload 2020 tax digest and prepare for tax digest submission to DOR.
Monday, July 27, 2020	Commission Session -Tax Director presents 2020 tax digest and advertisements for five-year history & property tax increase (if needed) for approval.
Sunday, August 02, 2020	Advertise Five Year History in the Albany Herald & County Website. Also, advertise public hearing for property tax increase (if needed).
Monday, August 10, 2020	Commission Work Session at 10:00 A.M. 1st Public Hearing held 2nd Public Hearing held at 6:00 P.M.
Monday, August 17, 2020	Commission Regular Session at 10:00 A.M. 3rd Public Hearing held in Room 100 Commission adopts 2020 Millage Rates for the County-Wide General Fund and Special Services District
Friday, August 21, 2020	Tax Director submits County 2020 Tax Digest to the Department of Revenue
Tuesday, September 01, 2020	Deadline for County to submit Tax Digest for approved by Department of Revenue

Press Release

PRESS RELEASE ANNOUNCING A PROPOSED PROPERTY TAX INCREASE

The Dougherty County Board of Commissioners today announces its intention to increase the property taxes it will levy this year by .57% over the rollback millage rate for the Countywide District.

Each year, the board of tax assessors is required to review the assessed value for property tax purposes of taxable property in the county. When the trend of prices on properties that have recently sold in the county indicate there has been an increase in the fair market value of any specific property, the board of tax assessors is required by law to re-determine the value of such property and adjust the assessment. This is called a reassessment.

When the total digest of taxable property is prepared, Georgia law requires that a rollback millage rate must be computed that will produce the same total revenue on the current year's digest that last year's millage rate would have produced had no reassessments occurred.

The budget tentatively adopted by the Dougherty County Board of Commissioners requires that a millage rate higher than the rollback millage rate, therefore, before the Dougherty County Board of Commissioners may finalize the tentative budget and set a final millage rate, Georgia law requires three public hearings to be held to allow the public an opportunity to express their opinions on the increase.

All concerned citizens are invited to the public hearings on this tax increase to be held at Government Center, 222 Pine Avenue, Albany, Georgia

Monday, August 10, 2020 at 10:00 A.M., Room 100

Monday, August 10, 2020 at 6:00 P.M., Room 100

Monday, August 17, 2020 at 10:00 A.M., Room 100

DOUGHERTY COUNTY NOTICE OF PROPERTY TAX INCREASE

The Dougherty County Board of Commissioners has tentatively adopted a millage rate, which will require an increase in property taxes by .57 % over the rollback millage rate for Countywide Tax Digest.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Government Center in Room 100, 222 Pine Avenue, Albany, Georgia

Monday, August 10, 2020 at 10:00 A.M., Room 100

Monday, August 10, 2020 at 6:00 P.M., Room 100

Monday, August 17, 2020 at 10:00 A.M., Room 100

This tentative increase will result in a millage rate of 15.569 mills, an increase of .088 mills. Without this tentative tax increase, the millage rate will be no more than 15.481. The proposed tax increase for a home with a fair market value of \$100,000 is approximately \$3.34 and the proposed tax increase for non-homestead property with a fair market value of \$150,000 is approximately \$5.28.

**MORE INFORMATION
REGARDING THE "TAX INCREASE" NOTICE
BY THE
DOUGHERTY COUNTY BOARD OF COMMISSIONERS**

Is the Dougherty County Board of Commissioners increasing the millage rate?

NO. The proposed millage rates for the Countywide Digest (15.569) and the Special Services Digest (9.173) will remain the same.

If the County Commission is not increasing the millage rates, then why is it advertising a "tax increase"?

The valuation of the taxable real property in Dougherty County has increased due to the reassessments. Because of the increase, the County Commission is required by State law to advertise it as a "tax increase", even when the millage rate remains the same.

If the tax assessed value of my property is the same as last year, will I pay more in property taxes this year?

No. If your property value is the same as last year, the amount of taxes you pay will remain the same.

07/21/20

SPECIAL SERVICES DISTRICT**2020 Tax Digest Summary****(Based on 2019 Millage Rate 9.173)****PARCEL COUNT: 9,331**

Personal Property	Assessed Value		Revenue Taxes Levied
Gross Personal Property	56,417,712	1	\$517,520
Less Exemptions	-20,268,924	2	-185,927
Net Personal Property M&O	36,148,788	3	\$331,593
Real Property			
Gross Real Property	564,399,839	4	\$5,177,240
Less Exemptions	-69,019,095	5	-633,112
Net Real Property M&O	495,380,744	6	\$4,544,128
All Properties from Digest			
Total Net Real & Personal Property Less Utility	439,632,428	7	\$4,032,748
Utility	91,897,104	8	842,972
Motor Vehicle	8,438,370	9	77,405
Mobile Homes	5,380,578	10	49,356
Timber	1,457,187	11	13,367
Heavy Duty Equipment	759,359	12	6,966
Net M&O Digest	547,565,026	13	\$5,022,814
Forest Land Protection Reimbursement (FLPA)			\$172,189
PILOT (P&G)			426,357
PILOT BIO-GREEN (2017-2037) 20 yrs)			79,672
PILOT Dougherty County Solar			63,286
			\$741,504
Total Taxes levied plus PILOT			\$5,764,318

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2020

07/21/2020

SPECIAL SERVICES TAX DIGEST SUMMARY

PARCEL COUNT: 9,331

PERSONAL PROPERTY

	2019 ASSESSED VALUE	2020 ASSESSED VALUE		\$ CHANGE	% CHANGE
Residential	1,290,450	1,259,247		-31,203	-2.42%
Agricultural	2,550,493	2,506,383		-44,110	-1.73%
Commercial	27,813,166	27,758,516		-54,650	-0.20%
Industrial	30,098,100	24,893,566		-5,204,534	-17.29%
Gross Personal Property	61,752,209	56,417,712	1	-5,334,497	-8.64%
Less Exemptions					
CP-Freeport	1,313,358	1,605,987		292,629	22.28%
Less Taxable CP	0	0		0	-1.82%
IP-Freeport	18,628,751	18,013,227		-615,524	-3.30%
Heavy Duty Equipment	0	0		0	0.00%
SP \$7500 or <	601,492	649,710		48,218	8.02%
Less Total Exemptions	-20,543,601	-20,268,924	2	274,677	-1.34%
Net Personal Property M&O	41,208,608	36,148,788	3	-5,059,820	-12.28%

REAL PROPERTY

	2019 ASSESSED VALUE	2020 ASSESSED VALUE		\$ CHANGE	% CHANGE
Residential	323,634,321	325,310,331		1,676,010	0.52%
Residential Transitional	0	0		0	0.00%
Historic	0	0		0	0.00%
Agricultural	27,913,766	27,604,064		-309,702	-1.11%
Preferential Ag	1,088,840	1,088,840		0	0.00%
Conservation Use	30,425,413	31,251,492		826,079	2.72%
FLPA (J)	41,458,800	41,380,248		-78,552	-0.19%
Qualified Timber (Q)	0	231,005		231,005	0.00%
Commercial	34,426,320	36,209,314		1,782,994	5.18%
Industrial	9,407,800	9,427,441		19,641	0.21%
Utility	83,541,684	91,897,104		8,355,420	10.00%
Gross Real Property	551,896,944	564,399,839	4	12,502,895	2.27%
Less Exemptions	-67,473,507	-69,019,095	5	-1,545,588	2.29%
Net Real Property M&O	484,423,437	495,380,744	6	10,957,307	2.26%

SUMMARY

	2019 ASSESSED VALUE	2020 ASSESSED VALUE		\$ CHANGE	% CHANGE
Real & Personal Property (less Utility)	442,090,361	439,632,428	7	-2,457,933	-0.56%
Utility	83,541,684	91,897,104	8	8,355,420	10.00%
Motor Vehicle	10,185,000	8,438,370	9	-1,746,630	-17.15%
Mobile Homes	5,481,363	5,380,578	10	-100,785	-1.84%
Timber	879,982	1,457,187	11	577,205	65.59%
Heavy Duty Equipment	345,150	759,359	12	414,209	120.01%
Net M&O	542,523,540	547,565,026	13	5,041,486	0.93%

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2020

07/21/2020

SPECIAL SERVICES TAX DIGEST SUMMARY

PARCEL COUNT: 9,331

HOMESTEAD & PROPERTY EXEMPTIONS

CODE	COUNT	2019 M&O AMT	2020 M&O AMT	\$CHANGE	%CHANGE
L1-Local 1	0	0	0	0	0.00%
S1-Reg Homestead	2,360	4,916,452	4,717,543	-198,909	-4.05%
S3-Elderly 62GI<10000	105	216,000	210,000	-6,000	-2.78%
S4-Elderly 65NI<10000	835	3,208,000	3,340,000	132,000	4.11%
S5-Disabled Veterans	122	6,210,399	7,403,328	1,192,929	19.21%
SC-Age 65 State Tax	88	180,000	176,000	-4,000	-2.22%
SD-Age 65 100% Vet	61	2,667,452	3,075,299	407,847	15.29%
SG-Unmarried FF Police	0	0	0	0	0.00%
SS-Surviving Spouse	2	32,000	84,040	52,040	162.63%
SE-USS Service Members	1	0	20,040	20,040	0.00%
SA-Preferential Ag Cov	2	272,210	272,210	0	0.00%
SF-Freeport	9	19,942,109	19,619,214	-322,895	-1.62%
SH-Residential Hist	0	0	0	0	0.00%
SJ-FLPA	58	28,366,059	27,906,537	-459,522	-1.62%
SP-PP<7500	684	601,492	649,710	48,218	8.02%
ST-Residential Trans	0	0	0	0	0.00%
SV-Conservation Use	284	21,404,935	21,814,098	409,163	1.91%
SY-HD Equip	0	0	0	0	0.00%
Total	4,611	88,017,108	89,288,019	1,270,911	1.44%

SUMMARY

GROUP	COUNT	ACRES	2019 ASSESSED VALUE	2020 ASSESSED VALUE	\$ CHANGE	% CHANGE
Residential	20,330	24,609.12	324,924,771	326,569,578	1,644,807	0.51%
Res. Transitional	0	0.00	0	0	0	0.00%
Historic	0	0.00	0	0	0	0.00%
Industrial	118	1,872.35	39,505,900	34,321,007	-5,184,893	-13.12%
Agricultural	1,072	16,972.88	30,464,259	30,110,447	-353,812	-1.16%
Preferential Ag	2	1,594.02	1,088,840	1,088,840	0	0.00%
Conservation Use	310	35,771.32	30,425,413	31,251,492	826,079	2.72%
Commercial	1,511	3,255.05	62,239,486	63,967,830	1,728,344	2.78%
Utility	26	258.91	83,541,684	91,897,104	8,355,420	10.00%
FLPA(J)	58	68,510.06	41,458,800	41,380,248	-78,552	-0.19%
FLPA FMV(F)	58	68,510.06	41,458,800	41,458,800	0	0.00%
Qualified Timber (Q)	1	654.83	0	231,005	231,005	0.00%
Motor Vehicle	7,392	0.00	10,185,000	8,438,370	-1,746,630	-17.15%
Mobile Homes	853	0.00	5,481,363	5,380,578	-100,785	-1.84%
Timber 100%	33	0.00	879,982	1,457,187	577,205	65.59%
Heavy Duty Equip	5	0.00	345,150	759,359	414,209	120.01%
Total	31,711	153,498.54	630,540,648	636,853,045	6,312,397	1.00%
GROSS DIGEST			630,540,648	636,853,045	6,312,397	1.00%
LESS HOMESTEAD EXEMPT			-88,017,108	-89,288,019	-1,270,911	1.44%
NET M&O DIGEST			542,523,540	547,565,026	5,041,486	0.93%
FLPA GRANT VALUE			19,802,715	19,351,837	-450,878	-2.28%

TYPE	2019 MILAGE	2020 MILAGE	ACTUAL 2019	TAX LEVIED	(Based on 2019 Millage Rate)		
				PROJECTED 2020	\$ CHANGE	% CHANGE	
M&O	0.009173	0.009173	\$4,976,568	\$5,022,814	A	46,246	0.93%
FLPA (Less 3% FLPA Admin Fee)	0.009173	0.009173	176,201	172,189	B	-4,012	-2.28%
PILOT P&G			370,746	426,357	C	55,611	15.00%
PILOT BIO-Green (2017-2037) 20 yrs			79,876	79,672	D	-204	0.00%
PILOT Dougherty County Solar			0	63,286	E	63,286	100.00%
			\$5,603,391	\$5,764,318	F	160,927	2.87%

SPECIAL SERVICES/UNINCORPORATED - 2020 TAX DIGEST EXEMPT PROPERTIES

7/21/2020

	2018 Count	2019 Count	Variances	2018 Tax Year	2019 Tax Year	\$ Change	% Change
E0 Non Profit Homes for the Aged	0	0	0	0	0	0	
E1 Public Property	341	377	36	85,608,880	117,245,332	31,636,452	36.95%
E2 Places of Religious Worship	229	255	26	6,942,234	9,060,621	2,118,387	30.51%
E3 Property Used for Charitable	17	16	-1	854,880	671,000	-183,880	-21.51%
E4 Places of Religious Burial	9	9	0	182,520	182,520	0	0.00%
E5 Charity Hospitals	5	5	0	280,880	280,880	0	0.00%
E6 Educational Institutions	17	22	5	444,024	492,632	48,608	10.95%
E8 Farm Products in Hands of Producer	1	1	0	32,756	30,058	-2,698	0.00%
E9 Other Exempt	14	14	0	1,068,036	1,068,036	0	0.00%
Total	633	699	66	95,414,210	129,031,079	33,616,869	35.23%

FLPA Revenue Reduction Calculation Worksheet

County Name	DOUGHERTY
Levying or Recommending Authority	SPECIAL SERVICES DISTRICT
Tax District Name	UNINCORPORATED
Digest Year	2020

City, County, School, ...
Countywide M&O, Incorporated,
Unincorporated, Fire, Hospital, ...

The information entered below is the aggregate assessed value for the indicated digest classes and is taken directly from the appropriate jurisdiction consolidated digest totals.

Item 1	Net M&O digest (use countywide net value for inc&uninc; and district-wide value for special districts)	547,565,026	
Item 2	Total Assessed Value of Digest Class 'I'	41,380,248	
Item 3	Total Assessed Value of Digest Class 'F'	41,458,800	
Item 4	Total Assessed Value of SJ Exemption	27,906,537	
Item 5	Net Digest for Revenue Reduction Calculation	575,550,115	(Item 1 - Item 2) + (Item 3 + Item 4)
Item 6	Aggregate Forest Land CU Value	13,473,711	Item 2 - Item 4
Item 7	Revenue Reduction Value	27,985,089	Item 3 - Item 6
Item 8	Percentage Loss	4.8623%	Item 7 / Item 5
Item 9	FLPA Reimbursement Value (3% Portion)	8,633,252	If Item 8 less than or equal 3%: Item 7 * 50%; If Item 8 greater than 3%: Item 5 * 3% * 50%
Item 10	FLPA Reimbursement Value (Over 3%)	10,718,586	If Item 8 less than or equal 3%: Zero (0); If Item 8 greater than 3%: Item 7 - (Item 5 * 3%)
Item 11	Total FLPA Reimbursement Value	19,351,837	Item 9 + Item 10

The FLPA Reimbursement Value from Item 11 DOES NOT carry forward to the 5-year history or Form PT-32.1 (Rollback Calculation Form) THIS FORM IS PROVIDED FOR BUDGET PURPOSE ONLY

I hereby affirm that all the information listed above is a true and accurate representation of the impact of the passage of the Forest Land Protection Act for the tax jurisdiction, district, and county shown.

Signature of Tax Commissioner

Date

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NOTICE

The **Dougherty County Board of Commissioners** does hereby announce that the millage rate will be set at a meeting to be held at 222 Pine Avenue, Room 100 at the **Government Center** on **August 17, 2020** at 10 a.m. and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2020 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

U n i n c o r p o r a t e d A r e a	Special Services District		2015	2016	2017	2018	2019	2020
	V A L U E	Real & Personal	570,663,677	576,676,760	579,163,660	596,897,109	613,649,153	620,817,551
		Motor Vehicles	27,114,840	21,026,360	16,450,970	12,410,160	10,185,000	8,438,370
		Mobile Homes	5,032,844	4,849,617	4,884,373	4,493,698	5,481,363	5,380,578
		Timber - 100%	2,053,544	2,508,979	2,367,102	1,728,961	879,982	1,457,187
		Heavy Duty Equipment	195,916	261,860	49,456	136,727	345,150	759,359
		Gross Digest	605,060,821	605,323,576	602,915,561	615,666,655	630,540,648	636,853,045
		Less Exemptions	85,664,162	93,505,853	92,382,590	91,916,398	88,017,108	89,288,019
		NET DIGEST VALUE	519,396,659	511,817,723	510,532,971	523,750,257	542,523,540	547,565,026
	R A T E	Gross Maintenance & Operation Millage	10.8000	10.9400	11.0480	11.1290	11.2090	11.3360
		Less Rollback (Local Option Sales Tax)	1.6160	1.7560	1.8750	1.9560	2.0360	2.1630
		NET M&O MILLAGE RATE	9.1840	9.1840	9.1730	9.1730	9.1730	9.1730
TAX		TOTAL M&O TAXES LEVIED	\$4,770,139	\$4,700,534	\$4,683,119	\$4,804,361	\$4,976,568	\$5,022,814
		Net Tax \$ Increase	(\$137,560)	(\$69,605)	(\$17,415)	\$121,242	\$172,207	\$46,246
		Net Tax % Increase	-2.80%	-1.46%	-0.37%	2.59%	3.58%	0.93%

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PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2020

COUNTY: DOUGHERTY	TAXING JURISDICTION: SPECIAL SERVICES DISTRICT
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ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2019 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2020 DIGEST
REAL	551,896,944	2,176,463	10,326,432	564,399,839
PERSONAL	61,752,209		(5,334,497)	56,417,712
MOTOR VEHICLES	10,185,000		(1,746,630)	8,438,370
MOBILE HOMES	5,481,363		(100,785)	5,380,578
TIMBER -100%	879,982		577,205	1,457,187
HEAVY DUTY EQUIP	345,150		414,209	759,359
GROSS DIGEST	630,540,648	2,176,463	4,135,934	636,853,045
EXEMPTIONS	88,017,108		1,270,911	89,288,019
NET DIGEST	542,523,540	2,176,463	2,865,023	547,565,026
	(PYD)	(RVA)	(NAG)	(CYD)
2019 MILLAGE RATE:	9.173		2020 MILLAGE RATE:	9.173

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2019 Net Digest	PYD	542,523,540	
Net Value Added-Reassessment of Existing Real Property	RVA	2,176,463	
Other Net Changes to Taxable Digest	NAG	2,865,023	
2020 Net Digest	CYD	547,565,026	(PYD+RVA+NAG)
2019 Millage Rate	PYM	9.173	PYM
Millage Equivalent of Reassessed Value Added	ME	0.036	(RVA/CYD) * PYM
Rollback Millage Rate for 2020	RR - ROLLBACK RATE	9.137	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2020 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)

Rollback Millage Rate	9.137
2020 Millage Rate	9.173
Percentage Tax Increase	0.39%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

William Ashcraft Sr.

Chairman, Board of Tax Assessors

7-21-20

Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Sharma Gosses

Tax Collector or Tax Commissioner

7-21-20

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2020 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2020 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

☐ If the final millage rate set by the authority of the taxing jurisdiction for tax year 2020 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date

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Press Release

PRESS RELEASE ANNOUNCING A PROPOSED PROPERTY TAX INCREASE

The Dougherty County Board of Commissioners today announces its intention to increase the property taxes it will levy this year by .39% over the rollback millage rate for the Special Services District-Unincorporated.

Each year, the board of tax assessors is required to review the assessed value for property tax purposes of taxable property in the county. When the trend of prices on properties that have recently sold in the county indicate there has been an increase in the fair market value of any specific property, the board of tax assessors is required by law to re-determine the value of such property and adjust the assessment. This is called a reassessment.

When the total digest of taxable property is prepared, Georgia law requires that a rollback millage rate must be computed that will produce the same total revenue on the current year's digest that last year's millage rate would have produced had no reassessments occurred.

The budget tentatively adopted by the Dougherty County Board of Commissioners requires that a millage rate higher than the rollback millage rate, therefore, before the Dougherty County Board of Commissioners may finalize the tentative budget and set a final millage rate, Georgia law requires three public hearings to be held to allow the public an opportunity to express their opinions on the increase.

All concerned citizens are invited to the public hearings on this tax increase to be held at Government Center, 222 Pine Avenue, Room 100, Albany, Georgia

Monday, August 10, 2020 at 10:00 A.M., Room 100

Monday, August 10, 2020 at 6:00 P.M., Room 100

Monday, August 17, 2020 at 10:00 A.M., Room 100

DOUGHERTY COUNTY NOTICE OF PROPERTY TAX INCREASE

The Dougherty County Board of Commissioners has tentatively adopted a millage rate, which will require an increase in property taxes by .39 % over the rollback millage rate for Special Services District-Unincorporated Tax Digest.

All concerned citizens are invited to the public hearing on this tax increase to be held at the Government Center in Room 100, 222 Pine Avenue, Albany, Georgia

Monday, August 10, 2020 at 10:00 A.M., Room 100

Monday, August 10, 2020 at 6:00 P.M., Room 100

Monday, August 17, 2020 at 10:00 A.M., Room 100

This tentative increase will result in a millage rate of 9.173 mills, an increase of .036 mills. Without this tentative tax increase, the millage rate will be no more than 9.137. The proposed tax increase for a home with a fair market value of \$100,000 is approximately \$1.37 and the proposed tax increase for non-homestead property with a fair market value of \$150,000 is approximately \$2.16.

DOUGHERTY COUNTY COMMISSION

DRAFT

REGULAR MEETING MINUTES

July 20, 2020

The Dougherty County Commission met via a video conferencing platform to be in compliance with the Governor's Executive Order and the guidelines of the Center for Disease Control (CDC) in regard to the Coronavirus (COVID19) pandemic and social distancing on July 20, 2020. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Commissioners participating were Victor Edwards, Gloria Gaines, Russell Gray, Lamar Hudgins, Clinton Johnson, and Anthony Jones. Also participating 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 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 called for approval of the June 29th Special Called and July 6th Regular Meeting minutes.

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

The Chairman called for consideration of the Resolutions providing for the execution of related documents pertaining to the adoption of the Community Home Investment Program (CHIP) Grant for the Dougherty County Board of Commissioners. County Administrator Michael McCoy addressed.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 20-038 is entitled:

RESOLUTION DOUGHERTY COUNTY BOARD OF COMMISSIONERS ADOPTION OF SECTION 3 POLICY FOR COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT.

Resolution 20-039 is entitled:

RESOLUTION DOUGHERTY COUNTY BOARD OF COMMISSIONERS ADOPTION OF POLICIES AND PROCEDURES AND PROGRAM DESIGN FOR COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT.

Resolution 20-040 is entitled:

RESOLUTION
DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADOPTION OF CHIP GRANT HOMEOWNERS ELIGIBILITY
REQUIREMENTS FOR
COMMUNITY HOME INVESTMENT PROGRAM (CHIP) GRANT.

Resolution 20-041 is entitled:

RESOLUTION
DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADOPTION OF THE GEORGIA STATUTES POLICIES BY LOCAL
GOVERNMENTAL ENTITIES.

The Chairman called for consideration of the Resolution providing for the acceptance and execution of the proposal from Augusta University Health to provide clinical antibody testing and to provide insight into the community spread of COVID-19. The Coronavirus Task Force Sub-Committee recommended approval of the proposal for an estimated cost of \$162,000 that will be cost shared equally between the City of Albany, the Dougherty County School System and Dougherty County. The County's estimated expenditure is \$54,000 (\$144,000 for tests + \$18,000 for travel, lodging and meals). Funding will be provided from the General Fund. County Administrator Michael McCoy, Chief Cedric Scott and Augusta University Health VP/Innovation Officer, Mallary Myers, VP and Chief Medical Officer were present to address. It was shared that investing in the study will help give more insight to researchers for years to come and it is believed that the project will be a good return on investment. Dr. Cool shared that the study will provide the true impact on the community because many individuals were not included in case numbers because of testing limitations. Additionally, the study will reveal the relevance for the infection rate and assist with decision making in the future. Specialized testing, methodology and research study plans were discussed.

Commissioner Gray moved for approval. A second was provided by Commissioner Johnson. Under discussion, Commissioner Gaines received clarification pertaining to her questions about testing in other counties in Georgia and the cost for the study. Dr. Cool specifically stated that they recently concluded a study in an area with a lesser impact. In regard to cost, Mr. McCoy stated that the funding is covered because the Board approved an increase in our contingency funding. He added that reimbursement will be sought to reduce the economic impact through different methods (i.e. the CARES Act and FEMA). Chairman Cohilas, Mr. McCoy and Dr. Cool responded to Commissioner Johnson's questions about the study. This study is not designed to be mass testing but a schedule will be created for representatives of different demographic groups. The budget is based on 1800 tests, but the recommendation is for no less than 1000 tests to be done. Mr. McCoy assured Commissioner Jones that specific details will be provided to the Board about the study prior to funding being provided. Dr. Cool answered Commissioner Gray's concern about data ownership and utilization by sharing that the data would be co-owned by the County, but only data that can be released is that not privacy protected. After no further discussion, the motion for approval passed unanimously. Resolution 20-042 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE APPROVAL AND
EXECUTION OF A PROPOSAL FROM AUGUSTA UNIVERSITY
HEALTH TO PROVIDE CLINICAL ANTIBODY TESTING AND
INSIGHT INTO THE COMMUNITIES SPREAD OF
COVID-19 FOR AN ESTIMATED COST OF \$54,000; REPEALING
RESOLUTIONS OR PARTS OF RESOLUTIONS IN CONFLICT
HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for consideration of the approval of the Alcohol Application from S&R 2020 LLC, Saif Ullah licensee, dba Pace Car Express, at 3500 Sylvester Road for Beer Package. The Albany-Dougherty Marshal's Office recommended approval. County Clerk Jawahn Ware and Chief Anthony Donaldson were available to address.

The Chairman called for consideration of the Resolution declaring three interior protective car shields (cages) and one emergency light bar as surplus and authorize the transfer at no cost of the same to the Dougherty County School System Police Department. This request was made on behalf of Chief Troy Conley to assist in the safe transportation of children due to the COVID-19 pandemic. Assistant County Administrator Scott Addison and County Clerk Jawahn Ware were available to address.

Commissioner Jones moved for approval. Upon a second by Commissioner Johnson, the motion for approval passed unanimously. Resolution 20-043 is entitled:

A RESOLUTION
ENTITLED
A RESOLUTION PROVIDING FOR THE SURPLUSING OF
THREE INTERIOR PROTECTIVE CAR SHIELDS AND ONE
EMERGENCY LIGHT BARD AND AN INTERGOVERNMENTAL
TRANSFER OF SAID EQUIPMENT TO THE DOUGHERTY
COUNTY SCHOOL SYSTEM; REPEALING PRIOR RESOLUTIONS
IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

The Chairman called for announcements. Commissioner Gaines provided a verbal tribute to Representative John Lewis for his service to citizens of the United States, announcing his recent transition. Commissioner Jones shared with the Board that he will serve as the County's delegate at the upcoming NACO virtual business meeting and will serve on the Membership Committee. Commissioner Edwards asked questions about DCP staffing and Mr. McCoy will provide a response. Commissioner Edwards also asked for an incentive package for Dougherty County employees to reduce turnover. Chairman Cohilas asked for a review of the retirement plan. Mr. McCoy responded to Commissioner Edwards' concern about a possible balloon operations company on Hwy 19.

There being no further business to come before the Commission, the meeting adjourned at 10:42 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK

DOUGHERTY COUNTY COMMISSION

DRAFT

WORK SESSION MEETING MINUTES

July 27, 2020

The Dougherty County Commission met via a video conferencing platform to be in compliance with the Governor's Executive Order and the guidelines of the Center for Disease Control (CDC) in regard to the Coronavirus (COVID19) pandemic and social distancing on July 27, 2020. Chairman Christopher Cohilas presided and called the meeting to order at 10:00 am. Commissioners participating were Victor Edwards, Gloria Gaines, Russell Gray, Lamar Hudgins, Clinton Johnson, and Anthony Jones. Also participating 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 via live streaming of the meeting on the County's Facebook page and the government public access channel.

The Chairman recognized Elections Supervisor Ginger Nickerson to provide an update on the proposed Presidential Election process. Mrs. Nickerson stated that a 46% match grant for equipment was received through the Secretary of State's Office to help facilitate the process correctly. One of the major concerns is not having enough staff on elections day to have all precedents open and there is a need of a minimum of 280 people. A major recruiting process will be occurring for individuals to work at the polls and the office. All advance voting will take place in the Candy Room beginning October 12, 2020 and this location will be fully staffed. It was announced that Saturday voting will occur on October 24, 2020. The Secretary of State's Office will mail ballots for "exceptional voters" and those that do not meet the qualification will be sent locally. Suggestions for recruiting efforts were also provided.

The Chairman recognized Tax Director Shonna Josey and Chief Appraiser George Anderson to discuss the Certified 2020 Tax Digest for the Countywide M&O and Special Services District. Mrs. Josey stated that the Board of Tax Assessors certified the digest and submitted it on July 14, 2020. Mrs. Josey shared that the Countywide M&O is based on the 2019 millage rate of 15.569. The net M&O digest assessed value is \$2,005,240,690 with revenues and taxes levied is \$31,219,592. The total amount for the Forest Land Protection (FLPA) and PILOT is \$2,318,842. The assessed value for personal property is \$294,937,785 which reflects a 2.42% change from 2019. The net real property M&O is \$1,660,804,165 with a 0.65% change. The total net M&O is \$2,005,240,690 with a total change of 0.70%. The parcel count is 37,836. The timeline for the process and advertising was shared. The Chairman clarified the value of our digest and mill had increased. It was mentioned that we must advertise as a tax increase; but it in essence will not increase and the proposed wording in the public advertisement was read. Consultant Ed Wall answered questions.

Mrs. Josey discussed the Special Services District Tax Digest summary and stated that it is based on the 2019 millage rate of 9.173. The net digest assessed value is \$547,565,026 with revenues, and taxes levied is \$5,022,814. The total amount for the FLPA & PILOT is \$741,504. The 2020 net personal property assessed value is \$36,148,788 and reflects a decrease of 12.28%. The net real property is \$495,380,744 and reflected a decrease of 2.26%. The parcel count is 9,331.

Mr. Wall shared the best document for the Commission to focus on is the 5-year history and recommended that the millage rate remained the same. He answered questions from the Commission. Upon direction from Chairman Cohilas, County Attorney Lee will provide the details pertaining to specific companies.

The Chairman asked for consensus that we proceed with the recommendation to not rollback the millage rate and to proceed with the proposed advertisement. Unanimous consent was provided.

The Chairman recognized County Administrator Michael McCoy, Chief Robert Carter and Attorney Spencer Lee to provide an update on Southern Industrial Coating, LLC. Mr. Carter stated in his visits after hours there has been no after-hour operations or dust. He also shared that Mr. Neely declined to provide evidence at this time and said that he would provide it [to Chief Carter] if operations started back up. Mr. McCoy shared that a letter of compliance was distributed to the Board. Commissioner Edwards requested additional stipulations be added to the letter.

The Chairman called for a discussion of the recommendation to accept the bid to perform exterior wall and hardscape restoration for the Judicial and Government Buildings from the lowest responsible and responsive bidder meeting specifications, Waterproofing Contractors, Inc. (Norcross, GA) in the amount of \$530,148. The award includes the base bid, alternates 1 & 2, and square footage pricing for unit one. Five vendors submitted bids with the highest base bid being \$1,344,994. Funding is budgeted in SPLOST VII- Judicial Building Improvements and Government Center Improvements. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick, City of Albany Central Services Buyer Kimberly Allen and Consultant Jody Usry were available.

The Chairman called for a discussion of the recommendation to accept the quotes to install I-Wave C duct mounted auto-cleaning needlepoint bipolar ionization systems in various county buildings. The recommendation is to award the contract for the Government Building to the lowest responsive and responsible vendor, SafeAire Heating and Cooling (Albany, GA) in the amount of \$6,650 and award the contract for the remaining buildings (all Libraries, all EMS stations, Public Works crew quarters, Solid Waste administrative building and County Police headquarters) to the lowest responsive and responsible vendor, Albany Air Conditioning (Albany, GA) in the amount of \$34,300 for a total expenditure of \$40,950. Funding will be provided from the General Fund. Assistant County Administrator Scott Addison addressed. Facilities Management Director Heidi Minnick was available. Mr. Addison stated that this was the same system that was approved to be installed in the Judicial Building. After a lengthy discussion, Mr. McCoy shared that reimbursement for costs would be sought. The Chairman directed that a technical expert be available at the next meeting.

The Chairman called for a discussion of the recommendation to accept the agreement to participate in the televised series highlighting the heroism of first responders, specifically documenting the Dougherty County EMS Department. County Administrator Michael McCoy, Assistant County Administrator Scott Addison and EMS Director Sam Allen addressed. Jeff Turner, Executive in Charge of Production for 44 Blue Productions, LLC and other company representatives were available. Mr. McCoy shared that this was another opportunity that aligns with the Commission goals to provide more positive visibility in the community. Mr. Addison shared that Dougherty County spoke to three other companies that has worked with 44 Blue and received good references.

The Chairman clarified that this production was at no cost to the County. Mr. McCoy shared that Mr. Allen and the administrative team would receive and review the material before being released.

The Chairman called for a discussion of the recommendation to accept the resolution providing for the acceptance and recording of execution of permanent Drainage Easements, Temporary Construction Easements and a Right-of-Way Miter Acquisition Quit Claim Deed for the purpose of alley paving throughout Dougherty County, Georgia. Public Works Engineer Jeremy Brown and County Attorney Spencer Lee addressed. Commissioner Gaines asked that the list of roads be resent.

The Chairman called for a discussion of the recommendation to accept the resolution declaring a 2005 Ford Crown Victoria (from the Dougherty County Police) as surplus and authorize sale through Underwriters Safety & Claims. Assistant County Administrator Scott Addison addressed. Mr. Addison shared that this process is standard protocol.

Mr. McCoy reminded the Commission of three tax public hearings. Two will be held on August 10, 2020 and the last will be held on August 17, 2020. Attorney Lee shared that he would move forward with obtaining the records requested. Commissioner Edwards updated the Commission on the trash event in Southgate. Commissioner Gaines requested to see the documentary by Laurence Fishburne. The Chairman requested Public Information Officer (PIO) Wendy Howell to resend it. Commissioner Gaines reminded Attorney Lee and the County Administrator on buildings that needed to be destroyed. Mr. McCoy shared that an update had been provided and Attorney Lee added that Magistrate Court just reopened. Additional details about the action to be taken were shared. Commissioner Jones asked if the documentaries from the Laurence Fishburne project could be aired on the public access channel and Chairman Cohilas directed the PIO to research. Commissioner Johnson thanked the staff for the work done on the tax digest. Chairman Cohilas provided an update on a meeting that he will have with The Weather Channel to discuss the 2017 storms.

There being no further business to come before the Commission, the meeting adjourned at 11:46 a.m.

CHAIRMAN

ATTEST:

COUNTY CLERK



PROCUREMENT RECOMMENDATION

DATE: July 30, 2020

TITLE: Turtle Grove Park Improvements

REFERENCE NUMBER: 20-075

DEPARTMENT: DOCO Public Works

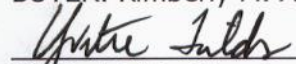
ACCOUNT NUMBER: SPLOST VII – Park
Improvements

OPENING DATE: July 29, 2020

BUDGETED AMOUNT: \$270,000.00

BUYER: Kimberly M. Allen

DEPARTMENT CONTACTS: Jawahn Ware


Yvette Fields, Director

RECOMMENDATION:

Recommend contracting with **Lanier Plans, Inc. DBA KORKAT of Carrollton, Georgia** to provide Improvements to Turtle Grove Park for a base bid of \$185,953.00, deduction of item #2 (-4,886.00) and addition of Alternate 2A (\$17,382.00) for a total expenditure of **\$198,449.00**.

BACKGROUND INFORMATION:

Bid Ref. #20-075 was advertised in the local paper, on the local access channel, and on the Georgia Procurement Registry. The bid opening was July 29, 2020. Three (3) contractors submitted a bid.

The project includes the installation of approximately 12,000 SF of poured-in-place rubberized playground surfacing, subsurface drainage and the replacement of sun shades at Turtle Grove play park, as specified and indicated on the design plans and in the contract documents.

KORKAT was the lowest responsive and responsible bidder. The contract time for this project is forty-two (42) calendar days.

Jeremy Brown, Project Engineer, and Larry Cook, Public Works Director, concur with this recommendation.

COUNTY ADMINISTRATOR ACTION:

☒ APPROVED

☐ DISAPPROVED

☐ HOLD

7-31-2020
DATE


COUNTY ADMINISTRATOR

List of documents attached:

Bid Tabulation

CENTRAL SERVICES

CITY OF ALBANY GEORGIA PROCUREMENT DIVISION TABULATION OF BIDS DEPT: DOCO PW OPEN DATE: 7/29/2020 TIME OF OPENING: 2:30 p.m. BID REF: 20-075		FLINT RIVER CONSTRUCTION 310 WEST GORDON STREET ALBANY, GA 31701 229-889-1805 229-889-1428 Rod Carter flintrivercc@yahoo.com		PLAYGROUND CREATIONS 1500-K SOUTHLAND CIRCLE ATLANTA, GA 30318 678-904-4080 404-367-9441 Ken Erdoes KERDOES@PLAYGROUNDCREATIONS.COM		LANIER PLANS, INC. DBA KORKAT 221 CABLE INDUSTRIAL WAY CARROLLTON, GA 30117 770-214-9322 770-214-9323 Shane Lanier ShaneL@KorKat.com	
QTY	DESCRIPTION	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
	Turtle Grove Park						
	Improvements						
	Bid Item 1		\$ 278,827.20		\$ 171,600.00		\$ 155,707.00
	Bid Item 2		\$ 11,139.46		\$ 22,400.00		\$ 4,886.00
	Bid Item 3		\$ 5,569.73		\$ 25,800.00		\$ 12,000.00
	Bid Item 4		\$ 6,060.16		\$ 731.00		\$ 1,360.00
	Bid Item 5		\$ 1,670.92		\$ 375.00		\$ 600.00
	Bid Item 6		\$ 11,139.43		\$ -		\$ 600.00
	Bid Item 7		\$ 5,792.80		\$ -		\$ 5,800.00
	Bid Item 8 (Allowance)		\$ 5,000.00		\$ 5,000.00		\$ 5,000.00
	Base Bid		\$ 325,199.70		\$ 225,906.00		\$ 185,953.00
	Contract Time (days)		60 days		60 days		42 days
	Alternate 2A		\$ 24,000.00		\$ -		\$ 17,382.00
	5% Bid Bond		Yes		Yes		Yes
FOB POINT/TERMS							
DELIVERY TIME							
COMMENTS							



Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: August 6, 2020
Meeting Date: August 10, 2020
Subject/Title: Thermal Temperature Monitoring Camera System
Presented for: Decision
Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

Dougherty County Sheriff's Department requests authorization to install a thermal temperature monitoring camera system in the courthouse.

History/Facts and Issues

Dougherty County Sheriff's Department requests to install a thermal temperature monitoring camera system at the courthouse. The camera system will monitor body temperatures of individuals coming into the building. The main entrance camera system will have the capabilities to monitor multiple sets of doors, it can measure temps of up to 30 people a second from up to 23 feet away. The sheriff's entrance Kiosk system is designed mostly for employees and low traffic visitors. The kiosk requires each visitor to check into the system and is slower but more cost effective. Three quotes were obtained from Coopercraft of Tifton GA, Tech Systems of Buford, GA and Computer Business Services, Inc. of Americus, GA. The Sheriff's Department recommends to award the contract to the lowest quoted vendor, Coopercraft, in the amount of \$27,145.14.

Recommended Action

Recommend Dougherty County Commission approves the award of the contract to install a thermal temperature monitoring camera system in the courthouse to Coopercraft for a total expenditure of \$27,145.14.

Funding Source

General Fund
Coopercraft \$27,145.14
Computer Business Services \$52,832
Tech Systems \$41,285.40



Scott Addison
Assistant County Administrator

**DOUGHERTY COUNTY BOARD OF COMMISSIONERS
ADMINISTRATION**

Agenda Item

Date: August 7, 2020

Meeting Date: August 10, 2020

Subject/Title: Tender Truck for the Albany Fire Department

Presented for: Decision

Presenter: Scott Addison, Asst. County Administrator

Statement of Issue

In FY20, Dougherty County Board of Commissioners authorized the purchase of a fire truck for use by the Albany Fire Department. Chief Cedric Scott's recommendation was to use the remaining funds to purchase a tanker truck.

History/Facts and Issues

In the February 17, 2020 Regular Meeting, the Dougherty County Board of Commissioners authorized the purchase of one 2020 Arrow XT side mount pumper and equipment for use by the Albany Fire Department from Ten8 Fire & Safety Equipment of Georgia, LLC (Forsyth, GA). Chief Cedric Scott recommended that remaining funds be used to purchase a tanker truck. Upon review of the quote, Chief Scott and Assistant County Administrator Scott Addison recommend purchasing a 2021 Elliptical Tanker to the same Sourcewell contract vendor Ten-8 Fire & Safety Equipment of Georgia, LLC (Forsyth, GA) in the amount of \$465,674.58.

Recommended Action

Recommend Dougherty County Commission approves the purchase of a 2021 Elliptical Tanker to Sourcewell contract vendor Ten-8 Fire & Safety Equipment of Georgia, LLC (Forsyth, GA) in the amount of \$465,674.58.

Funding Source

SPLOST VII - County Fire Trucks and Equipment