



MINUTES

STATE OF GEORGIA BOARD OF COMMISSIONERS COUNTY OF DOUGLAS

September 14, 2021

CALL TO ORDER

Members Present

Henry Mitchell, Romona Jackson Jones, Ann
Jones Guider, Tarenia Carthan, Kelly Robinson,
Jennifer Moore, Ken Bernard, Sharon Subadan

Members Absent

Lisa Watson

INVOCATION - Sergeant Alan Clayton, Douglas County Sheriff's Office

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Public Comment allows the board the opportunity to listen to the public. The public is invited to participate in the Work Sessions and Commission Meetings by calling in through the Conference Call-in #. The Conference Call information is provided on our website, [www.CelebrateDouglasCounty.com/Government/Board of Commissioners](http://www.CelebrateDouglasCounty.com/Government/Board%20of%20Commissioners). Citizens may register with the County Clerk, Lisa Watson, via email (lwatson@co.douglas.ga.us) or by calling 770-920-7416 by Friday prior to the meeting by 5:00 pm. Please include your name, email address, phone # and topic. As a reminder, comments at the Commission Meeting must be germane to the agenda.

APPROVAL OF MINUTES

Chairman asked if there were any additions, corrections or deletions to the minutes. Being none they were approved.

1. Commission Meeting Minutes of August 31, 2021.
2. Work Session Minutes of August 30, 2021.

PROCLAMATIONS

3. Proclaiming September 22, 2021 as National American Business Womens' Day in Douglas County.

ANN JONES GUIDER MOTIONED APPROVE THE PROCLAMATION.
TARENIA CARTHAN SECONDED THE MOTION.
MOTION CARRIES 5-0.

PUBLIC HEARING

4. Title VI Program Plan for Connect Douglas Transit Services

Chairman Jones opened the Public Hearing.

No comments from the public.

Chairman Jones closed the public hearing.

This addresses access to vehicles; ADA compliance; multilingual.

KELLY ROBINSON MOTIONED TO TITLE VI PROGRAM PLAN.

ANN JONES GUIDER SECONDED THE MOTION.

MOTION CARRIES 5-0.

NEW BUSINESS

5. Appointment of Mark Simpson Berry, Phd, P.E. to the Douglas County Hospital Authority effective immediately.

ANN JONES GUIDER MOTIONED TO APPROVE THE APPOINTMENT.

KELLY ROBINSON SECONDED THE MOTION.

MOTION CARRIES 5-0.

6. Reappointment of Kelly Dyar to the Behavioral Health & Development Disabilities Regional Board effective October 15, 2021.

HENRY MITCHELL MOTIONED TO APPROVE THE REAPPOINTMENT.

TARENIA CARTHAN SECONDED THE MOTION.

MOTION CARRIES 5-0.

7. Authorization to approve a Covid Vaccine Incentive for Douglas County citizens.

TARENIA CARTHAN MOTIONED TO APPROVE THE INCENTIVE.

HENRY MITCHELL SECONDED THE MOTION.

MOTION CARRIES 4-1.

8. Resolution to authorize the County to enter into an agreement to obtain options to acquire land from the Development Authority for 1) Right of Way Acquisition and 2) ~~a potential facility for government purposes related to the County Center Project~~ (located near Lee Road/Fairburn Road); to authorize the County to conduct due diligence studies for same; and authorize the Chairman to sign all related documents subject to final legal review.

Chris Pumphrey stated the Development Authority has the opportunity to acquire 133 acres at Lee Rd/Fairburn Rd. Asking price for ROW is \$65K/acre. Approximately \$2.5 million. Still needs due diligence on about 47 acres. Clark Patterson Lee came up with a conceptual plan and it included government facilities. 10-15 acres designated for County. Commissioner Carthan - asked why this was not brought up at the mid-year retreat. Chris - Due diligence would start when BOC approves TAD Boundary, that would incorporate this area. Commissioner Guider stated she is not yet ready to approve County facility. Need to hear citizens' input. Chris - Does

have an impact on entirety of project. The Development Authority has an opportunity for 133 acres. We can only leverage through County. Had to find a private sector partner. That removes the burden from the Dev Auth. The project has gone from speculative to significant interest so we had to structure a deal. All the pieces come together. Would not need to put up cash until first or second quarter of 2022. Commissioner Robinson: This is vacant land....courthouse expansion/reconstruction. Judicial can spread out. Timing is right. Option to exercise. I have a condition: 1) I need to see further action on TAD. Dev Auth needs to hire a professional with experience to handle TAD. 2.) Our own financial analysis is important. Ensure our financial advisor takes a formal look at this. We need more assurance. In short order, next Spring. Legal explained : You're being asked to approve two option agreements, 1 for ROW that Chris is already under contract. Will be amended later. Second is facility parcel, price is \$65k/acre. This authorizes County Administrator to do due diligence, and Chair to sign docs related to due diligence. Resolution states: option must be approved by subsequent approval by BOC. Option is open until March 2022. Only \$10 to keep this option. If you decide to exercise option, would vote in public mtg, give Dev Auth notice and authorize closing. \$10 for each option. Credible toward purchase price. Only ties property up during that time. Holds it for us. It's a considerable effort to study TAD documents. We ask that legal, financial and team review. Chris is trying to get in place by the end of the year. So base year is January 1, 2022. Chris is representing to other entities that there's a real interest. This resolution will help him work and move this plan. If we don't exercise option, land value will go up and Development Authority will sell to somebody else. You need ROW no matter what. Other piece is opportunity for BOC to decide if they want it.

KELLY ROBINSON MOTIONED TO APPROVE THE RESOLUTION.

HENRY MITCHELL SECONDED THE MOTION.

MOTION FAILED 2-3 (ROMONA JACKSON JONES, TARENIA CARTHAN, AND ANN GUIDER OPPOSED).

ANN GUIDER MOTIONED TO APPROVE THE RESOLUTION FOR OPTION 1 ON THE ROW ACQUISITION.

CHAIRMAN JONES SECONDED THE MOTION

Kelly Robinson asked is this minus the ten-acre parcel?

Ann Guider stated yes.

MOTION CARRIED 3-2. Motion carries to move forward with ROW. (KELLY ROBINSON AND HENRY MITCELL OPPOSED)

Kelly Robinson stated to the Board: Our inability to make decisions is discouraging.

Ann Guider: The Board was never asked about the government facility, that far away from other facilities.

Tarenia Carthan: I would advise when you bring something to us, bring in totality. Should have been brought forth at mid-year retreat. We had already discussed with Terminus how to appropriate for ROW.

BUSINESS

9. Authorization to accept a grant from FEMA in the amount of \$1,090,909.09 for the purchase of an aerial ladder truck and authorize the Chairman to sign all related

documents.

ANN JONES GUIDER MOTIONED TO APPROVE THE GRANT.

TARENIA CARTHAN SECONDED THE MOTION.

10% match will come from SPLOST. Budget neutral due to previous loss of ladder truck.

MOTION CARRIES 5-0.

CONSENT AGENDA

10. Authorization to approve an Employment Agreement with Tyler White as an Assistant Public Defender for State Court and authorize the Chairman to sign all related documents.

TARENIA CARTHAN MOTIONED TO APPROVE THE EMPLOYMENT AGREEMENT.

ANN JONES GUIDER SECONDED THE MOTION.

MOTION CARRIES 5-0.

APPROVAL OF EXPENSES

KELLY ROBINSON MOTIONED TO APPROVE THE EXPENSES

TARENIA CARTHAN SECONDED THE MOTION.

MOTION CARRIES 5-0.

11. Approval of Vice Chairman Robinson's expenses for the month of August, 2021 in the total amount of \$1,178.80 (Local Expenses).

12. Approval of Commissioner Mitchell's expenses for the month of August, 2021 in the total amount of \$20.66 (Local expenses).

13. Approval of Commissioner Carthan's expenses for the month of August, 2021 in the total amount of \$140.00 (Local expenses).

14. Approval of Commissioner Guider's expenses for the month of August, 2021 in the total amount of \$90.27 (Local expenses).

ANNOUNCEMENTS

On behalf of District 3 Commissioner Tarenia Carthan, the Mobile Mammogram Unit will return to the Douglas County Courthouse on Tuesday, September 28th for employees and the public. All individuals interested in a screening must register using the link on the flyer below. Please sign up as soon as possible, as space is limited! No walk ins will be accepted. If you have any questions regarding this event, please contact MammoSaves.com at 678.626.0342.

The Douglas County Small Business Grant Program is now accepting applications from Douglas County Small Businesses for \$2500 grants. To apply please visit www.elizabethbaptist.org or for more information email

tstewartstanley@co.douglas.ga.us.

September Saturdays Festival Celebration at the Douglas County Courthouse on Saturday, September 18th and Saturday, September 25th Celebrating First Responders. Both Saturdays, 11a-5p, Food Vendors, Business Expo, County Services Showcase, and Vaccination Station and so much more!

Free Covid-19 testing is being offered at Deer Lick Park Monday-Friday 8am-4pm. For more information, you can visit douglasvillecovid.com.

For COVID-19 Information, call the COVID-19 CALL Center at 1-833-974-3366.

District 4 Commissioner, Ann Guider, will hold her Town Hall Meeting on Thursday, September 30th at 6:00 pm at the new Pavilion at Clinton Park.

A COVID-19 Vaccination Incentive Program will be given at September Saturdays. A \$100 gift card will be given to the first 100 people on September 18th, and a \$100 gift card will be given to the first 200 people on September 25th. Pre-registration is required. Full details will be provided on www.celebratedouglascounty.com

EXECUTIVE SESSION

RECONVENE AS NECESSARY

ADJOURN

WITH REGARDS TO ALL MOTIONS PASSED, THE FOLLOWING APPLIES:
TO WHATEVER EXTENT THIS RESOLUTION (MOTION AND ORDINANCE)
AFFECTS COUNTY REVENUES AND/OR EXPENDITURES THEN THE OFFICIAL
COUNTY BUDGET IS HEREBY AMENDED TO GIVE EFFECT TO THIS
RESOLUTION (MOTION AND ORDINANCE).

RESPECTFULLY,

DR. ROMONA JACKSON JONES, CHAIRMAN

HENRY MITCHELL III, MEMBER

KELLY ROBINSON, VICE CHAIRMAN

TARENIA CARTHAN, MEMBER

ANN JONES GUIDER, MEMBER

LISA WATSON, COUNTY CLERK