

AUGUST 11, 2021

SPECIAL CALLED MEETING OF THE BOARD OF CITY COMMISSIONERS OF THE
CITY OF ALBANY, GEORGIA
GOVT CENTER – ROOM 100 (virtual and in-person)

PRESENT Mayor Bo Dorough
Mayor Pro Tem Matt Fuller (virtual)
City Commissioners: Jon Howard
Virtual Attendees: B. J. Fletcher, Chad Warbington, Bob Langstaff, Jr. and
Demetrius Young
Interim City Mgr.: Steven Carter
City Attorney: Nathan Davis

Mayor Dorough called the (virtual and in person) meeting to order at 2:00 p.m. and confirmed the attendance of those on the virtual conference call.

The Asst. Clerk read the call as follows:

Mayor and Board of City Commissioners
P.O. Box 447
Albany, Georgia

There will be a Special Called Meeting (virtual meeting and in person) on Wednesday, August 11, 2021, at 2:00 p.m., in room 100 of the Government Center Building located at 222 Pine Ave., Albany, Georgia. The purpose of the meeting is to discuss and/or approve the following:

1. A Resolution: Authorizing execution of a Power Purchase Contract between the City of Albany and the Municipal Electric Authority of GA, the Pledge of the Full Faith and Credit of the City of Albany to secure its payment obligations thereunder and for such other purposes
2. An Ordinance: Approving a Renewable Energy Customer Agreement Tariff No. 1 and Associated Form Customer Agreement; Approving Updates to Standard City Utility Terms and Conditions (re: Walmart)

Sincerely,

/s/ Steven Carter
Interim City Manager

/s/ Bo Dorough
MAYOR

Notified via email
JON HOWARD, WARD I
CITY COMMISSIONER

Notified via email
MATT FULLER, WARD II
MAYOR PRO TEM

Notified via email
BJ FLETCHER, WARD III
CITY COMMISSIONER

Notified via email
CHAD WARBINGTON, WARD IV
CITY COMMISSIONER

Notified via email
BOB LANGSTAFF, JR., WARD V
CITY COMMISSIONER

Notified via email
DEMETRIUS YOUNG, WARD VI
CITY COMMISSIONER

Asst. City Manager Ken Stock noted that Interim City Manager Steven Carter discussed the Walmart Solar Initiative agenda item (copy on file) in the previous meeting and said he will address any questions/concerns.

Commissioner Howard asked if the solar farm is in Rochelle, Georgia, (Wilcox County) and that this is not a hook-up to a trunk line and that Walmart will receive tax credits into the future. Mr. Stock advised that Walmart will not receive a tax credit for this project and confirmed that Commissioner Howard was correct regarding the location; however, it does connect to a MEAG power line.

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Commissioner Howard asked if the City will receive \$9800/annually; Mr. Stock agreed, adding that it is the way the service fee is calculated. Commissioner Howard asked if there is an opt-out clause for the last five years of the agreement; Mr. Stock agreed, explaining that the term for the City's power purchase agreement with MEAG Power is 20 years and the term for the agreement between the City and Walmart is 15 years, with an automatic five-year extension if they do not opt-out.

Commissioner Warbington mentioned attending a MEAG reception at the GMA conference this weekend and the in-depth discussion regarding MEAG's portfolio and asked if the direction of MEAG and the industry continues to move toward solar and less toward coal. Mr. Stock agreed; that is his understanding. Commissioner Warbington noted that MEAG is favorably positioned for the future, asking if this is moving Albany in the direction of 'non-emitting' energy sources; Mr. Stock agreed. Commissioner Warbington noted that there are 29 other cities with one/two Walmart's and asked if there have been any negative comments from the other cities. Mr. Stock agreed that 29 is the number he has heard, with there being no negative statements from other participants.

Commissioner Young asked Mr. Davis' opinion regarding how this agreement contractually affects the City due to it being a long-term deal and mentioned other long-term agreements with MEAG, which added a burden to ratepayers. Mr. Davis explained that the genesis of this is the project 'One Power Sales Contract' (referring to page four of the agenda package) in which the City has opportunities to obtain other sources of power. The term 'full faith and credit', allows MEAG to go to Superior Court for an order of payment in the event of default. He stated that as many safeguards as possible have been put into place, explaining that even if Walmart opts-out, which he does not anticipate, there is enough language requiring them to pay the five-year gap.

Commissioner Howard introduced

AN ORDINANCE NO. 21-123

Approving a Renewable Energy Customer Agreement Tariff No. 1 and Associated Form Customer Agreement; approving updates to standard City Utility Terms and Conditions

Commissioner Howard then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Warbington.

Commissioner Young mentioned the interest of all parties involved, with the City having to consider the interest of ratepayers/citizens and the lasting effect of long-term agreements.

Hearing no further comments and, following a roll call vote the motion carried 6-1 with Mayor Dorough voting no.

Mayor Dorough explained that the following resolution accompanies the ordinance just adopted as it is the second phase of the contract; Mr. Davis concurred.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Warbington and, following a roll call vote, the motion carried 6-1 with Mayor Dorough voting no.

A RESOLUTION NO. 21-161

Authorizing the execution of a Power Purchase Contract between the City of Albany and the Municipal Electric Authority of Georgia, the pledge of the full faith and credit of the City of Albany to secure its payment obligations thereunder, and for such other purposes

OTHER BUSINESS

Commissioner Howard mentioned the shooting this weekend and individuals riding dirt bikes in downtown and neighborhoods. He asked the possibility of having a public safety officer attend the work session next week to discuss the issues. Mr. Carter explained that there is an ongoing investigation regarding the shooting, with comments being very limited, adding that he will talk with Chief Persley to bring information on the dirt bikes. Commissioner Howard noted that with Commission meetings being live and on Facebook, he asked if a member of the Gang Task Force can

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speak to two/three Commissioners at a time to prevent a quorum. Mr. Carter stated that it can be arranged.

ITEMS FOR FUTURE AGENDA

Commissioner Young referred to the conversation he had with the Mayor regarding this being Black Business Month. He asked that long-term minority businesses which have been in business 50+ years be recognized with a proclamation.

There being no further discussion, the meeting adjourned at 2:19 p.m.

MAYOR

ATTEST

ASST. CITY CLERK