

JUNE 22, 2021

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF ALBANY,
GEORGIA
GOVT. CENTER – RM 100

PRESENT: Mayor Bo Dorough
Mayor Pro Tem Matt Fuller (attended virtually)
City Commissioners: Jon Howard, BJ Fletcher, Chad Warbington and Demetrius
Young
(Virtual participant: (Bob Langstaff, Jr.)
Interim City Mgr.: Steven Carter
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 6:02 p.m., and the invocation given by Commissioner Chad Warbington was followed by the pledge of allegiance.

Commissioner Fletcher moved to approve the minutes of the previous meeting, seconded by Commissioner Howard and, following a roll call vote, the motion unanimously carried.

REPORT OF THE COMMITTEE OF THE WHOLE

Alcohol License Applications:

Commissioner Fletcher moved to approve the following Alcohol License Application, seconded by Commissioner Warbington and, following a roll call vote, the motion carried 6-1 with Commissioner Howard voting no.

1. Brother's Pizza; 2820 Meredyth Dr., Suite 4&5; I. Vega/Agent; Beer & Wine Consumption

Commissioner Fletcher moved to approve the following Alcohol License Application Transfer of Ownership, seconded by Commissioner Warbington and, following a roll call vote, the motion carried 6-1 with Commissioner Howard voting no.

2. Muskan Enterprise LLC; d/b/a Quick Shop; 814 N. Jefferson St., L. Smith/Agent; Beer & Wine package

Purchase:

Commissioner Fletcher moved to approve the following purchase, seconded by Mayor Pro Tem Fuller.

1. Pace Building Roof Replacement, Richter Construction of GA, LLC
Estimated exp. \$209,000.00

In reply to Commissioner Howard, Don Gray, Facilities Director discussed the cost to purchase, (slightly over \$1.0 million) adding that another item regarding the Pace Building is on the agenda for approval as well.

Mayor Pro Tem Fuller stated that he believes the purchase price was \$260,000.00

In reply to Commissioner Warbington, Mr. Gray stated that the other item on the agenda is HVAC/mechanicals to discuss a large change order for the Pace Building.

Hearing no additional comments, and following a roll call vote, the motion unanimously carried.

APPOINTMENTS

1. Power Supply Committee (for Utility Board): Commission appointment for tenure of office

Mayor Dorough nominated Commissioner Warbington, seconded by Commissioner Fletcher.

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In reply to Commissioner Young regarding the tenure of office and the concern that the Mayor's term is for four years, the Clerk advised that Commission appointments to boards varies, some are for the tenure of office and others are for specific terms.

Ken Stock, Asst. City Manager, stated that the term can be adjusted at the will of the Commission.

Hearing no additional comments, and following a roll call vote, the motion unanimously carried.

2. Albany Housing Authority (Mayor's appointment) for five-year term ending June 2026.

Mayor Dorough advised that Kelly Jenkins indicated a desire to continue to serve on the Board and duly reappointed him.

3. Animal Control Board: One appt., two-year term ending June 2023

Commissioner Fletcher moved to reappoint Dr. Stephen Whatley, seconded by Commissioner Howard and, following a roll call vote, the motion unanimously carried.

4. Aviation Commission: One appt., three-year term ending July 2024

Commissioner Howard moved to reappoint Chandu Kuntawala, seconded by Commissioner Langstaff and, following a roll call vote, the motion unanimously carried.

5. Chehaw Park Authority: Two appts., three-year term ending July 2024

Mayor Dorough advised that there are three appointments and asked the Clerk to confirm; the Clerk agreed. Commissioner Howard nominated David Daniels, seconded by Mayor Dorough.

A brief discussion followed regarding the Commission not having information on Mr. Daniels (i.e., resume) with the Clerk advising that she had received the information prior to the meeting.

Commissioner Warbington offered a substitute motion to appoint the two asking for consideration to be reappointed (Nathan Borer and Rachelle Bitterman) and suggested having information on Mr. Daniels for consideration at a meeting in July, seconded by Commissioner Fletcher.

Hearing no additional comments and following a roll call vote, the motion to appoint Mr. Borer and Ms. Bitterman carried 4-3 with Mayor Dorough and Commissioners Howard and Young voting no.

6. Community Development Annual Appointments: One-year term ending June 2022

Commissioner Howard moved to approve the following reappointments: Tracey Taylor, Clara Knight, Marion Fedrick, Carol Turner, John Hawthorne, Sherrell Byrd, Alma Noble and Timothy Sweet-Holp, seconded by Commissioner Young.

Mayor Dorough confirmed with the Clerk that advertisements will continue to fill the vacancies; the Clerk agreed. In reply to Commissioner Young, a brief discussion followed on the CDC's bylaws and appointments.

Hearing no additional comments, the motion unanimously carried.

7. Downtown Development Authority: Four appointments for four-year term ending June 2025

Commissioner Howard moved to reappoint Thelma Johnson, Omar Salaam and Stanley Logue, seconded by Commissioner Fletcher.

In reply to Commissioner Warbington, the Clerk advised that the ad will continue running to fill the remaining vacancy. In reply to Commissioner Warbington, the Clerk advised that the ad would continue running to fill the remaining vacancy.

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Hearing no additional comments and following a roll call vote, the motion unanimously carried.

ORDINANCES

Commissioner Warbington introduced

AN ORDINANCE NO. 21-117

Amending the Zoning Ordinance and Map of the City of Albany to change the status of multiple properties within the Wildcross and Florary Subdivisions from C-R to R-2

Commissioner Warbington then offered the motion and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Fletcher and, following a roll call vote, the motion unanimously carried.

Commissioner Howard introduced

AN ORDINANCE NO. 21-118

Amending the Zoning Ordinance and Map of the City of Albany to change the status of property located at 203 Old Cordele Road from C-R to C-2

Commissioner Howard then offered the motion and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Fletcher and, following a roll call vote, the motion unanimously carried.

Regarding the following ordinance, Mr. Carter commented on the proposed budget, his responsibilities as Interim City Manager and asked for the Commission to approve.

Commissioner Fletcher introduced

AN ORDINANCE NO.

Adopting Budget and Appropriations for the period July 1, 2021, through June 30, 2022

Commissioner Fletcher 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 Howard commented on Concrete Enterprise and the number of employees who will lose their jobs due to not being able to transfer to other departments, etc., with Derrick Brown, Finance Director, explaining that no one will lose their job unless they are unwilling to accept the transfer that is offered to them. Mr. Carter reiterated that there will be no layoffs as a result of the contract.

Commissioner Warbington stated that this is a balanced budget with no tax increases and that it includes a COLA. He thanked staff for their endeavors in presenting the budget.

Commissioner Young thanked Mr. Carter and the Finance staff also and asked if the savings from the trash pickup on the east side of town will be returned to the ratepayers. Mr. Carter stated 'not at this time' adding that rates will not be reduced and explained the process regarding the purchasing of vehicles by the Utility Department, etc. Discussion followed with Commissioner Young suggesting that cost savings be considered for utility payers. He then called a point of order to allow citizen comments as was done with the mask mandates discussions last year.

A brief discussion ensued with Mayor Dorough stating that the practice has been to not allow speakers at regular monthly meetings, adding that there was a public hearing and additional opportunities for citizens to speak on the budget. Commissioner Young asked to allow five-ten people to speak for two minutes each with Mayor Dorough asking the Commission if they wanted

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to open the floor for comments. The consensus was 5-2 to not allow (Commissioners Howard and Young were the only two suggesting to allow opening the floor for speakers). At this time disturbance erupted on the floor with Mr. Inyang speaking out of order and Commissioner Warbington calling for a point of order, stating that it is not appropriate.

Commissioner Howard continued his discussion on Concrete Enterprises and commented on the American Recovery Act regarding proposed use of funds, whether additional funds will be received for future use and stated that he will not vote in favor of the budget.

Commissioner Warbington suggested forming a Task Force to look at options for spending federal funds, including inviting the School Board and the County Commission to participate in discussions with staff, the Commissioners and community members.

Commissioner Young commented on the \$20 million regarding COVID relief, the 300 deaths, being globally ranked and discussions at the retreat. He read from Federal Executive Order #1395 regarding comments from the Biden Administration and mentioned the four votes to legislate law, i.e., passing the budget and his concerns.

Mayor Dorough discussed the \$10 million for the (sewer) separation project, raising revenue through rate increases and reducing available funds through SPLOST, noting that the City is required to make improvements by 2025 or be faced with penalties, adding that the cost for the first year of the project is \$16 million. He also commented on localized flooding within the city that has been going on for years.

At this point, Commissioner Young withdrew unanimous consent with Mayor Dorough stating that this item will require a second reading. He then called the question on the first reading and following a roll call vote, the motion carried 5-2 with Commissioners Howard and Young voting no.

Discussion followed to have a special call meeting for the second reading of the budget ordinance, with the consensus being Thursday, June 24, 2021, at 2 p.m.

Regarding prior discussions, Mr. Carter advised that the purchase price of the Pace Building was \$260,000.

RESOLUTIONS

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Warbington, and following a roll call vote, the motion unanimously carried.

A RESOLUTION NO. 21-R143

Authorizing the use of SPLOST VII funds for the purchase of fiber distribution equipment for the Telecom Department

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Warbington, and following a roll call vote, the motion unanimously carried.

A RESOLUTION NO. 21-R144

Authorizing the use of SPLOST VII funds to increase Change Order 1 regarding Mechanical/HVAC for the Pace Building

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Howard, and following a roll call vote, the motion unanimously carried.

A RESOLUTION NO. 21-R145

Accepting Grant Award from the GA Dept. of Transportation re: LMIG Grant; Authorizing use of TSPLOST funds

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Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Howard, and following a roll call vote, the motion unanimously carried.

A RESOLUTION NO. 21-R146

Accepting Grant Award from US Environmental Protection Agency re: Brownfield Assessment Grant

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Howard, and following a roll call vote, the motion unanimously carried.

A RESOLUTION NO. 21-R147

Authorizing submission of Grant Application to the US Dept. of Justice, Office of Community Oriented Policing Services re: Community Policing Development Microgrants Program

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Howard.

A RESOLUTION NO. 21-R148

Authorizing the Mayor to sign Amendment No. 3 to the agreement between the City of Albany and ESG Operations, Inc.

In reply to Commissioner Howard, Ken Stock, Asst. City Manager advised that the ESG contract is for maintenance at the lift station and wastewater treatment plant and ESG will provide the crane as the City has no need of one that size.

Hearing no addition comments and following a roll call vote, the motion unanimously carried.

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Howard, and following a roll call vote, the motion unanimously carried.

A RESOLUTION NO. 21-R149

Approving temporary construction and permanent easements to Norfolk Southern at five railroad crossings along Roosevelt Ave.

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Howard.

A RESOLUTION

Approving revision of schedules to the Amendment of the Memorandum of Understanding between the City of Albany, J Car Development, LLC, 207 Pine, LLC and the Downtown Development Authority of Albany, GA (re: Gordon Hotel)

A brief discussion followed with Mr. Davis explaining proposed changes as noted on pages 131 and 132 of the agenda. Mayor Dorough suggested that the August date was a concern with Mr. Carter agreeing and Mr. Davis recommending sending the document back to J Car for additional discussion and modifications. The consensus was for Mr. Carter to put this on the special call meeting scheduled for June 24, 2021. Mayor Dorough moved to make amendments and bring it back for consideration, seconded by Commissioner Howard and, following a roll call vote, the motion carried 6-0-1 with Mayor Pro Tem Fuller abstaining.

CONSENT AGENDA

Commissioner Howard moved to approve the consent agenda, seconded by Commissioner Fletcher and, following a roll call vote, the motion unanimously carried.

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| 1. | Professional Services (Audit); Mauldin & Jenkins; Albany, GA | |
| | Total expenditure | \$149,750.00 |
| 2. | Temporary Labor Services re: Recreation Dept.; Global SCR | |
| | Estimated expenditure | \$79,926.00 |

OTHER BUSINESS

Commissioner Howard announced that WALB Reporter Bobby Poitevint is leaving and thanked him for his service.

Commissioner Fletcher thanked staff for their endeavors and thanked Commissioner Howard for his demeanor and votes and suggested that Commissioners not get caught up on ideas that are not based on truths.

Commissioner Warbington mentioned meeting standards, i.e., the lady [reporter] with the camera pointed at his papers which could have been confidential, asking the purpose and indicating that it was inappropriate. He also mentioned the long meetings that we are having, with meetings getting out of control because of speaker disruptions, etc., which is inappropriate.

Commissioner Young commented on the mask mandate and discussions at the meetings, with groups being allowed to speak vs other groups considered being disruptive. Commissioner Young commented on the mask mandate and discussions at the meetings, with certain groups being allowed to speak vs other groups considered being disruptive. He asked to have transparency and creating an atmosphere of allowing citizens to speak. He suggested having an executive session regarding the concerns brought forth by Dr. James Pratt concerning Commissioners and staff.

ITEM FOR FUTURE AGENDA

Mayor Dorough asked to adopt written procedures for meetings, adding that speakers and Commissioners need policies in place. He stated that; he agrees with open discussions and asked to look into policies of other cities.

There being no further discussion, the meeting adjourned at 7:32 p.m.

MAYOR

ATTEST

CITY CLERK