

DECEMBER 21, 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.  
City Manager: Steven Carter  
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 6:00 p.m., and the invocation given by Pastor Rance Pettibone, Second Bethesda Baptist Church, was followed by the pledge of allegiance.

Commissioner Howard moved to approve the minutes of the previous meeting, seconded by Commissioner Fletcher.

Commissioner Young objected to the minutes from the December 2<sup>nd</sup> special call meeting regarding the adoption of the rules of compartment and stated that the motion to reconsider the vote by Commissioner Warbington, per Roberts Rule of Order, should not have been allowed as those who were not in favor to reconsider the vote did not agree to reconsideration. He mentioned asking Georgia Municipal Association (GMA) and cautioned that setting a standard necessitates setting proper order and said he is objecting to the reconsideration and the vote on the rules.

Mayor Dorough asked for a ruling from the City Attorney, with Mr. Davis advising that he is working on it and that he has contacted GMA. Mayor Dorough stated that the minutes is not the objection but rather it is a procedural matter. Following additional discussion, Mayor Dorough asked to call the question and, following a roll call vote, the motion unanimously carried (to approve the minutes of previous meeting).

#### OBJECTIONS TO CONSENT AGENDA/APPROVAL OF AGENDA

Commissioner Young stated that he has questions regarding item C re: Bike and Pedestrian Plan Update and asked that it be removed from the consent agenda. Commissioner Warbington moved to approve the removal of the item, seconded by Commissioner Fletcher and, following a roll call vote, the motion unanimously carried.

#### PUBLIC HEARING

1. Road Closure: W. 4<sup>th</sup> Ave., between Monroe & Jefferson Streets

Robert Griffin, Asst. Engineering Director, gave a brief update of the road closure (copy on file) and, in reply to Mayor Dorough, advised that the public hearing is regarding the vote this evening is to close the road.

Commissioner Warbington commented on the infrastructure with Mr. Griffin advising that the hospital will pay for infrastructure removal, storm drainage, power lines, etc.

Joe Austin, Phoebe Hospital Rep, spoke in favor of the closing to expand the emergency room, which has not been done in 25 years and will expand the beds to 75. He stated that they are seeking trauma designation and asked the Commission to approve the request.

In reply to Commissioner Howard, Mr. Austin explained the trauma designation, expanding the number of beds, etc. Commissioner Howard questioned the timeline of the project to be shovel ready, with Mr. Austin discussing the process, adding that it may take between 10-11 months to start construction with the project being complete within in two years. Regarding the project cost, he advised that it will be \$125-130 million for the entire project.

In reply to Mayor Pro Tem Fuller, Mr. Austin stated that the project will move forward with or without the trauma designation.

Commissioner Fletcher thanked Mr. Austin for the information and stated that the project will bring other companies to Albany and will add jobs. Mr. Austin agreed.

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Dr. James Black stated that the project is necessary for the health and well-being of the community. He spoke to the trauma designation and stated that the care for the community is critical to the Albany area, adding that it will be a level 3-4 rather than the current 1-2 level. Following additional discussion, Commissioner Howard thanked Dr. Black for returning to Albany upon his graduation.

Tod Lanier, Lanier Engineering, stated that he is present to answer questions and spoke in support of the project. He discussed the entrances, design of the building and stated that the vote tonight will mean the City will retain the current easements and new ones will be relocated.

Mayor Pro Tem Fuller mentioned on the traffic signal remaining per GDOT regulations.

Commissioner Warbington commented on the expansion with this location being the best option; Mr. Lanier agreed that this location is best for the current emergency building expansion and stated that this is the third review of the plan.

In reply to Commissioner Young regarding traffic congestion, Mr. Lanier stated that there are no large increases expected.

A brief discussion followed regarding the location and two cul de sacs with Mr. Lanier explaining the layout of the locations.

Bruce Capps stated that the plans are not finalized and reminded the Commission of a petition to the Historical Preservation Commission that was presented three/four years ago regarding demolition of homes in the area. He noted that this will be giving up public property and suggested that the application is backwards, suggesting that it should have been referred to the Planning Commission for review/issuance of permits and stated that the applicant does not have a certificate of need. He urged the Commission to delay a decision pending further information of the final plan.

Commissioner Young agreed with some of Mr. Capps comments and stated that his concerns are traffic and infrastructure, suggesting that both should be studied further.

Mr. Capps said he is not against the project but is against the process and giving away public property and suggested that Phoebe has a master plan that could be vetted by the Planning Commission and commented on blighted properties owned by Phoebe etc.

Commissioner Young asked that Engineering do a traffic study of the area; Mr. Carter stated that Engineering has looked at the area already, etc., being completed before the vote. Additional comments included Mayor Dorough stating that he will vote in support of the project; Ken Breedlove, Traffic Engineer Manager, commenting on the traffic study/count which indicates there will be no major impacts; Commissioner Warbington commenting on the daily number of cars (1138) with Mr. Breedlove stating that a GDOT study could have smaller numbers, adding that a more involved study could be done.

There was no one else desiring to speak on this matter.

2. Alley Closure: Between 709 & 711 W. 6<sup>th</sup> Ave.

Mr. Griffin gave brief comments regarding the closure and explaining to Commissioner Warbington that the only infrastructure in the area is sanitary sewer lines.

There was no one to sign up to speak on this matter and, hearing no further comments, Mayor Dorough closed the public hearing portion of the meeting.

CONSENT AGENDA

In reply to Commissioner Young, Mayor Dorough read the heading of the following items. Commissioner Warbington moved to approve the consent agenda and to adopt resolutions as noted, seconded by Commissioner Fletcher and, following a roll call vote, the motion unanimously carried.

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|----|--|------------|----------------|
| 1. | Janitorial Services - SWGA Regional Airport; Chosen First Cleaning Services,<br>Albany, GA | Total Exp. | \$44,400.00    |
| 2. | Fuel Contract – Brad Lanier Oil, Co., Inc.   | Est. Exp.  | \$2,908,783.29 |

RESOLUTION NO. 21-R208

Authorizing a Memorandum of Agreement between the City of Albany, GA and the Marine Corps Logistics Base, Albany for the purpose of securing the Benefits of Canine Support and Explosive Detection Dogs

RESOLUTION NO. 21-R209

Adopting the Renewal of the Memorandum of Agreement between the City of Albany, GA and the Marine Corps Logistics Base, Albany and the Albany/Dougherty Metro Special Weapons and Tactics Team

RESOLUTION NO. 21-R210

Approving installation of Traffic Calming Measurers in the 1000 Block of Swift Street; Authorizing use of TSPLOST for such measures

RESOLUTION NO. 21-R211

Approving installation of Traffic Calming Measurers in the 500 Block of 11<sup>th</sup> Ave; Authorizing use of TSPLOST for such measures

RESOLUTION NO. 21-R212

Approving installation of Traffic Calming Measurers in the 200 Block of N. Central St; Authorizing use of TSPLOST for such measures

RESOLUTION NO. 21-R213

Authorizing submission of Grant Applications to Walmart and Sam's Club for local community grant programs through Walmart Foundation; should the grant be awarded to the City, such Grant is accepted

REPORT OF THE COMMITTEE OF THE WHOLE

1. Zoning Case #21-041 – Colonial Town Center, LLC/Owner; Concept Companies/Applicant; request Special Approval to construct a new car wash at 2828 Nottingham Way

Joe Dent, attorney for the applicant, hand delivered information for the record to the Clerk (copy on file).

Paul Forgey, Planning Director, gave a summary regarding this matter, i.e., location of the property, showed maps, discussed planning considerations and advised that the Planning Commission did not condition the item regarding the potential noise impact of a car wash.

Mr. Davis also delivered information to the Clerk for the record (copy on file).

Mayor Dorrough moved to approve the request, which died for lack of a second.

2. Alcohol License Application: SIA Sonee 1, Inc; d/b/a Albany Mart; 2121 Radium Springs Rd; D. Moore/Agent; Beer and Wine Package



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## ORDINANCES

Commissioner Fletcher introduced

### AN ORDINANCE NO. 21-138

Closing the 400 Block of W. 4<sup>th</sup> Ave., between N. Monroe and N. Jefferson Streets; Authorizing a Quit Claim Deed

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 Howard and, following a roll call vote, the motion unanimously carried.

Commissioner Fletcher introduced

### AN ORDINANCE NO. 21-139

Closing an alley between 709 and 711 W. 6<sup>th</sup> Ave.; Authorizing Execution of Quit Claim Deed

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 Howard and, following a roll call vote, the motion carried 5-0-2 with Mayor Pro Tem Fuller and Commissioner Langstaff abstaining.

## RESOLUTIONS

Following a brief update by Barry Brooks, Asst. to the City Manager, Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Young and, following a roll call vote, the motion carried 6-0-1 with Commissioner Warbington abstaining.

### A RESOLUTION NO. 21-R214

Authorizing termination of contract with Judicial Correction Services, LLC; Authorizing execution of a contract with Judicial Alternatives of GA to provide probation services through January 2023

Following a brief update from Lee Daniels, Engineering Utility Superintendent, Jimmy Norman, Director of Utility Construction, advised that Gas Dept., funds will be used.

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

### A RESOLUTION NO. 21-R215

Approving contract with DNT Environmental Remediation Services re: Albany Manufactured Gas Plant

Following a brief update from Mr. Forgey, and in reply to Commissioner Howard, information was discussed regarding a required public hearing and, it was noted that most of the cables will be overhead.

Mayor Dorough stated that it was his understanding that the idea of moving the cable underground was to mitigate damages of future natural disasters; Mr. Forgey agreed and explained that the money is to repair infrastructure and make it stronger. Mr. Norman agreed with Mayor Dorough regarding the intent to bury all cable, however, he advised that it is cost is prohibitive. He explained the intent to use funds to replace the cable with new aluminum wire, which is sturdier/more resilient, adding that the long-range plan is to install more underground wiring to take care of dangerous.

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

A RESOLUTION NO. 21-R216

Authorizing submission of a Grant Application to the GA Dept. of Community of Affairs re: Community Development Block Grant Disaster Program; should the grant be awarded to the City, such grant is accepted

A brief discussion followed regarding the GA Public Web resolution with Mr. Carter discussing information (copy on file), advising of the timeline (July-August) and the requirement of a budget amendment. He explained the process to put funds back into telecom and advised that additional information will be forthcoming. In reply to Mayor Dorough regarding the contract with GA Public Web, Mr. Carter advised that the contract cannot be negotiated.

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

A RESOLUTION NO. 21-R217

Authorizing the Mayor to sign Fourth Amendment Telecommunication Project Contract with Municipal Electric Authority of GA as well as Authorizing the Mayor to sign the Written Consent re: GPW's Asset Purchase Agreement with Macquarie NEWCO, LLC

COMMENTS/REQUESTS

Commissioner Howard asked that the Legislature be asked to seek funds for lights on the overpass in E. Albany due to the upcoming closure of the E. Oglethorpe Bridge.

Mayor Dorough asked for an agenda item regarding the closing of the E. Oglethorpe Bridge as it relates to traffic. He also asked for an update on the \$35 million that was allocated to Camden, Glynn and Dougherty County, with funds available to renovate SE Albany houses damaged in the 2017 tornadoes. He stated that funds were delegated to assist with home repairs and asked for a presentation on what funds are available for city areas and why funds have not been provided to help homeowners recover. He mentioned receiving conflicting answers to his questions and the need to discuss before any funds are returned to the State, with citizens not being helped to secure funding.

There being no further discussion, the meeting adjourned at 7:42 p.m.

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MAYOR

ATTEST

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CITY CLERK