

JULY 21, 2022

SPECIAL CALLED MEETING OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF ALBANY, GEORGIA  
401 PINE AVE. SECOND FLOOR BOARD ROOM (Virtual and in-person)

PRESENT Mayor Bo Dorough  
Mayor Pro Tem Vilnis Gaines  
Commissioners: Jon Howard, Jalen Johnson, Chad Warbington and Demetrius Young  
Virtual Attendee Bob Langstaff, Jr., (was not on the call for the entire meeting)  
City Attorney: Nathan Davis

Mayor Dorough called the meeting to order at 2:02 pm, followed by a roll call for attendance.

The Clerk read the call as follows:

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

Dear Commissioners:

There will be a Special Called City Commission meeting on Thursday, July 21, 2022, beginning at 2:00 p.m., in the 2<sup>nd</sup> floor boardroom located at 401 Pine Ave., to discuss and/or approve the following:

1. Commission Travel: D. Young, NLC Summer Board & Leadership Meeting; Atlanta, GA; July 27-29, 2022; \$1,434.28
2. Distribution of ARPA Funds
3. SPLOST VIII Intergovernmental Agreement

Sincerely,

/s/ Bo Dorough  
Bo Dorough, Mayor

/s/ Jon Howard  
JON HOWARD, WARD I  
CITY COMMISSIONER

Notified via email  
JALEN JOHNSON, WARD II  
CITY COMMISSIONER

Notified via email  
VILNIS GAINES, WARD III  
MAYOR PRO TEM

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

Commission Travel:

1. Commissioner D. Young, 2022 NLC Summer Board and Leadership Meeting, Atlanta, GA; July 26-29, 2022; \$1,434.28

Commissioner Howard moved to approve the travel, seconded by Mayor Pro Tem Gaines and following a roll call vote, the motion unanimously carried.

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## **PUBLIC ADMINISTRATION AND FINANCE MATTERS**

### Distribution of ARPA Funds and SPLOST VIII Discussion

Discussion followed regarding ARPA \$10.0 million and over \$60.0 million SPLOST with Mayor Dorough commenting on a letter he sent asking Commissioners for their thoughts on ARPA and SPLOST, with only Commissioners Warbington and Langstaff responding directly and others adding responses last week. He mentioned the \$25.0 million in the bank with some ARPA monies received, with Derrick Brown, Chief Financial Officer, agreeing on the \$24.0 million ARPA monies and commenting on monies that will be reimbursed. Mayor Dorough asked how the sewer separation project is progressing and asked that a monthly report including the amount of funds being spent be submitted for review. Discussion followed regarding the \$4.0 million from the State with Mr. Brown stating that this is reimbursable monies; spending monies due to cost increases, using \$5.0 million to repay GEFA and other projects with the suggestion to proceed with Henderson Gym Project. Mayor Dorough stated that Commission Howard mentioned the Broad Street sidewalks and allocating funds, as well as to downtown, adding that his concern is that ARPA monies should not be accumulated if they are not being spent. Mr. Brown clarified that the \$24.0 million ARPA is the total amount and commented on the four projects committed in prior SPLOST projects. Mayor Dorough referenced the letter the County Chair sent regarding no negotiations on the 60/40% LOST split, while the present split is actually 64-36%, and discussed the 70-30% split that the City is proposing. The dateline of early August was discussed to have the SPLOST on the ballot in November with Mr. Carter advising that the deadline for the Voter Registration Supervisor to submit information to the state is August 12.

In reply to Commissioner Howard, Mayor Dorough stated that a decision on ARPA is not due at this time, however, the SPLOST info is the August deadline.

Mr. Carter distributed the list of SPLOST projects (copy on file) and stated that the decision is on the split, noting that the CSS project is the major hurdle and agreeing with Mayor Dorough costs are increasing and the project is time sensitive. He stated that a report must be given to EPA with a deadline to raise the money and the deadline for the project with there being a deadline of June 2024 to allocate monies for the project. He recommended that the \$10 million be allocated to CSS project.

Mayor Dorough suggested not putting the entire \$10 million in CSS, adding that a bond will be issued, with rates being paid by customers and putting \$25.0 million in SPLOST projects while keeping in mind that construction costs are rising.

Discussion on Henderson Gym followed with \$4.9 million being a projected cost with Bill Miller needing a community center, looking at demands and perhaps having a larger community center. Mayor Dorough stated that residents should speak on the projects. Additional comments followed regarding the consultant (Woods) report, monies received for repairing damages to Turner Gym when the storms came in 2018 with Mr. Carter stating that he will provide the numbers. Versions 1 and 2 were discussed regarding the CSS project with Mr. Carter stating that some suggestions from the Commissioners were not included, adding that the original recommendation for CSS is \$20 million.

Commissioner Johnson agreed with staff's CSS recommendation and the list. Mayor Dorough stated that the issues are leaving the \$10.0 million in ARPA for CSS with his recommendation to use monies for shovel ready projects. Discussion continued regarding the two versions with Mayor Dorough again stating that there is \$10.0 million in the bank, which comes in slowly for a few years and there are shovel ready projects that can move forward. Commissioner Johnson asked for a list of the proposed shovel ready projects. Mr. Carter stated that as moving forward and allocating SPLOST funds on projects, monies are also allocated for the CSS with monies being collected slowly. He explained that he will need to begin taking monies from SPLOST. Mayor Dorough asked how much money is on hand, how much is spent monthly, etc., with Mr. Carter stating that this information is being compiled and he will have it updated monthly.

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Mayor Pro Tem Gaines said he is in favor of version 2 and asked where the monies will come from for projects, (sidewalks, alley paving, speed tables) with Mr. Carter stating that it will be covered by TSPLOST. Allocation of TSPLOST monies was discussed with Mr. Carter cautioning against the use of speed tables that create havoc for emergency vehicles. He also asked to consider other traffic calming measures and discussed having only one vendor, which creates delays.

A brief discussion followed regarding the Driskell Park bid and the City not being the cause of any delay.

Commissioner Warbington stated that he does not know where we are and nothing has been put on the table to discuss, asking who will bring forth information for discussion. He suggested that the SPLOST negotiations are the number one concern at this point and asked for proposals. Mayor Dorough stated that he gave a list, Commissioner Warbington gave a list and staff provided a list, asking for suggestions regarding the negotiation process. Commissioner Warbington stated that LOST negotiations broke down and asked what the negotiation process for SPLOST is. Mr. Carter asked for permission to speak with the County Administrator to bring back a negotiated split; however, the projects will have to be discussed.

Regarding LOST negotiations, Commissioner Young explained that the justification for the 70-30% split was not clear/concise and was not approached appropriately, adding that population is included in considerations with the City having the most population. He recommended ascertaining how much the City spends for the amount of people within city limits – also taking into consideration that County residents come into the city, etc.

Commissioner Warbington asked the status of the negotiations with LOST with Mayor Dorough suggesting resolving the SPLOST and LOST, recommending that Mr. Carter meet with Mr. McCoy. The consensus was for Mr. Carter to report back to the Commission in executive session at the meeting on Tuesday, July 26<sup>th</sup>. Regarding LOST, Mr. Carter stated that he will negotiate with the County for SPLOST and LOST. Commissioner Warbington commented on shovel ready projects, i.e., Driskell Park and suggested that he does not have any information on this as it pertains to the bidding process. He also commented on other ‘shovel ready’ projects and delays, new information regarding Henderson Gym requiring renovations, touring the National Guard Armory, etc.

Discussion followed regarding spending ARPA funds vs the passing of SPLOST III and intergovernmental agreement with the county.

It was noted that at 2:51 pm, Commissioner Langstaff was on the call and agreed to leave the ARPA monies alone and for Mr. Carter to speak with Mr. McCoy.

Commissioner Young commented on what ARPA was meant to do, i.e., recover from COVID, with putting monies in the recreation/wellness program for citizens. Regarding Driskell park, he stated that Henderson and Bill Miller were up for consideration three years ago and commented on priorities, adding that the sewer system was not a priority in the past and we are taking monies allocated for COVID with gyms not having renovations since the 1980’s (approx.). He suggested that Henderson and Bill Miller projects move forward since they have been on the list the longest. Regarding speed tables and the new concerns now of running out of monies, he noted that the citizens of Ward 6 have just gotten their first speed bump and commented on the unfairness of city resources, etc. He suggested that if gyms are not prioritized there will be problems in the future and mentioned prior SPLOST monies that have not been spent to assist with setting priorities. He suggested having citizens educated on SPLOST allocations, the City/County split and how this affects taxpayer’s monies.

Commissioner Warbington asked if Commissioner Young would like to move forward with renovations on the gyms based on the current information regarding the floodplain and disagreed that ‘that ship has sailed.

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In reply to Mayor Dorough Asst. City Manager Bruce Maples explained the alley paving process, i.e., each Commission gets one-two alleys by ward with the Mayor getting to pick one alley. Additional comments regarding the traffic calming process were discussed by Mr. Maples pertaining to costs.

In reply to Commissioner Howard, Mr. Maples explained that EPD/GEMA/FEMA updated flood plains with the study involving the Flint River and part of the CSS project/wastewater treatment plant now being in the floodway. The re-study concluded that the 100-year flood elevation should be lowered, which at this time will not impact Bill Miller/Henderson gyms. He advised that a variance will be asked for the water treatment plant.

Commissioner Howard stated that the demographics of the southside has changed and commented on information received from Albany Tech, adding that the \$10.0 million should be used for shovel ready projects. He also commented on the speed tables and calls received regarding speeding in neighbors that he receives from senior citizens. He suggested putting \$5.0 million in shovel ready projects.

Commissioner Johnson stated that he needs to see the list of projects before deciding and agreed with moving forward with SPLOST negotiations.

Commissioner Warbington commented on using \$96,000 of ARPA funds for the study (for Carver, Turner and Driskell) and asked for a quote on the Albany Herald building and options. He again suggested having discussions in executive session.

It was noted that at 3:19, Commissioner Langstaff was not on the call.

Commissioner Young asked for additional information regarding the shovel ready projects with Mr. Maples advising that they have only conceptual plans and Commissioner Young asking the next step regarding Turner, Henderson and Bill Miller and discussed a budget amendment to repair the three gyms, which is a commitment to the community.

Mayor Dorough commented on looking at square footage regarding having a number and suggested Mr. Carter provide additional information regarding bids. He asked to move forward with plans for Henderson and to get plans from the consultant (Woods).

Commissioner Young agreed with Mayor Dorough to look at using other monies for infrastructure, etc.

Discussion followed on the process with the consensus to have a special call meeting for executive session on Tuesday, July 26, 2022, at 5:00 p.m., and another special call meeting on Tuesday, August 2, 2022, in conjunction with the work session.

There being no further business, the meeting adjourned at 3:27 p.m.

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MAYOR

ATTEST:

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CITY CLERK