

FEBRUARY 28, 2023

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

PRESENT: Mayor Bo Dorough
Mayor Pro Tem Chad Warbington (virtual)
City Commissioners: Jon Howard, Jalen Johnson, Vilnis Gaines and Demetrius
Young
Virtual Attendee: Bob Langstaff, Jr.
City Manager: Steven Carter
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 6:02 p.m. and advised that the invocation is being given by Albany Police Chaplain Matthew Watkins, which was followed by the pledge of allegiance.

PRESENTATIONS

1. Black History Month:

Commissioner Howard recognized Black History Month and read from a statement regarding the history of Albany's elected municipal officials who were instrumental in pioneering the way for other African Americans to be elected to office, including himself and those sitting at the table today. He asked all to step forward to take a picture, adding that in 1976 President Ford declared February as Black History Month.

Mayor Dorough stated that Commissioner Howard is the longest serving City Commissioner, with next year marking his 30th year.

2. APD Awards:

APD Chief Michael Persley presented 2022 annual awards to the following:

- Citizens of the Year - APD Chaplains Matthew Watkins and John Warrener
- Civilian of the Year – Angela Price (deceased, brothers, Sgt. Jerry Franklin and Cpl. Dramoskie Franklin received the award on her behalf)
- Commander-in-Chief – Sgt. Telur Allen
- Officers of the Year – Sgt. Darryl Jones and Cpl. Javan Summerling

Following the awards presentation, the Mayor and Board of Commissioners expressed their appreciation to the awardees for their service, including all of the men and women for their service to the Albany Police Department.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

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

OBJECTION TO CONSENT AGENDA

Commissioner Young asked to remove the first resolution from the consent agenda (HOME ARP allocation) for further discussion. Commission Howard moved to adopt the consent agenda with the removal of item seconded by Commissioner Gaines and following a roll call vote, the motion unanimously carried

AGENDA ADOPTION

Commissioner Howard moved to adopt the agenda as presented, seconded by Commissioner Gaines. It was noted that a conditional item at the end of the agenda needed to be voted on (Asbestos Abatement contract). Hearing no additional comments and following a roll call vote, the motion unanimously carried.

CONSENT AGENDA ADOPTION

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

FEBRUARY 28, 2023

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

A. Special Approvals:

1. Zoning Case #23-003: Abundant Life Investments Holdings, LLC/Owner; Todd Davis/Applicant; request special approval to operate a self-storage facility (indoor) on property located at 2425 Sylvester Highway
2. Zoning Case #22-097: Whitehill International, LLC/Owner; Complete Resource Management/Applicant; request special approval to operate a composting and recycling facility at 1701 N Washington St.
3. Zoning Case #23-002: Michael Meyer von Bremen/Owner; Danielle Wetherald/Applicant request special approval to operate a private school for special needs children on property located at 2417 Westgate Dr.

B. Purchases:

1. Design services: Golf Course Maintenance Building, YWM Architects, Albany, GA – Total exp. \$71,800.00
2. Fire Station #7: Newell Construction, Albany, GA – Total exp. \$156,770.00
3. APD Central Square Computer License: Central Square Technologies – Total exp. \$108,000.00
4. Building permit Consultant: Charles Abbott Assn., Inc., Viejo, CA – Total exp. \$669,000.00
5. Human Resources – Pay Study: Bolton, Cincinnati, OH – Total exp. \$51,500.00

GENERAL BUSINESS

A. Appointments:

1. Appointments to Citizen Transportation Committee for three-year term ending January 2026.

Commissioner Howard nominated David Gregors, closed nominations on said name and moved to appoint Mr. Gregors, seconded by Commissioner Young and following a roll call vote, the motion unanimously carried.

2. Appointment to KADB for three-year term ending January 2026

Commissioner Howard nominated Jay Sharpe, closed nominations on said name and moved to appoint Mr. Sharpe, seconded by Commissioner Gaines, and following a roll call vote, the motion unanimously carried.

B. Commissioner Howard moved to request the Planning Commission review the request to amend the ordinance regarding property located at 245 E. Broad Ave., seconded by Commissioner Johnson and following a roll call vote, the motion carried 6-1 with Mayor Dorrough voting no.

ORDINANCE

Mayor Pro Tem Warbington introduced

AN ORDINANCE NO. 23-101

Amending the Zoning ordinance and Map of the City of Albany to change the status of property located at 1920 Ledo Road from R-3 to C-3

Mayor Pro Tem Warbington then offered the ordinance and asked for unanimously 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.

RESOLUTIONS

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

FEBRUARY 28, 2023

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

A RESOLUTION NO. 23-R116

Approving the Substantial Amendment of FY 2021-22 Annual Action Plan to include the HOME-ARP Allocation Plan

Discussion followed regarding the placing of residents in the homes, funding allocations, HUD guidelines and whether unsheltered homelessness is inclusive. Mr. Hawthorne explained that the homeless are assisted, adding that sustaining the program is the priority. Orson Burton, Community Development Coordinator, stated that the City and DCED have Rapid Rehousing funds geared for the chronically homeless population, adding that there are other entities with services/programs/ resources for the homeless. Mr. Hawthorne explained that if any of the homeless population is brought into their development, they are obliged to have those services available, which becomes a problem when community partners are not there to sustain it.

Commissioner Young mentioned the growth of the unsheltered homeless population and the City needs to be ready to tackle that issue.

Commissioner Johnson was absent from this point on.

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

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

A RESOLUTION NO. 23-R117

Authorizing the City Attorney to negotiate contract renewal with Oak View Group for management of the Albany Civic Center, Municipal Auditorium and Veterans Amphitheatre, seconded by Commissioner Young.

Discussion followed regarding contract negotiations, with Mayor Dorough objecting to a ten-year contract, stating that the action is authorizing the City Attorney to negotiate with Oak View an extension of the contract. Mr. Carter interjected that if the proposal is modified, there are also changes.

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

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

A RESOLUTION NO. 23-R118

Accepting the \$410,385 bid of Concrete Enterprises, LLC of Albany, GA for Recreational Trail Improvements; authorizing the City to enter into a written contract with Concrete Enterprises, LLC; authorizing use of TSPLOST Funds

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

A RESOLUTION NO. 23-R119

Authorizing expenditure of \$553,900 of SPLOST VII Funds for Henderson Park Design services; authorizing the City to enter into a written agreement with WSP USA Environment & Infrastructure, Inc.

Discussion followed regarding having a different design group, the master plan controlling the City's logo, continuity of all parks/facilities, Commissioner Langstaff advising that he will vote no for this item because a master plan has not been approved, funding for the \$8.5 million cost, having another design sitting on a shelf collecting dust, etc. Discussion continued regarding funding allocations from last year and adopting a master plan.

Hearing no additional comments, and following a roll call vote, the motion carried 6-1 with Commissioner Langstaff voting no.

FEBRUARY 28, 2023

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

Joshua Williams, Central Services Buyer II, discussed information (copy on file) regarding the asbestos abatement contact.

1. AHERA Response Service, Inc. Total exp. \$100,000.00

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

MEMBER COMMENTS

Commissioner Howard mentioned high school sports and suggested recognizing the various winning teams.

Commissioner Gaines mentioned calls he gets regarding the school zone cameras and the number listed on the ticket not being a working number. Chief Persley explained the process, adding that APD will address issues and/or people can contact Municipal Court if there are issues.

Commissioner Young thanked Commissioner Howard for his Black History Month comments, adding that his mother, former Commissioner and State Representative, Mary-Young Cummings, was also one of the early African American elected officials, adding that her accomplishments included being the lead attorney in litigating the case that allows African Americans to choose their representatives by ward.

Mayor Dorough asked that a special called meeting be held on March 7 to sign a letter of Intent re: the Gordon Hotel. He also commented on allocating funds for traffic calming devices, suggesting that all wards have the same number of streets. He suggested having coordinated efforts on properties with substantial liens.

There being no further business, the meeting adjourned at 7:31 pm.

MAYOR

ATTEST:

CITY CLERK