

JUNE 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
City Commissioners: Jon Howard, Jalen Johnson, Vilnis Gaines, Demetrius Young
and Bob Langstaff, Jr.,
City Manager: Steven Carter
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 6:01 p.m. and advised that the invocation is being given by Rev. Gary Sanders, First Mt. Olive Missionary Baptist Church, which was followed by the pledge of allegiance.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

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

OBJECTION TO CONSENT AGENDA

There were no objections.

CONSENT AGENDA ADOPTION

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

AGENDA ADOPTION

Mayor Dorough noted the revision of Item #4 (Retention Incentive) with full-time employees receiving \$1,000 and part-time employees receiving \$500; he then moved to adopt the agenda, seconded by Mayor Pro Tem Warbington, and following a roll call vote, the motion unanimously carried.

CONSENT AGENDA ADOPTION

A. Resolutions:

A RESOLUTION NO. 23-R149

Authorizing entering into an agreement with Metro Analytics, LLC to update the DARTS Metropolitan Transportation Plan

A RESOLUTION NO. 23-R150

Approving list of streets for Street Resurfacing Phase C; Authorizing use of LMIG and TSPLOST Funds

A RESOLUTION NO. 23-R151

Approving Temporary Construction Easement to the Georgia Department of Transportation for the Oglethorpe Bridge Project

A RESOLUTION NO. 23-R152

Approving hiring of a consultant to aid in submitting grant application to the Safe Streets and Roads for All (SS4A); should the grant be awarded to City, such grant is accepted

A RESOLUTION NO. 23-R153

Authorizing submission of a grant application to the Federal Aviation Administration and the Georgia Department of Transportation under the Bipartisan Infrastructure Law Grant Program; should the grant be awarded to City, such grant is accepted

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A RESOLUTION NO. 23-R154

Authorizing second amendment of the Solar Power Purchase Agreement between MEAG Power and City of Albany

A RESOLUTION NO. 23-155

Authorizing the recording of New Loan Documents regarding Loan Funds for the Downtown Microbrewery Project and authorizing City Attorney to record documents

B. Purchases:

1. Lily Pond Equipment Shelter, Wahoo Metal, LLC dba Smith Built Metals; Dawson, GA. Total exp. \$49,700.00
2. Maintenance Contract re: Water Pollution Control Plant and Pumping Stations; ESG Operations, Inc. - Total annual exp. \$2,119,085.95
3. Ford Diesel Trucks; Wade Ford, Inc. - Total exp. \$371,608.84
4. Public Works Dump Truck, MHC Kenworth; Atlanta GA – Total exp. \$248,260.00

GENERAL BUSINESS

1. Special Approval Case #23-033; Ketoria Facison, Owner/Applicant request special approval to operate a child welfare facility to serve up to 6 clients on property zoned R-2; located at 813 Seventh Ave.

Commissioner Johnson moved to approve, seconded by Commissioner Langstaff and following a roll call vote, the motion carried 6-1 with Mayor Dorough voting no.

A. Alcohol License Applications:

Marshal Walter Norman, Code Enforcement Director, discussed the following license (copy on file):

1. Lounge Eleven 20 LLC; d/b/a Lounge Eleven 20, 113 N. Front St. K. Duffy/Agent; Liquor/ Beer/Wine Consumption

Commissioner Gaines moved to approve the license, seconded by Commissioner Young and following a roll call vote, the motion carried 6-1 with Commissioner Howard voting no.

ORDINANCES

Discussion followed regarding the following resolution with Paul Forgey, Planning Director explaining the next steps which is to find a vendor and discussed changes as noted in Sec. 36-98(d).

Commissioner Johnson introduced

AN ORDINANCE NO.

Relating to Mortgages, Conveyances to secure debt, Liens; to provide for Vacant and Foreclosed Property Registries; to provide for definitions; to provide for guidelines for Vacant and Foreclosed Property Registries; to provide for exemptions; to provide for maximum fees and penalties for registration and failure to register; to provide for appellate rights; to provide for severability; to provide an effective date

Mr. Forgey advised of a discrepancy in the way foreclosed property and vacant property that was not foreclosed were treated, with the issue being rectified by adding a new definition that both categories of property will be treated the same. Mayor Pro Tem Warbington questioned whether the next step will be finding a vendor with Mr. Forgey agreeing. In reply to Commissioner Langstaff, Mr. Forgey explained the changes in Sec. 36-98(d).

JUNE 28, 2023

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

Commissioner Johnson then offered the ordinance and asked to dispense with the second reading and asked for its adoption, seconded by Mayor Pro Tem Warbington.

Discussion continued with Commissioner Young speaking in opposition to the ordinance and expressing his concerns. He then asked to withdraw unanimous consent to dispense with the second reading. Hearing no additional comments, the motion failed 3-4 with Commissioners Howard, Gaines, Langstaff and Young voting no.

Mayor Pro Tem Warbington introduced

AN ORDINANCE NO. 23-106

Amending Regular Pension Board Meeting date to the second Tuesday of each month

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

Derrick Brown, Chief Financial Officer, discussed information (copy on file) regarding employee's pension contribution increase. Approximately 90 employees stood who were present at the meeting to hear comments on the proposed pension and budget ordinances. Mayor Dorough asked for additional information from the years 2011-2015.

Commissioner Howard introduced

AN ORDINANCE NO. 23-107

Approving Amendment to the Pension ordinance re: 0.5% increase in employee contributions

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 Johnson.

In reply to Commissioner Howard, Mr. Brown explained the 30-year plan that must be funded, adding that the report goes to the State on June 30th. Commissioner Howard commented on the 872 full-time employees, the 1,005 retirees and the importance of adopting the ordinance.

The motion was restated by Commissioner Howard and seconded by Commissioner Gaines and following a roll call vote, the motion unanimously carried.

Regarding the retention incentive, Mr. Carter provided revised information. Detailed discussion followed with the Mayor and Commissioners commenting on concerns and expressing what they will support. Mayor Dorough moved to give \$1,000 to all full-time and part-time employees. Discussion continued with Commissioner Howard suggesting giving the \$1,000 to full-time and part-time employees which excluded Albany Police Department.

Commissioner Howard introduced

AN ORDINANCE NO. 23-108

Amending the City of Albany's Fiscal Year 2023 Budget to provide a retention Incentive for employees

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

Mr. Carter provided revised information regarding the COLA amounts. Discussion continued pertaining to the options/amounts, i.e., 13.1% for APD and 6% for the remaining employee base. Questions/comments included the pay study, amount for APD, including 911 employees and Commissioners commenting on their support (or not) for the proposed budget.

JUNE 28, 2023

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

Mayor Pro Tem Warbington moved to give sworn APD officers 13.1% and all other employees 6%, and, offered the motion and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Langstaff.

AN ORDINANCE NO. 23-109

Adopting Budget and Appropriations for the period July 1, 2023, through June 30, 2024

Hearing no additional comments and following a roll call vote, the motion carried 4-3 with Commissioners Howard, Johnson, and Young voting no.

RESOLUTIONS

Regarding the contract to manage the Civic Center, Mr. Brown provided information regarding the financials and entering into a 10-year vs 5-year contract. Discussion included terms of the contract and improvements to the Civic Center. Mayor Pro Tem Warbington moved to adopt the resolution, which does not change the contract as discussed at the June 6 work session, seconded by Commissioner Langstaff.

Commissioner Langstaff commented on the quality of events at the Civic Center that have improved, and the 5 vs 10-year contract, suggesting that the 10-year contract is more lucrative. Commissioner Young agreed with Commissioner Langstaff.

Mayor Dorough expressed concerns about a 10-year contract and noted Sec. 4-1. He then made a substitute motion to extend the current agreement for five years, seconded by Commissioner Johnson.

Civic Center Manager Victor Landry commented on the agreement, which recommends ten years. Mayor Dorough restated the substitute motion, seconded by Commissioner Johnson and following a roll call vote, the motion carried 4-3 with Mayor Pro Tem Warbington and Commissioners Langstaff and Young voting no.

A RESOLUTION NO. 23-R156

Approving new Management Services Agreement between the City and Global Spectrum, LP, d/b/a OVG360 re: Civic Center, Auditorium and Amphitheater

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

A RESOLUTION NO. 23-R157

Approving Extension of Letter of intent with CL Real Estate Development, LLC, re: Hotel Gordon

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

A RESOLUTION NO. 23-R158

Accepting the recommendations from the Community Development Council to fund Public Service Grants through Community Development Block Grant Funds

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

A RESOLUTION NO. 23-R159

Authorizing a new one-year Agreement regarding the Parks at Chehaw between the City of Albany, Georgia, the Albany Convention & Visitors Bureau, Inc, and the Chehaw Park Authority

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

A RESOLUTION NO. 23-R160

Authorizing a new One-Year Agreement regarding the Flint RiverQuarium between the City of Albany, GA, the Albany Convention & Visitor's Bureau, Inc., and the Flint RiverQuarium, Inc.

Commissioner Johnson moved to adopt the following resolution, seconded by Commissioner Gaines and following a roll call vote, the motion carried 6-0-1 with Mayor Pro Tem Warbington abstaining.

A RESOLUTION NO. 23-R161

Authorizing submission of a Grant Application to the GA Dept of Community Affairs for the Rural Workforce Housing Initiative; should the grant be awarded to City; such grant is accepted.

MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA

Commissioner Howard stated that he received an award for years served and recognition for his 204 credit units at the June GMA Annual Convention in Savannah.

Commissioners Johnson and Gaines stated that they were pleased that the budget was adopted.

Commissioner Young referred to the Utility budget, stating that he was advised that monies outside of the operations budget, Commissioners could have a say in how those funds are spent; however, it is possible the information is inaccurate. He asked to have a discussion on how the extra funds are spent, and if some monies in reserves are being invested and whether there are cooling centers that will be open during the hot weather. Mr. Carter advised that an evaluation will be conducted and if warranted, cooling stations will be opened.

Mayor Dorough commented on 1) the bathrooms not working at Eames Park and suggested an agreement with the school board; 2) asked to have the ordinance revised regarding hours of solicitation; 3) asked for an update of the tennis complex and to, 4) hold a meeting with the County regarding TSPLOST. He advised that the \$30.0 million, which was authorized, did not make it into the House budget for the CSS project.

Michael Custer, Asst. City Attorney, was recognized and it was noted that she will begin employment in July.

There being no further business, the meeting was adjourned at 8:02 pm.

MAYOR

ATTEST:

CITY CLERK