

MAY 2, 2023  
COMMITTEE OF THE WHOLE  
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

PRESENT: Mayor Bo Dorough  
Mayor Pro Tem: Chad Warbington  
City Commissioners: Jon Howard, Jalen Johnson, and Vilnis Gaines  
Virtual attendees: Demetrius Young  
City Manager: Steven Carter  
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 8:37 am, followed by attendance roll call.

## **AGENDA ADOPTION**

Mayor Dorough noted that the emergency generator was removed from the agenda. Commissioner Howard moved to adopt the agenda, seconded by Commissioner Johnson and following a roll call vote, the motion unanimously carried.

## **REPORT OF THE CITY CLERK**

### **A. Commission Travel**

1. Mayor B. Dorough; Annual Chamber Meeting with Federal Delegation; Washington D.C.; May 8-10, 2023; \$941.19
2. Mayor Pro Tem C. Warbington; Annual Chamber Meeting with Federal Delegation; Washington D.C.; May 8-11, 2023; \$2,166.80

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

### **B. Staff Travel**

1. C. Carter, City Manager; Annual Chamber Meeting with Federal Delegation; Washington D.C.; May 8-11, 2023; \$2,446.71

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

2. S. Tolbert, City Clerk; 2023 GMA Annual Convention; Savannah, GA; June 23-26, 2023; \$2,129.70
3. S. Kelly, Asst. City Clerk; 2023 GMA Annual Convention; Savannah, GA; June 23-25, 2023; \$1,248.67

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

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4. Weaver, Municipal Ct. Judge; 2023 Municipal Court Judges Continuing Judicial Education Seminar; Jekyll Island, GA; June 12-16,2023; \$2,709.12
5. Scoccimaro, Municipal Ct. Judge; 2023 Municipal Court Judges Continuing Judicial Education Seminar; Jekyll Island, GA; June 13-16,2023; \$1,618.70

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

## COMMITTEE REPORTS

### A. Public Safety

1. Memorandum of Understanding between Albany-Dougherty Drug Unit and Marine Corps Logistic Base

APD Chief Michael Persley discussed information (copy on file)

In reply to Mayor Dorough regarding the dogs, Chief Persley explained who owns what, including the buildings (City), dogs/equipment (County), etc., adding that the City and County Commissions must agree to approving this item. Regarding the Drug Unit being an entity, Chief Persley stated that ADDU is not an entity.

2. Drug Testing – Municipal Court

Barry Brook, Director of Administration, discussed information (copy on file).

In reply to Commissioner Howard, Mr. Brooks explained the testing process, including which drugs will be tested for. In reply to Commissioner Gaines, Mr. Brooks explained the past practice process, (refer to Dougherty County Jail for testing) which changed once COVID arrived. Mayor Pro Tem Warbington expressed support for the in-house testing.

Mayor Dorough stated the objective, which is to keep people out of jail, and commented on the frequency of [drug]use and the issue of the Judge implementing standards. He asked if this had ever been done before; Mr. Brooks explained that defendants had been sent to jail to be tested, adding that transportation is an issue. He stated that the Judge will follow judicial standards; and advised that however, he explained that this includes the Albany Works Program, adding that probation does testing.

Discussion continued with Mr. Brooks explaining the fee structure, i.e., fees going to Superior Court, costs and whether outsourcing is needed.

Mayor Dorough stated his concerns regarding drug testing, probation, jail and implementing only for Albany Works and whether this is a compelling need, asking to see the judicial standards.

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Mr. Carter stated that this is not a new process/procedure, they are asking to get the job done ‘in-house’. Mayor Dorough countered that the new section in the Code gives the Judge the authority to drug test. Mr. Brooks explained that not everyone is tested, adding that he will relay the Mayor’s concerns.

B. Public Administration/Finance

Corey Gamble, Buyer I and Dale Henry, Fleet Asset Supervisor, were present to discuss the following (copy on file):

1. Code Enforcement Ford Explorer; Wade Ford, Inc. – Total exp. \$44,105.00

Mayor Dorough asked if this is available in hybrid, with Mr. Gamble explaining that state contract doesn’t have hybrid. Mr. Henry stated that this is a four cylinder and is in stock.

Joshua Williams, Interim Procurement Mgr. and John Dawson, CIO, were present to discuss the following (copy on file):

2. Software Maintenance Renewal; Oracle USA, Inc. - annual exp. \$104,042.48

At 8:59 it was noted that Commissioner Young was not on the call.

The following item was removed from the agenda:

3. Generac Emergency Generators; Generac Power Systems, Inc. - Total exp. \$89,570.00

Ricky Gladney, Buyer and John Hawthorne, DCED, Director were present to discuss the following (copy on file):

4. Rehab re: 527 W. Highland; Micheal A. Thomas Contractor, Albany, GA: Total exp. \$46,020.00

Commissioner Howard briefly discussed the location of the property and surrounding properties.

Mayor Pro Tem Warbington asked if an appraisal was done and the cost with Charliesa Fisher, Housing Program Manager, stating that it appraised for \$109,500, with CED financing. In reply to Mayor Pro Tem Warbington, Mr. Gladney explained the bid discrepancy with there being no problem with staff’s recommendation, adding that he felt that the higher bid was out of line, with the lower bid having discrepancies; however, the vendor assured him that his bid number is enough for him to complete repairs on time. Mr. Hawthorne explained the short time period which is to hold contractors accountable. Regarding permits, Mr. Gladney stated that the contractor is able to legally pull the permits.

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In reply to Mayor Dorough, Mr. Hawthorne explained the process of acquiring the property, which was developed after the (1994) flood and has been in inventory since. BJ Jackson, Housing Counselor, discussed the history of the property which was used for rentals with a decision made to convert it to home ownership to offer to first time homebuyers. Regarding the scope of work, she advised that it was done in-house. Discussion continued regarding the attractiveness of the houses and whether the other houses will be offered for ownership.

Mr. Gladney and Hawthorne discussed the following (copy on file):

5. HOME New Residential Construction; Dukes, Edwards, and Dukes, Albany, GA; Total exp. \$509,800.00

In reply to Commissioner Johnson, April Mahone Deputy Director, explained the funding process that will be used, with Ms. Jackson providing additional comments regarding grant funds, which will be reallocated to the program and the receipt of program income. Ms. Jackson also commented on financing. Mr. Hawthorne discussed the bid stating that there is not much competition and the property is within the flood zone, resulting in additional costs. Discussion continued regarding construction costs, proceeding with building the homes due to having two homeowners waiting to move in, etc.

Mayor Pro Tem Warbington noted that the City is providing the land and design, and suggested that the cost should be higher than the building cost as the City is absorbing the cost of both adding that he cannot understand why the price is so high, suggesting that the 90-day build time could be a factor. Mr. Gladney explained that the contractor will have to be given more time. Mayor Pro Tem Warbington stated that if this was rebid and that statement made at the bid, they might have gotten three more bids, adding that a contractor asked if there was flexibility in the 90-days, with the response to the addendum being negative; Mr. Gladney agreed. Mayor Pro Tem Warbington asked if there is a rush; Mr. Hawthorne explained that there was no rush, but there is a shortage of contractors and some stated that they would not bid due to the history of construction management, etc., adding that if the Commission wants it to be rebid, they certainly will. Mayor Pro Tem Warbington asked the purchase price with Ms. Jackson stating \$156,000. Mr. Hawthorn stated that one will be purchased conventionally, with the other purchased through CDBG.

Mayor Dorough also questioned the 90-day construction and not having this in the bid process considering supply chain, etc.

Commissioner Howard asked if Code could do a sweep of the project in the 500 block of Highland to Slappey and 1400 block of S. Jefferson regarding demolishing the eyesores. Mr. Carter said he will ask Marshal Norman to take a look and provide the process for moving forward.

Mayor Pro Tem Warbington commented on re-bidding and having a value engineer to provide recommendations on lowering the cost. Discussion continued regarding using cheaper products.

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Christina Strassenberg, Procurement; Lequrica Gaskins, Downtown Manager; and Tripp Swilley, Facilities Maintenance Management Superintendent, were present to discuss the following (copy on file):

6. Rosenberg – Albany Herald Building Project Phase I; Dunwoody/Beeland Architects, Inc: \$80,000 proposal to provide Professional Design & Project Management Services

Ms. Strassenberg stated that Gene Dunwoody, Jr., Dunwoody, Beeland firm out of Macon, is present (on the zoom call).

In reply to Commissioner Howard, Ms. Gaskins stated that over \$800,000 was paid for the Herald building and all the parking lots, adding that brownfield contaminate testing was done. She explained the testing process, adding that she can provide the reports.

In reply to Commissioner Johnson, Ms. Strassenberg discussed the next step if this is approved.

Mayor Pro Tem Warbington commended the proposals that were received and asked Mr. Dunwoody the number of what is expected when the project is complete. Mr. Dunwoody stated that he does not have the information, adding that he has not walked the building and the level of demolition determines the future costs, adding that he can provide his credentials. Mayor Pro Tem Warbington stated that \$1.0 million was allocated and asked to be provided with information and the amount of the bids being considered. Mr. Dunwoody explained the process of his assessment. Mayor Pro Tem Warbington commented on the master plan and connecting the projects.

Mayor Dorough suggested inviting the groups to provide a presentation since one has previous experience with a prospect for downtown, and TSW was involved in the master plan and commented on remediation of the building, growing the block with other downtown prospects, having a vibrant downtown and hearing from the three firms before deciding. Mr. Dunwoody provided additional credentials he has developed during his 35-year history of this type of work.

The consensus was to continue with Dunwoody. Mr. Carter stated that this will be on the agenda for vote.

Mr. Williams and Chief Persley discussed the following (copy on file):

7. Real Time Crime Center; Constant Technologies, Inc. Total exp. \$519,843.66

In reply to Commissioner Howard, Chief Persley explained the concept/benefits of a crime center.

In reply to Commissioner Johnson on annual costs to maintain, Chief Persley explained that on average, the cost will be \$500,000.00 per year. Discussion continued regarding using open-source information (searches on the web), with Mr. Carter adding that software and programs that were recently approved will be used in the crime center.

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Mayor Pro Tem Warbington commented on the location (3<sup>rd</sup> floor of LEC), using other officers, i.e., crime/intel analysts, etc., being assigned to the center. Chief Persley noted that Albany Tech offers training and/or certifications that will be beneficial as well.

Mayor Dorough agreed that ensuring the center is maintained is important and asked if more staff will be needed, with Chief Persley explaining the configuration of those working who are current and/or whether new employees will be needed, to include retirees.

Mayor Pro Tem Warbington commented on Cobb County and their dispatch program to include light-duty employees. He mentioned tours that Cobb County offers one day a week which is enlightening.

At 10:19, it was noted that Commissioner Young was back on the call.

Commissioner Young commented on the technology and asked if we are looking at solutions that will be under one umbrella, i.e., enterprise solutions. Mr. Carter noted that the process was looked at extensively and FUSUS was selected as the most beneficial to bring in all processes.

Commissioner Howard mentioned 201 E. Oglethorpe, asking if maintenance can cut weeds on the sidewalk.

Mayor Dorough discussed the following (copy on file):

8. MOU – Former National Guard Armory

Discussion included the Tennis Center on the ASU West Campus, pickle ball court, the County's proposal, involving the Albany Tennis Association and, the County's receptiveness to the project.

Commissioner's comments included properties in question, refurbish the old First Tee property (approx. ten acres), the MOU in question not being a good deal, partnering with the County, questions about the location and amounts of the draft Mayor Dorough provided, having the National Guard separate and an agreement with the County, having three sites to consider and involving consultant, Ron Huffman, with providing a master plan.

Mayor Pro Tem Warbington asked Mr. Huffman if the three most viable sites are the National Guard Armory, First Tee and ASU West campus. Mr. Huffman stated that he has done plans for the First Tee property, (having looked at it multiple times, ball fields, tennis, and shared parking at the Civic Center), adding that he also looked at the National Guard Armory property multiple times. He advised that he does not know what ASU West has, adding that he also looked at the YMCA Property. Mayor Pro Tem Warbington asked to have language with the City of Albany running the facility and Dougherty County sharing costs.

The consensus was for Mr. Huffman to look at the three sites and to present the three options to the County with a suggestion for three commissioners to meet with County Commissioners to come up with a recommendation. Mr. Belk stated that the County indicated that they are willing to provide the National Guard Armory for Recreation offices. Discussion continued regarding forming a committee

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to bring a recommendation back, which should be added to the MOU, along with language that the City will run the facility. Mr. Carter clarified that the MOU will be reformatted for vote on May 23. Mr. Brooks discussed the following (copy on file):

9. Probation Services

In reply to Commissioner Johnson, Mr. Brooks stated that JAG has provided probation services in the past and the recommendation is to use them since they have an office in Albany.

Mayor Dorough expressed concern with the prior company (JCS), which withdrew from the contract and commented on not having a meaningful community service program and asked that recycling drop-off be looked at so that community service is enhanced. He noted typos in the agreement, as well as incorrect information.

## **MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA**

Commissioner Howard asked to have updates from APD/ADDU/ Gang Task Force and asked that a red light be put at ASU (towards the church/closer to Oglethorpe). Mr. Carter stated that they are working with ASU to provide traffic calming. Commissioner Howard asked for an update on E. Broad sidewalks.

Mayor Pro Tem Warbington asked for special call meeting on 5/16 to discuss with the IDP their proposal on the Davis Exchange building due to a deadline of 5/19. Regarding the nightclub in East Albany, he asked Mr. Davis to provide the ordinance update with Mayor Dorough advising that this was worked on by the committee (Moratorium Committee). Mayor Pro Tem Warbington asked to have this on the next agenda and referred to ASU apartments (The Scene), which have become a tremendous drain on APD. He asked if cameras/nighttime security can be provided by the owner and also asked Mr. Davis to work with Chief Persley to determine how to legally proceed.

Commissioner Young referred to the Thomasville retreat and mentioned Congressman Bishop providing a way to finance the CSO project, as well as the looming deadline. He recommended that while in DC in May, Mayor Dorough and Mayor Pro Tem Warbington should seek an audience with Senators Ossoff, Warnock and Congressman Bishop to advocate that they consider a way to have the City released from the deadline and have that designation taken away, adding that the consideration should include the Army Corps of Engineers in the CSO project.

Mayor Dorough advised that this is an EPD rather than an EPA directive and would be a state matter. He asked Bruce Maples, Asst. City Manager, to determine the process for constructing a pedestrian overpass on Radium Springs (Road) and whether the Board of Regents have funds, etc. Mr. Carter advised that the City has already been in contact with the ASU president who explained that a main issue is the cost and determining how to fund the project. He mentioned available grants regarding pedestrian safety which is being researched.

## **CITY MANAGER’S REPORT**

Mr. Carter mentioned the budget process, with the next work session being the first public briefing he will provide and asked that questions/concerns be provided to him. The public hearing is scheduled for June 2 and approval in the regular June meeting. He advised that a Gas Authority meeting will be held the end of the week, with local representation (B. Maples is on that Board), and that a lineman rodeo will be held in Marshall, Georgia on May 6<sup>th</sup> with the local group participating. He then wished Mayor Dorough a happy upcoming birthday.

## **EXECUTIVE SESSION**

At 10:25 a.m., Commissioner Howard moved to enter executive session to discuss real property acquisition, seconded by Mayor Pro Tem Warbington and, following a roll call vote the motion unanimously carried as follows:

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	yes
Ward V	absent
Ward VI	yes
Mayor	yes

At 11:22 a.m., Commissioner Howard moved to exit executive session, seconded by Mayor Pro Tem Warbington; following a roll call vote, the motion unanimously carried as follows:

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	yes
Ward V	absent
Ward VI	yes
Mayor	yes

Reconvening the meeting, Mayor Dorough advised that in executive session property acquisition matter was discussed with no action taken.

There being no further discussion, the meeting adjourned at 11:22 a.m.

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SONJA TOLBERT  
CITY CLERK