

SEPTEMBER 26, 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, Vilnis Gaines, Bob Langstaff, Jr. and  
Demetrius Young  
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 Pastor Joshua Bower, First Presbyterian Church of Albany, which was followed by the Pledge of Allegiance.

PRESENTATION (Retirement Certificate)

Mr. Carter presented a retirement certificate to Charles Carr for his 27 years of service, noting that he is retiring from the Public Works Department. Mayor Dorough and the Commissioners expressed their gratitude to Mr. Carr, congratulated him on his retirement and wished him well.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Commissioner Howard moved to approve the minutes, seconded by Commissioner Gaines, the roll call vote unanimously carried.

OBJECTION TO CONSENT AGENDA

There were no objections, however Commissioner Young asked Mayor Dorough to read the purchases into the record (item B below).

CONSENT AGENDA ADOPTION

Commissioner Howard moved to adopt the consent agenda, seconded by Mayor Pro Tem Warbington, the roll call vote unanimously carried.

A. Resolutions:

A RESOLUTION NO. 23-R187

Authorizing Title Correction for Fire Station #3 located at 501 Holly Drive

A RESOLUTION NO. 23-R188

Extending the Family First Coronavirus Response Act

A RESOLUTION NO. 23-R189

Authorizing the use of Community Development Block Grant Mitigation Grant Funds for Resiliency Plan Development Services

A RESOLUTION NO. 23-R190

Authorizing purchase of 311 Second Ave. from Willie Adams, Jr., for \$25,000; authorizing the City Manager to sign closing statement

A RESOLUTION NO. 23-R191

Authorizing the filing of an application with the Department of Transportation, United States of America, and the GA Dept. of Transportation for a Grant under Title 49 U.S.C., Sections 5303

A RESOLUTION NO. 23-R192

Authorizing the filing of an application with the Department of Transportation, United States of America, and the GA Dept. of Transportation for a Grant under Title 49 U.S.C., Sections 5307 and 5339

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A RESOLUTION NO. 23-R193

Authorizing submission of a Grant Application to the GA Dept. of Transportation for projects listed on the Airport Capital Improvement Plan; should the Grant be awarded to City, such Grant is Accepted

A RESOLUTION NO. 23-R194

Authorizing submission of a Grant Application to the GA Dept. of Transportation for the Transit Trust Fund Program; should the Grant be awarded to City, such Grant is Accepted

A RESOLUTION NO. 23-R195

Approving Grove Park Acquisition

B. PURCHASES

1. Public Works Renovations; WJ Kirksey Construction - Total exp. \$198,048.00
2. Sewer Dump Truck; MHC GA Kenworth - Total exp. \$248,260.00
3. Sewer Vactor Truck; MHC GA Kenworth -Total exp. \$681,965.00
4. Fire Dept. Ford Explorers; Wade Ford, Inc. – Total exp. \$130,995.00
5. Timekeeping Software Renewal; Kronos Workforce Central – Total exp. \$70,458.80
6. Website Updates; Granicus – Total exp. \$261,213.30
7. Gravely Mowers; Potter Motor Co., Inc., Albany, GA – Total exp. \$101,879.91
8. Fleet Mgmt. Tire Shop; WJ Kirksey Construction, Leesburg, GA – Total exp. \$419,000.00
9. Sweepers; TYMCO, Inc. – Total exp. \$1,114,370.40
10. Wheeled Loader; Dobbs Equipment Co. – Total exp. \$249,000.00

AGENDA ADOPTION

Commissioner Howard moved to adopt the agenda, seconded by Mayor Pro Tem Warbington, the roll call vote unanimously carried.

APPOINTMENTS: (Mayor’s appts. to Albany Housing Authority)

The Clerk stated that there are two vacancies; one for a five-year term and the other for an unexpired term. Mayor Dorrough advised that he is appointing Perry Ford for an unexpired term ending June 2026 and Sandra Aikens to a five-year term expiring June 2028.

ORDINANCE(S)

Planning and Development Deputy Director Angel Gray briefly discussed the rezoning application on Marie Rd., and explained that a buffer will be put in place, adding information regarding ingress/egress.

Commissioner Howard introduced

AN ORDINANCE NO. 23-111

Amending the Zoning Ordinance and map of the City of Albany so as to change the status of the property located at 210 Marie Rd from C-R to C-2

He then asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Gaines, the roll call vote unanimously carried.

Mayor Pro Tem Warbington introduced

AN ORDINANCE NO. 23-112

Amending the Zoning Ordinance and map of the City of Albany to change the status of property located at 2613 Gillionville Rd. from C-1 to C-2

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

Mayor Dorough introduced

AN ORDINANCE NO.

Adopted pursuant to the provisions of Title 36, Chapter 35 of the Official Code of Georgia annotated, as amended, amending Section 26 of the Charter of the City of Albany so as to provide limited contracting authority to the Utility Board, establishing limitations, requiring the concurrence of the City Manager

Due to lack of a second, the motion failed.

Mayor Pro Tem Warbington introduced

AN ORDINANCE NO. 23-113

Implementing regulations to restrict the locations in which vehicles or equipment may be parked in Rawson Circle Garden District

Mayor Pro Tem Warbington then asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Langstaff.

In reply to Commissioners Howard and Young, Tanner Anderson, Planner II, explained the process to have this type parking ordinance adopted in other areas of the city, the application process and the criteria for bringing this item forward in the future.

In reply to Mayor Pro Tem Warbington, Ms. Gray stated that the ordinance is effective the date it is adopted and explained the process of notifying neighbors, businesses, etc., of the new parking rule for the specific area, adding that hardship exemptions can be approved on a temporary basis by the Planning Director.

Hearing no additional comments, and following the roll call vote, the motion carried 5-1 with Commissioner Gaines voting no.

RESOLUTIONS

Todd Kennedy, Planner II, gave a brief overview of the proposed Revitalization Plan. Discussion continued regarding whether the Ritz Cultural Center is in the plan with Lequrica Gaskins, Downtown Director, advising that it is listed in the plan as the Ritz Cultural Center, adding that there is no provision in the plan for demolition.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Young, the roll call vote carried 5-1 with Commissioner Langstaff voting no.

A RESOLUTION NO. 23-R196

Adopting the Harlem Revitalization Plan to assist in the future development of the Historic Harlem area

Mr. Carter discussed the next resolution, a request to consider a \$2.3 million loan to the Harlem Renaissance Corporation and the Mt. Zion Community Reinvestment Corporation, through the Downtown Development Authority (DDA) and is part of the Tax Allocation District (TAD). He discussed the two options 1) staff's recommendation of a loan through the Job Investment Fund, 2) loan from City reserves as recommended by Mayor Dorough. He added that the request also includes consideration to move the project forward and draft a MOU with the help of Attorney Dan McRae. Discussion followed regarding using the Job Investment Fund, as the preference for this process.

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Commissioner Howard asked that CFO Derrick Brown acknowledge that the Job Investment Fund was created using MEAG credits and that this is a loan. Mr. Brown agreed, noting that this was presented as a loan and concurring with Mr. Carter, he explained that this is the vehicle used for these type transactions and was created using a third of the MEAG credits, adding that it is an eight-year process for the loan to be repaid.

After a two-minute recess, the meeting reconvened.

In reply to Mayor Pro Tem Warbington, Mr. Carter advised that the City has been working with Dan McRae and the developer to put a comprehensive MOU together that will be brought back to this Board for final approval.

Commissioner Young moved to adopt the following resolution (draft 1), seconded by Commissioner Howard, the roll call vote carried 5-1 with Commissioner Langstaff voting no.

A RESOLUTION NO. 23-R197

Supporting the Harlem Renaissance Project and providing a loan from the Job Investment Fund

Mayor Pro Tem Warbington again verified that additional information will be brought back for consideration, adding that he views this as phase 1 of the project.

Mr. Carter provided comments on the process of the next resolution regarding funding for a tennis/pickleball project in the amount of \$1.2 million. Discussion continued with Mayor Dorough suggesting that this be a combined facility and so moved to adopt the following resolution, seconded by Commissioner Langstaff.

In reply to Commissioner Howard regarding the project being at ASU, Steven Belk, Recreation Director and Mr. Carter advised that conversations are ongoing with ASU's President, adding that if the decision is no, another site will be selected.

Hearing no additional comments, the roll call vote unanimously carried.

A RESOLUTION NO. 23-R198

Authorizing the use of SPLOST VIII Funds for Pickleball Project

Regarding the following resolution, Mayor Pro Tem Warbington asked the difference in the revised resolution vs what was put in their agenda packet. Mr. Carter explained that the DDA was added and the personal guarantee was removed, with Ms. Gaskins adding the advantages of the DDA, i.e., can lend/borrow and execute economic development projects, etc.

Mayor Pro Tem Warbington moved to adopt the following resolution, seconded by Commissioner Langstaff.

A RESOLUTION NO. 23-R199

Authorizing the City of Albany to enter into agreements with CL Real Estate Group, LLC regarding a loan for the development plan for the Gordon Hotel and the Albany Herald Buildings; authorizing the sale of 205 Pine Ave. for \$100,000.00, as well as the sale of 126 N. Washington St., 118 N. Washington St., 132 Pine Ave., and 138 Pine Ave. for an additional \$100,000.00; authorizing the City Manager to collaborate with CL Real Estate Group, LLC to negotiate a Comprehensive Development Agreement and Memorandum of Understanding

In reply to Mayor Pro Tem Warbington, Mr. Carter agreed that this item as well as the last item should be brought back for Commission review and consideration. Mayor Pro Tem Warbington again stated that he views this as phase 1 of the project as well.

Commissioner Young expressed concern regarding not having local developers and suggested breaking out the Herald property from the equation to allow local people to be in the loop to develop

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this property. Discussion continued regarding the property being purchased in 2019, for sale signs posted and listed on the City’s website with local people having an opportunity to bring forth a proposal. Commissioner Young stated that preferential treatment was given CLRED, which assured their position in obtaining the projects.

Commissioner Howard agreed with Commissioner Young’s comments, however he said he will vote with the majority in favor of this project, adding that he also feels that CLRED had an inside track and a bad decision was made in this project. Hearing no additional comments, the roll call vote carried 5-1 with Commissioner Young voting no.

MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA

Commissioner Howard asked for Code to check on Goodwill boxes that are set up in shopping centers and convenience stores; they are an eyesore and contents are being scattered around the area; he asked if the boxes can be removed.

Commissioner Gaines mentioned that he has been getting calls from retirees that they have not had a raise in their retirement income since 2009. Mayor Dorough briefly explained the new process and asked Mr. Brown to provide information so that Commissioner Gaines can address this with his constituents. Commissioner Gaines also mentioned homeowners complaining about city trees that grow on city property, but encroaches on private property.

Mayor Pro Tem Warbington mentioned properties in the 400 Block of Highland that are up for sale and suggested adding them to the list of potential purchases. Mr. Carter stated that he will research.

There being no further discussion, the meeting adjourned at 7:11 p.m.

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MAYOR

ATTEST:

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CITY CLERK