

OCTOBER 24, 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 and Demetrius Young
Virtual Attendees: Jalen Johnson and 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 Dr. Anthony Tate, New Resurrection Church of God by Faith, 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, the roll call vote unanimously carried.

OBJECTION TO CONSENT AGENDA

There were no objections, however Commissioner Howard noted page 36 of the agenda and asked a question to which Mayor Dorough stated that this it can be discussed later in the meeting when that item is presented.

CONSENT AGENDA ADOPTION

Commissioner Young moved to adopt the consent agenda, seconded by Commissioner Gaines, the roll call vote unanimously carried.

A. Resolutions:

A RESOLUTION NO. 23-R202

Approving the Proposed Substantial Amendments of FY's 2019-2023 Annual Action Plans

A RESOLUTION NO. 23-R203

Awarding CDBG Grant Funds to the Albany Housing Authority for rehabilitation of twelve units in the Hudson Malone Towers

A RESOLUTION NO. 23-R204

Approving Street and Parking Resurfacing (Projects); authorizing use of LMIG, TSPLOST and SPLOST VIII Funds

B. PURCHASES

1. Golf Course Mower; Deere & Company – Total exp. \$51,901.16
2. Copper Conductor Replacement; U-Tec Construction Inc. - Total exp. \$376,875.00
3. Janitorial and Custodial Services; LRL Ventures & Management - Total exp. \$65,640.00
4. Software Renewal; Environmental Systems Research Institute, Redlands, CA; three-year exp. \$170,100.00
5. Microbusiness Center Repairs; JVS Associates, Inc., Albany, GA - Total exp. \$135,216.00
6. Paul Eames Sports Complex Electrical Repair; MetroPower, Inc. of Albany, GA
Total exp. \$264,000

AGENDA ADOPTION

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

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ORDINANCE(S)

Mayor Pro Tem Warbington introduced

AN ORDINANCE NO. 23-114

Amending Article II of Chapter 2 of the Cod of Ordinances of the City of Albany to provide for the Regular Meetings in December 2023

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 (for the first reading)

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 expense accounts for Utility Board members

Mayor Pro Tem Warbington introduced

AN ORDINANCE NO. 115

Amending the City of Albany's Fiscal Year 2024 Budget so as to implement the Pay Study

Discussion followed with Commissioner Howard questioning whether there will be a property increase and Mr. Carter advising that there is a potential but at this time he will say no, adding that during the upcoming budget discussions, a determination will be made and brought to the Commission for discussion.

Mayor Pro Tem Warbington stated that there are possible revenues forthcoming (grants, etc.).

In reply to Commissioner Young regarding whether employees' questions are being answered, Mr. Carter explained the implementation pay increase process and discussed the pay study presented by the Bolden firm, adding that the report and additional information will be made available to departments.

Mayor Dorough recognized employees that were present for the meeting and thanked them for their service.

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

RESOLUTIONS

Steve Belk, Recreation Director and Derrick Brown, CFO, briefly discussed the request from Lose for additional payment (in the amount of \$164,000).

Mayor Pro Tem Warbington moved to adopt the following resolution, seconded by Commissioner Young, the roll call vote unanimously carried 5-1.

A RESOLUTION NO. 23-R205

Recognizing that Lose Design is due additional payment for additional work on Driskell Park Project

Mr. Carter provided additional comments regarding the next resolution pertaining to the request of ARPA Grant Funds for the Medical District Housing Plan.

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

A RESOLUTION NO. 23-R206

Allocating \$34,785 of ARPA Grant Funds for Medical District Housing Plan Phases II through V of the Rapid Response Report

In reply to Commissioner Young, Mr. Carter noted the next phases and explained that the check is payable to Georgia Tech Enterprise innovative Institute.

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

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

A RESOLUTION NO. 23-R207

Authorizing Execution of Employment Agreement with Steven Carter as City Manager

Commissioner Howard stated that he is in favor of the contract, however, he advised that he is voting no due to the pay increase.

Hearing no additional comments, the roll call vote carried 6-1 with Commissioner Howard voting no.

Following a brief discussion regarding unanswered questions from the work session discussion and the need for more information, Commissioner Johnson moved to table the following resolution for 30 days, seconded by Mayor Pro Tem Warbington, the roll call vote carried 5-2 with Commissioners Gaines and Young voting no.

A RESOLUTION NO.

Declaring 114 DCED owned vacant parcels to be surplus properties and authorizing donation of the parcels to Innovative Housing Initiatives, Inc

In reply to Commissioner Howard, Mr. Carter stated that questions will be sent to the Commission. Mayor Pro Tem Warbington asked to meet with Community Development, Dr. Myles (Executive Director of Albany Housing Authority) and the developer to discuss and have his questions answered. Commissioner Gaines stated that he met with Mr. Hawthorne (CEDC Director), et al and was ok with the project as explained.

MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA

Mayor Pro Tem Warbington mentioned not having an ordinance regulating Air B&B on file and suggested this be referred to the Planning Commission for recommendation.

Commissioner Young asked for an AMI update due to issues and calls he receives. He asked the funding source for rehabbing especially elderly citizens who are on limited incomes. He also asked for an update on Gaines Ave., speed tables and commented on the Story Road Project with the vote being held up vs., the GA Tech Medical Housing Project, adding that he trusts staff to make decisions and not greenlight projects on some parts of town while stop lighting S. Albany. He noted that the lots have been empty for twenty years.

There being no further discussion, the meeting adjourned at 6:44 p.m.

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MAYOR

ATTEST:

CITY CLERK

DRAFT