

OCTOBER 3, 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, Demetrius Young  
Virtual Attendees: Vilnis Gaines  
Asst. City Manager: Bruce Maples  
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 8:30 a.m., followed by attendance roll call.

## **AGENDA ADOPTION**

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

## **SPEAKER APPEARANCE**

Bruce Capps discussed vacant properties and work staff is doing to move this forward and commended the format including engaging the public. He commented on his request for a report that he received while serving on the Historic Preservation Committee and was told that he cannot continue to receive it, adding that he feels the information is public and should be available to him and mentioned rumors of secret meetings, Commissioners meeting in secret committees, noting the rumor that the Cultural Center is going to be demolished (untrue) and the report that was not made public which does not substantiate that claim, is misconstrued by the public. He asked that travel expenses information be made public.

In reply to Commissioner Young, Mr. Capps reiterated and clarified the report regarding receipt of the demolition report, which is public information that he cannot get. Discussion continued regarding the public being aware of government affairs and being transparent. Mayor Dorough stated that he does not know what secret meetings are being held and regarding reports, there is nothing sinister. He advised that an open record request would make the reports available to him. Mr. Capps stated that he would have to submit an open record request monthly. Discussion continued regarding the process of posting reports.

## **REPORT OF THE CITY CLERK**

1. November & December Meeting Date Changes

Mayor Dorough suggested following the recommendation of the Clerk with the dates as noted, (November 8 and December 12).

## **REPORT OF THE CITY ATTORNEY**

1. Utility Commission Expense Acct.

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Michael Custer, Asst. City Attorney, discussed information (copy on file) regarding the request for the Mayor and Utility Board member to have an expense account with a limit of \$3750. She noted the requirements of a charter change and having two readings of the amended charter section.

Mayor Pro Tem Warbington noted MEAG, ECG and MGAG annual conferences that City Commissioners attend, and asked who the person will be to handle Utility Board member's travel. Ms. Custer stated that Commissioners themselves approve of their travel. Mayor Dorough explained that the Utility Executive Assistant is named as the one providing travel assistance. Mayor Pro Tem Warbington asked to specifically identify MEAG/MGAG/ECG as approved events, as a line needs to be drawn about what the members of that Board can attend. Mayor Dorough explained the issue prompting this action, noting that one conference of the Utility Board exceeded the travel budget for the entire year, adding that members also sign up for an event and then did not attend.

In reply to Commissioner Young, Mayor Dorough stated that the amount is one-half of what the Commission gets. Discussion continued with Mayor Dorough asking to have the amount listed in the ordinance, per diem and milage, the events being noted and not the amount vs. having events listed that Utility Board members can choose. Clarification of what to change in the draft ordinance, i.e., having different ordinances on what to vote on, e.g., putting in the amount vs no limit, identifying the authorized events, reasons for having an expense account due to exceeding the current budgeted amounts, etc. Mayor Dorough asked to have this brought back at the next work session with Ms. Custer stating that she will update the information.

## **COMMITTEE REPORTS**

### **A. Community & Economic Development**

#### **1. Housing Plan for Phoebe Putney Hospital re: Medical District**

Alan Durham, Rep., GA Tech Innovative Institute, provided an update of the project and displayed a power point (copy on file) regarding the rapid response housing report (Medical district), including an executive summary and recommendations (development of condos, duplex/triplex/quadrplex, etc., for rent/purchase), reviewed a map of the medical district boundaries noting color-coded property owners, market affordability overview based on income levels, existing zoning, development recommendations regarding various types of housing, historic restoration recommendations, case studies (comparable to Phoebe Putney), adding that he will provide the information that was presented to the hospital yesterday. He discussed City/Phoebe owned properties, list of all parcels, next step (findings and recommendations), including funding and advised that this is a public/private partnership (City/Phoebe/Land Bank/private developers). He reiterated the types of homes/apartments/etc. that will be developed adding that Phoebe owns a great deal of property, but does not want to develop the properties, which could mean a land swap between the City and Phoebe. He stated that the estimated cost is between \$30-35,000 to develop the revitalization plan

Discussion included: providing the a hard-copy of the PowerPoint presentation to the Commission; workforce vs affordable housing; addressing the homeless population, while keeping the area

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safe/secure; the lighthouse parcel concept, and development recommendations (with GA Tech talking to Phoebe, City/County/Phoebe employees as potential buyers, developing a program for downpayment assistance, generate excitement among those who may be interested, etc.), public/private partnerships and determining an estimated cost. Mr. Maples explained the process and stated that a cost can be provided to subdivide properties. Mr. Durham commented on retail, level of development that will incentive retailers, income levels, neighborhood safety, low-income tax credits, etc., regarding the next phase. Whether to put this on the agenda for vote was discussed to identify locations, proposals, discussions with Phoebe and the roadmaps presented in the presentation for staff to review for recommendation. Priorities and affordable housing/use of funds in South/East Albany were also discussed.

2. Disposition of DCED Owned Vacant Parcels – pulled from the agenda

C. Public Administration/Finance

1. Driskell Park Consultant; Lose Design, Lawrenceville, GA; Total exp. \$164,185.39

Ricky Gladney, Buyer I, and Whit Alexander, PLA, LEED AP Executive Vice President-CCO, Lose Design were present to discuss with Mr. Gladney stating that the additional fees will be covered by the City which increased the size of the project. Mr. Alexander agreed.

Discussion included the total amount paid to Lose to-date, with Mr. Alexander stating that they are caught up on invoicing the City, adding that ongoing fees were not considered and that he does not have the current total. Regarding concerns on putting a turf field at the park, Mr. Gladney stated that it is not being considered. The cost of designing the turf field and being paid was discussed with Mr. Alexander advising that the request is to catch up on what has not been paid. The contract with LRA was discussed, self-funded items the City is responsible for, what is being paid to LRA, any credit given to the City, construction management and requesting copies regarding calculations and supervision.

Mr. Gladney and Scott Tennison, Sales Tax Project Manager, were available to discuss the following:

2. Street and Parking Resurfacing 24 - 27 Reeves Construction Co., Albany, GA - Total exp. \$6,247,509.75

Discussion included a resurfacing list, with it noted that the list will be provided again; funding source for the civic center in SPLOST VIII, with the entire parking area being resurfaced; curb vs paving (curb/gutter); the process being 180 days from start to finish; TSLOST funds will not be totally depleted (with an approximate \$4.8 million balance); inventory of streets that are in very poor condition with an anticipated survey to be completed by end of the year; current estimated cost to resurface one mile of city streets (cost in 2018 being \$190,000) with Commissioner Warbington stating that the estimated cost is \$303,000/mile).

Corey Gamble, Buyer 1, Dale Henry, Fleet Asset Supervisor, and Peter Bednar, Director of Fleet, were available to discuss the following:

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3. Golf Course Mower; Deere & Co., Total Exp. \$51,901.16

In reply to Mayor Dorough, it was noted that this mower replaces the one that was burned, with Mr. Henry and Bednar discussing the new mower.

Mr. Gamble and Kendall Hodge, Interim Director, Utility Operations were available to discuss the following:

4. Copper conductor Replacement; U-Tech Construction, Inc., Total exp. \$375,875.00

There were no questions/comments on this item.

Mr. Gamble and Tripp Swilley, Facilities Maintenance Superintendent, were available to discuss the following:

5. Janitorial/Custodial Services; LRL Ventures & Management; Total Exp. \$65,640.00

In reply to Commissioner Young, Don Gray, Director of Facilities, discussed the number of City janitor/custodial personnel, etc. and the need to outsource to maintain the 200 facilities for which the City is responsible.

Robert Griffin, Engineering Asst. Director, and Josh Williams, Finance Procurement Manager, were present to discuss the following:

6. Software Renewal; Environmental Systems Research Institute, Redlands, CA;  
Three-year exp. \$170,100.00

Mr. Griffin advised that maps are created, large databases, ward boundaries, etc.

In reply to Commissioner Young, Mr. Griffin stated that this software/license is available to all within the city.

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

In reply to Commissioner Howard regarding cleanup and grass cutting for the upcoming ASU Homecoming, the cleanup process was discussed. Commissioner Howard provided specific locations and Don McCook, Deputy Utility Operator, provided additional information regarding cleanup for special events.

Regarding the GA Tech presentation, Mayor Pro Tem Warbington referred to the slide regarding Phoebe employees, asking if the same data for City of Albany employees can be provided to include salaries.

Commissioner Gaines asked if insurance is carried on lawn mowers, with Mr. Bednar stating that there was a lot of damage and several pieces under the shed was destroyed with the City being self-insured.

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Mayor Dorough asked to have an explanation of the fire at the golf course to include information on what was destroyed, etc.

Commissioner Young stated that former ASU Head Coach Hamp Smith passed.

## **CITY MANAGER’S REPORT**

Mr. Maples stated that Gov. 101 continues and provided comments on the department hosting, etc., adding that this is Natural Gas Week, thanking staff in that department. He noted that this is also Customer Service Week and ASU’s homecoming with various festivities planned, including City discounts.

There being no further discussion, the meeting adjourned at 10:25 am.

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SONJA TOLBERT  
CITY CLERK

DRAFT