

DECEMBER 5, 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, Vilnis Gaines, Demetrius Young
Asst. City Manager: Yvette Fields
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 8:31 a.m., followed by attendance roll call.

AGENDA ADOPTION

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

REPORT OF THE CITY CLERK

1. Staff Travel
 - S. Tolbert, City Clerk; IIMC Region III Conference; Columbus, GA; Feb. 27-Mar. 1, 2024; \$1,392.50
 - S. Kelly, Asst. City Clerk; IIMC Region III Conference; Columbus, GA; Feb. 27-Mar.1, 2024; \$1,352.54

Commissioner Howard moved to approve the above travel, seconded by Commissioner Young, the roll call vote unanimously carried.

COMMITTEE REPORTS

A. Public Safety

Dep. Marshal Marcus Mitchell discussed the following (copy on file):

1. Thai Noodles & Sushi I LLC; d/b/a Thai Noodles & Sushi Cuisine 1111 Dawson Rd. A. Pinkum/Agent; Beer, and Wine Consumption (WARD 3)

There were no questions/comments on this item.

Dep. Marshal Marcus Mitchell discussed the following (copy on file):

2. Flint River Hospitality LLC; d/b/a Red Roof Inn & Suites 1400 Dawson Rd. T. Kubar, Owner/Agent; Beer, and Wine Consumption (WARD 4)

In reply to Commissioner Young, Mr. Mitchell advised that there is no restaurant at the hotel.

3. MOU for Albany-Dougherty Special Investigative Unit

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APD Chief Michael Persley discussed information (copy on file) regarding the draft MOU that was delivered to the County for review.

In reply to Mayor Pro Tem Warbington, Chief Persley confirmed that moving forward ADDU and the Gang Unit will merge to become the Special Investigative Unit.

Mayor Dorough referenced page 25 of the MOU, regarding worker's compensation with Mr. Davis agreeing that the intent is that neither the City nor County can sue each other for actions of this unit, but individual City/County employees may sue another employee.

In reply to Commissioner Johnson, the Commander-in-Chief process of who is in charge (City or County) was discussed, including whether APD is fully staffed, etc., regarding staffing the new unit and it was noted that Major Victor Camp is the current commander. Commissioner Howard mentioned the upcoming meeting at Thornton Gym where Chief Persley is the guest speaker.

In reply to Mayor Pro Tem Warbington, it was noted that the Unit will continue to be housed on Pine Avenue. Discussion continued regarding the APD location on Broad and who is housed at that location.

Mayor Dorough commented on the Chairman and Mayor not signing the MOU as opposed to having the City Manager and County Administrator signing.

Mayor Pro Tem Warbington mentioned this being a long time coming and thanked Chief Persley for the work done to establish the unit. Mayor Dorough also commented on the merger and moving forward to better investigate/prosecute crimes that fall within the jurisdiction of this Unit.

B. Public Administration/Finance

John Hawthorne, Director, Community and Economic Development, discussed the following information (copy on file) regarding the grant (specifically eradicating lead base paint).

1. Lead Hazard Reduction Capacity Building Grant

In reply to Commissioner Howard, Mr. Hawthorne advised that he is not familiar with eradicating lead pipes and reiterated use of the grant for lead painted houses, adding that this program is ongoing and is the first time the City has applied. Discussion continued regarding the use of certified professionals for removal, with Mr. Hawthorne adding that he does not know the cost for removal at this time.

Commissioner Young asked how many paint businesses will be involved in the process, with Mr. Hawthorne stating that it is open for anyone who wants to become certified, adding that he does not have a number of homes that will be looked at, however, most homes are pre-1978. Commissioner Young asked for a number of contractors (on the procurement list) that are available to participate in the program and how many homes will be impacted.

Mayor Dorough commented on lead pipe removal regarding a grant the City applied for, adding that there is a separate requirement of municipalities to identify lead pipes in residences, which is outside of

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City services. He asked if the grant provides funding to remove lead-based paint from private residences; Mr. Hawthorne agreed, adding that it is a secondary use.

Commissioner Young commented on this being part of economic development and having people certified to do the work in Albany.

Kendall Hodge, Interim Director (Utility Operations) discussed the following information (copy on file) regarding the requested grant application and showed a video which provided additional information.

2. Dept. of Energy Grant Pre-Application

Mayor Pro Tem Warbington commented on funding with Mr. Hodge explaining the process which part of strategic planning is to strengthen the City's electric distribution system. Discussion continued regarding funding and the cost for the City, government infrastructure overhaul, different aspects of what the grant can be used for and working with the Planning Director for verbiage when applying for the grant.

Commissioner Young asked how this will affect AMI's timeline, with Mr. Hodge advising that there is no effect on AMI, potential missed opportunities, etc. Commissioner Young mentioned the plan to bury electrical lines and if this is being pursued with Mr. Hodge agreeing and explaining recent line burial including funding (re-imbusement checks received) and strengthening the system (infrastructure/grid) including consideration of additional funding sources.

Mayor Dorough mentioned 'sub-stations' and work being done with/without the grant, adding that the additional funds help with this.

Commissioner Young commented on the category three hurricane that hit Albany, with this work being important in recoveries.

Scott Tennison, Sales Tax Project Manager, discussed information (copy on file) regarding the following:

3. Harding St. and 2nd Ave. Drainage Improvements

Mayor Dorough stated that his wife owns property, and he cannot vote on this item.

Derrick Brown, CFO, discussed information (copy on file) regarding the annual vehicle title transfers.

4. 2024 Vehicle Title Transfers

Mayor Dorough asked for a list of vehicles and the amount they netted the City, and whether a blanket authority can be given to the City Manager rather than bringing this item back yearly.

Corey Gamble, Buyer I, discussed information regarding the following (copy on file):

5. Department Vehicles; Wade Ford, Inc. - Total exp. \$312,617.00

Mayor Dorough suggested that this should have been two separate agenda items.

Mr. Gamble discussed the following information (copy on file):

6. Police Interceptors; Wade Ford, Inc. - Total exp. \$375,062.00

In reply to Commissioner Johnson, Mr. Gamble stated that it is similar to a Ford Explorer

MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA

Commissioner Howard asked for updates on Baldwin, Avery, Eugene Streets and the E. Broad sidewalk project.

Commissioner Gaines asked if the pay study will be implemented in January with Ms. Fields agreeing.

Mayor Pro Tem Warbington mentioned that the field adjacent to Sherwood should be put in the City's name, which is in the Recreation Master Plan. He referred to the two lots on Jackson that Phoebe gave the City and suggested that reverter language be included as there is a request to expand over more years than agreed upon. He mentioned lots by Carver Gym and moving forward with the design and asked if these can be on the January agenda. Regarding Henderson Gym, he moved to re-consider the item and have it on the January work session, seconded by Mayor Dorough.

Commissioner Young commented on the many discussions on this item with staff recommending having a multi-purpose field at Henderson with the baseball field not being recommended by staff and the community not wanting a baseball field. He suggested that this is going against recommendations from staff and community sentiments, which is not worthy of reconsideration. He said if new information is forthcoming that changes anything and if not, let the vote stand and not be considered again.

Commissioner Gaines also commented on not having a baseball field at Henderson and stated that people want football.

Mayor Dorough stated that the process was followed, but there was no interview/survey with the community.

Hearing no additional comments, the roll call motion failed 3-3 (tie vote).

Mayor Dorough mentioned being at Kalman Malone Park and tax delinquent properties adjacent to the Park that can be acquired to improve appearance of the park. He asked for information on Valencia regarding localized flooding, the holding pond on Stuart and asked to have RFPs out by the end of December for Carver, Ritz Theatre and design of the park at Kalmon Malone. Regarding the Tennis Center, he asked that the committee provide a report on whether to proceed and construct the center at ASU West, which is contingent on Board of Regents/ASU. He mentioned permanent placement of Municipal Court and to identify a process with moving forward. recommending that the Commission be involved. Discussion followed regarding a temporary vs permanent move and whether this should be

discussed in the executive session. Don Gray, Facilities Director, discussed the location of potential properties, with the Civic Center being the temporary location. Mayor Dorough mentioned ARPA funds being obligated and the letter to the City Manager requesting an update. In reply to Mayor Pro Tem Warbington, Mr. Brown advised that monies should be spent by December 2026 and commented on all monies being obligated and if projects are completed by December 2026, the City will be in good shape. In reply to Commissioner Young, he explained the process of obligating funds and projects, including issuing purchase order numbers which obligates funds for projects.

CITY MANAGER’S REPORT

Ms. Fields reminded all of the Christmas Parade this coming Saturday and announced that Towana Howard was named new HR Director

EXECUTIVE SESSION (litigation and property acquisition)

At 9:37 a.m. Mayor Pro Tem Warbington moved to enter executive to discuss litigation and property acquisition, seconded by Commissioner Howard, the roll call motion unanimously carried as follows:

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

At 10:58 a.m. Commissioner Howard moved to exit executive session, seconded by Mayor Pro Tem Warbington; the roll call vote motion unanimously carried as follows:

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

At 11:01 a.m. Mayor Dorough reconvened the meeting, announcing that Commissioners were in Executive Session to discuss pending litigation, in which the attorneys were authorized to make settlement offers, but there was no final decision or formal action taken.

There being no further discussion, the meeting adjourned at 11:01 am.

SONJA TOLBERT
CITY CLERK