

MARCH 5, 2024

SPECIAL CALLED MEETING (in lieu of the work session)
BOARD OF CITY COMMISSIONERS OF THE CITY OF ALBANY, GEORGIA
GOVT. CTR. – RM. 100

PRESENT Mayor Bo Dorough
Mayor Pro Tem Bob Langstaff, Jr.
Commissioners: Jon Howard, Chad Warbington and Demetrius Young
City Attorney: Nathan Davis
City Manager: Steven Carter

Mayor Dorough called the meeting to order at 8:32 a.m.

The Clerk read the call as follows:

Mayor and Board of Commissioners
P.O. Box 447
Albany, GA

Dear Mayor and Commissioners,

There will be a special call City Commission meeting on Tuesday, March 5, 2024, at 8:30 a.m., in room 100 of the Government Center Building located at 222 Pine Ave. The purpose of the meeting is to discuss and/or approve the following:

- Accepting First Amendment to Deed of Gift with Reverter for Phoebe Putney Memorial Hospital’s Donation with Conditions of 901 and 905 N. Jackson St.
- Authorizing settlement of Mahasin Napper and Edward Napper Claims
- Authorizing submission of Grant Application to the Federal Emergency Management Agency of the Dept. of Homeland Security for the Assistance to Firefighters Grant Program; Should the Grant be awarded to City, such Grant is accepted
- Authorizing payment of outstanding invoices from the Albany Humane Society, Inc.;
- Authorizing staff to negotiate a new twelve-month service agreement
- **Other Matters:** March 16-18, 2024, Commission Retreat Discussion

Sincerely,

/s/ Steven Carter
CITY MANAGER

/s/ Bo Dorough
BO DOROUGH, MAYOR

Notified via email
JON HOWARD, WARD I
CITY COMMISSIONER

Notified via email
JALEN JOHNSON, WARD II
CITY COMMISSIONER

Notified via email
VILNIS GAINES, WARD III
CITY COMMISSIONER

Notified via email
CHAD WARBINGTON, WARD IV
MAYOR PRO TEM

Notified via email
BOB LANGSTAFF, JR., WARD V
CITY COMMISSIONER

Notified via email
DEMETRIUS YOUNG, WARD VI
CITY COMMISSIONER

RESOLUTIONS

Michael Custer, Asst. City Attorney discussed information (copy on file) regarding the amendment and advised that properties will be demolished within 90 days and retained as green space until construction begins on the new multi-family housing.

In reply to Commissioner Young, Ms. Custer indicated that she is not aware of who the contractor is, however she confirmed that the property was accepted in case the City decided to build multi-family units. Regarding the reverter clause, she advised that someone could build on the properties but that

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we do not know who this will be at this time, adding that it was approved by resolution in 2022. The date was extended to January 1, 2027, which is the only change in the original resolution.

Mayor Dorough said he thought it would be family housing and asked if it was included in the area under study by Georgia Tech, Ms. Custer agreed and advised that the deed specifies multi-family housing. Mayor Dorough asked to have this removed from the deed and questioned what brought the issue before the Commission; Ms. Custer explained that Phoebe was concerned that if construction did not begin by January 21, 2025, the property automatically reverts to them.

Commissioner Warbington commented on GA Tech's involvement, noting that no plans are in place for the lots at this time to his knowledge and that he does not believe there would be any problem with removing 'multi-family'. Discussion continued regarding the reverter clause language and revising the resolution to omit 'multi-family'.

Commissioner Howard moved to adopt the resolution with a revision to take out 'multi-family housing', add residential housing and retain the green space option, seconded by Commissioner Warbington.

A RESOLUTION NO.

Accepting First Amendment to Deed of Gift with Reverter for Phoebe Putney Memorial Hospital's Donation with conditions of 901 and 905 N. Jackson St.

Commissioner Young expressed concern about not addressing other areas, since there are no plans for this location.

Commissioner Warbington noted that five lots are included in this, the City owns one property, the Landbank owns two and Phoebe owns two, resulting in three owners for five lots. Discussion included assembling them into a parcel in the event interest was shown for the parcel, which is why it is being discussed today.

Mayor Dorough expressed concerns about this being on a special call meeting and suggested it is not urgent so it should have gone through a work session.

Commissioner Young said there is a need for housing; however, his concern is inserting City resources to put this information together when the developer should be involved, adding that if there are no plans, why is the Commission taking this up and elevating it to this level.

Commissioner Howard withdrew his original motion and moved to table for 30 days to give the attorney time to contact all parties of the proposed revision, seconded by Mayor Dorough, the roll call voted carried 4-1 with Commissioner Young voting no.

Ms. Custer discussed information (copy on file) regarding settlement of the claim of Mahasin and Edward Napper in the amount of \$275,000. Mayor Dorough asked that in the future, when claims are discussed, a memo is included providing details to refresh everyone's memory. Commissioner Langstaff asked to discuss in executive session when the Humane Society info is discussed. The consensus was to vote on this after the executive session.

AFD Chief Cedric Scott discussed information (copy on file) regarding the grant (\$154,000), matching funds and use of the systems, which is to put alarms in the 11 fire stations.

In reply to Commissioner Warbington regarding [fire] stations, Chief Scott explained that this will allow an integrated system which upgrades the safety system, etc. Discussion continued regarding building standards with this being an enhanced upgrade, funding including City/County portions with the request to work out matching funds with the County.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Young; the roll call vote unanimously carried.

A RESOLUTION NO. 24-R118

MARCH 5, 2024

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Authorizing submission of grant application to the Federal Emergency Management Agency, Department of Homeland Security for the Assistance to Firefighters Grant Program; should the grant be awarded to City, such grant is accepted

At 8:59 a.m., Commissioner Howard moved to enter executive session to discuss real estate acquisition and pending litigation, seconded by Commissioner Young; the roll call vote unanimously carried as follows:

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

At 9:30 a.m., Commission Howard moved to exit executive session, seconded by Commissioner Young; the roll call vote unanimously carried as follows:

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

At 9:33 a.m. Mayor Dorough reconvened the meeting and asked for a motion to approve settlement of the claim of Mahasin Napper and Edward Napper for \$275,000.

Commission Warbington moved to adopt the following resolution, seconded by Commissioner Young; the roll call vote unanimously carried.

A RESOLUTION NO. 24-R119

Authorizing settlement of Mahasin Napper and Edward Napper claims

Mayor Dorough noted an invoice for services from Albany Humane Society, explaining that there is an arrearage in the amount of \$88,790, and the intent is to pay it immediately.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Warbington; the roll call vote unanimously carried.

A RESOLUTION NO. 24-R120

Authorizing payment of outstanding invoices from the Albany Humane Society, Inc. as well as authorizing City Staff to negotiate a new twelve-month Service Agreement

OTHER MATTERS

1. Finalizing March 16-18, 2024, Retreat Agenda

Discussion followed regarding the tentative agenda. Mr. Carter mentioned becoming a Certified City of Diversity, with a requirement of training for this body. He suggested the training take place at the retreat, asking if anyone wanted to participate. Mayor Dorough asked to delay this and set aside time in the future. The consensus was to have this at another time. Transit rider policy (due to an unruly bus passenger) was explained and put on the retreat agenda to provide a policy. The Clerk asked if the Commission wanted to speak with the facilitators with a consensus to schedule the meetings with the understanding that the agenda is set. Commissioner Howard asked to establish a Mayoral poverty task force committee. Discussion continued regarding selecting items from the extensive agenda as

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presented, with Mayor Dorough asking to present information with times. Mr. Carter and Commissioner Langstaff agreed that there are too many items, and the agenda will need to be scaled down.

MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA

Commissioner Howard asked for an update on funeral arrangements for those who drowned.

Mayor Dorough mentioned that on Thursday, the EDC is having an orientation from 9 a.m.-2 p.m. at the Commodore Conyers Academy. He stated that he will be unable to attend the luncheon at Albany Tech on Friday and asked to let Albany Tech know that he will not be available and encouraged Commissioners to attend.

There being no further discussion, the meeting adjourned at 9:53 a.m.

MAYOR

ATTEST

CITY CLERK