

JUNE 26, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

PRESENT: Mayor Bo Dorough  
Mayor Pro Tem Bob Langstaff, Jr.  
City Commissioners: Jon Howard, Vilnis Gaines, Chad Warbington  
and Demetrius Young  
Virtual: Jalen Johnson  
Interim: City Mgr. Derrick Brown  
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 Pastor John Albano, Northgate Presbyterian Church, which was followed by the Pledge of Allegiance.

PRESENTATION re: Retirement Certificate for Dexter Greene

Mayor Dorough and Interim City Manager Derrick Brown presented the certificate to Mr. Greene, acknowledging his 31 years of service.

The Mayor and Commissioners thanked Mr. Greene and, Commissioner Gaines advised that he lives in Ward 3 and congratulated him on his retirement.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

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

OBJECTION TO CONSENT AGENDA ITEMS

There were no objections to the consent agenda.

CONSENT AGENDA ADOPTION

Commissioner Warbington moved to approve the consent agenda, seconded by Commissioner Howard, the roll call vote unanimously carried.

A. Resolutions:

A RESOLUTION NO. 24-R157

Approving the FY 2024-2025 Annual Action Plan (Year 4)

A RESOLUTION NO. 24-R158

Approving extension of Development Agreement re: Davis Exchange Building

A RESOLUTION NO. 24-R 159

Amending the Albany Transit's Drug & Alcohol Policy

A RESOLUTION NO. 24-R160

Authorizing Engineering Consultant Services for the Southwest Georgia Regional Airport

A RESOLUTION NO. 24-R161

Authorizing the use of SPLOST VIII and CBDG Funds for the Eighth Avenue Basin Phase IV Project

B. Purchases:

1. Motorola Radios; Motorola Solutions, Inc. - Total expenditure: \$53,388.80
2. Motorola Cameras; Motorola Solutions, Inc. - Total expenditure: \$89,352.00
3. Fire Department Vehicles; Deere & Company - Total exp: \$65,339.00

JUNE 26, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

4. Altec Bucket Trucks; Altec, Inc. – Total exp. \$568,959.00
5. Sewer Camera Truck; Jet-Vac Equipment Co., LLC – Total exp. \$317,222.40
6. Holding Ponds Fencing; Bravo Fence, LLC; Total exp. \$69,886.00
7. Sherwood Pond Fencing; ASAP Management Group, LLC; Total exp. \$95,000.00

At the request of Commissioner Young, Mayor Dorrough read the purchases into the record as noted.

## AGENDA ADOPTION

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

## GENERAL BUSINESS ITEMS

### A. Alcohol License Applications:

Marshal/Code Enforcement Director Walter Norman discussed the following:

1. Billows Cigar Haven, 1706 Gillionville Rd., T. Burton/Agent; Liquor/beer/wine

Commissioner Gaines moved to approve; hearing no second the motion failed. Mayor Dorrough asked if there is a motion to deny; hearing none, no vote was taken on the application.

### B. Other Matter

1. Recommendation to approve Option 2 to install 2 EV chargers at 1312 Blaylock and 1726 Lily Pond

Angela Calhoun, Asst. to the City Manager, stated that the request is to approve Option 2. Discussion included the number of employees on Lily Pond Rd., whether employees can use the chargers for personal use, with it noted that the City does not have a policy on this with a goal to test vehicles on the chargers. It was also noted that the intent is to use chargers on City-owned vehicles, the cost to replace City vehicles (169) with electric vehicles is approx. \$13.2 million with EV vs. gasoline is an increase in cost; Hybrid vehicles were also discussed.

Discussion continued regarding the grant/grant amount/the City's goal, which is less than the grant and it being noted that the grant will include ASU's 200 chargers and other options, the future of natural gas vs. EV, location of the chargers at ASU, maintenance cost for EV and the City looking at hybrids, the 2050 commitment date and sanctions if the quota is not met. It was also noted that the deadline to submit the application is October 30.

Mayor Dorrough moved to approve option 2, seconded by Commissioner Howard, the roll call vote carried 4-3 with Commissioners Johnson, Warbington and Mayor Pro Tem Langstaff voting no,

## ORDINANCE

Mr. Brown discussed information (copy on file) regarding the proposed budget and the six options, which include a COLA and weatherization. Discussion included the 3.7% proposed COLA, property tax increase (first since 2012), and option 1 vs. option 2 being explained. (at 6:39, *Commissioner Gaines left the meeting and connected to the zoom call*).

Commissioner Warbington introduced (to approve option 1)

### AN ORDINANCE NO. 24-111

Adopting budget and appropriations for the period July 1, 2024 through June 30, 2025

Commissioner Warbington then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Howard.

JUNE 26, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Discussion continued regarding the options, high utility bills, focusing on citizens in need, lack of progress on the east and south sides of Albany.

Commissioner Young offered a substitute motion for option 5 and commented on DCED and using City funds for programming. Hearing no second, Mayor Dorough stated that the motion died.

Hearing no additional comments, the roll call vote on the original motion carried 5-2 with Mayor Pro Tem Langstaff and Commissioner Young voting no.

#### RESOLUTIONS

Procurement Manager Josh Williams, and Stacy Rowe, Public Works Director discussed information (copy on file) regarding the following resolution. Mr. Rowe stated that with this action, the surcharge will be eliminated if the 3.2% CPI is approved.

#### A RESOLUTION NO. 24-R162

Amending resolutions 20-R150 and 21-R121 providing for use of the consumer price index, authorizing the City Manager to execute such amendment with Concrete Enterprises, LLC

Discussion followed regarding the CPI for subsequent years and locking in a rate, if the bid can be let later, implementing a one-year option to renew instead of five years, the legality of the contract and whether it needs to be bid and the request from Ms. Custer to review state law and to postpone the bidding portion.

Commissioner Warbington moved to approve the resolution for the CPI increase for the final year, seconded by Mayor Pro Tem Langstaff; the motion carried 6-1 with Commissioner Howard voting no.

Discussion continued regarding the 90 days before the current contract expires, whether the current contract can be extended, if there a termination clause (Mr. Williams replied affirmatively), whether the prior/current contract was done legally, being locked into a five-year contract and the CPI.

Ms. Custer recommended requesting additional time to investigate the issue to determine the possibility of renewing the contract and how to proceed with this specific contract.

Discussion continued regarding extending the contract, the legality of doing so, bid process governed by City ordinance and the possibility of scheduling a special call meeting to vote on this matter.

Commissioner Howard suggested listing the CPI in all contracts.

Commissioner Warbington moved to postpone for a maximum of 30 days, seconded by Commissioner Howard, the motion carried 6-1 with Commissioner Johnson voting no.

Mayor Dorough recused himself from the following due to a conflict and asked Mayor Pro Tem Langstaff to preside.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Warbington, the roll call motion carried 5-0-1 with Mayor Dorough abstaining and Mayor Pro Tem Langstaff voting no.

#### A RESOLUTION NO. 24-R163

Authorizing installation of commercial driveway in 1200 Block of Dawson Rd.

John Hawthorne, Community and Economic Development Director, discussed the Carroll Gardens Project and loan to MP Organization.

Discussion followed with Commissioner Howard recommending Option 2 and he so moved to adopt the following resolution, seconded by Commissioner Young. Discussion continued regarding option 2 with the roll call vote carrying 5-2 with Mayor Pro Tem Langstaff and Commissioner Warbington voting no.

#### A RESOLUTION NO. 23-R164

JUNE 26, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Authorizing Construction Loan to the MP Organization, LLC in the amount of \$312,000 from the Department of Community and Economic Development

Mr. Brown discussed information (copy on file) regarding Eames Sports Complex, adding that there were no changes to what was discussed in the work session and that the request came from the Payroll Development Authority.

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

A RESOLUTION NO. 24-R165

Allowing the Albany-Dougherty Payroll Development Authority to market the land associated with Eames Sports Complex for potential industrial development

Ms. Custer discussed the two options regarding the Hotel/Motel Tax expenditures as noted (copy on file). Discussion followed regarding agencies providing a report to staff and evaluations with Michael Eaton, Interim Chief Financial Officer, stating that reports will be distributed to the Commission moving forward. Rachele Minix, CVB Director, stated that all agencies provide quarterly reports with attendance, adding that the RiverQuarium and Chehaw currently have contracts in place.

Commissioner Young recommended option 2 for reports to be received and distributed to the Commission by staff and he so moved to adopt the following resolution, seconded by Commissioner Warbington for reports to include hours of operations. Commissioner Warbington recommended having SPLOST reports as well and Mayor Dorrough asked to review Chehaw's contract.

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

A RESOLUTION NO. 24-R166

Approving the distribution of the Hotel-Motel Tax Funds

A brief discussion followed regarding the Arts Council Agreement with Mr. Brown and Nicol Willis, Arts Director, providing information/ answering questions, including debts, and the agreement with Chehaw used as a pattern for the Arts Council, what was taken out of the contract and mirroring the 2015 contract with updates regarding terminations CVB reporting requirements, etc. It was also noted that the amount is the same with no changes.

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

A RESOLUTION NO. 24-R167

Providing for the execution of an agreement concerning funding for the Albany Area Arts Council, Inc.

Mr. Brown and Ms. Custer commented on the Civil Rights Agreement and advised that it mirrors the other entities; reporting requirements was also discussed. In reply to Commissioner Howard, Mayor Dorrough stated that the director is Dominic Ingram. In reply to Commissioner Young, Ms. Minix discussed the reporting requirements with CVB.

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

A RESOLUTION NO. 24-R168

Providing for the execution of an agreement concerning funding for the Albany Civil Rights Institute, Inc.

JUNE 26, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Commissioner Howard moved to adopt Option 2 of the following resolution, seconded by Commissioner Young, the roll call motion unanimously carried.

A RESOLUTION NO. 24-R169

Authorizing the use of Red Speed Camera Funds re: Memorandum of Understanding between APD and CARE LLC

Regarding the following resolution, Mr. Eaton (using a power point presentation – copy on file) discussed the pension plan, including funding period, etc., and recommended adding \$5.0 million to the pension fund. In reply to Commissioner Howard, Mr. Eaton stated that there is a need to commit to a long-term plan to comply with state law. Discussion continued regarding employee contributions having a line item in the budget for the next eight years, future contributions and having a special call meeting to discuss actuary assumptions and how much can be put in to offset liabilities. Freezing and going to a defined contribution was discussed along with various options and higher numbers. Commissioner Warbington noted defined vs pension plan options.

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

A RESOLUTION NO. 24-R170

Approving City make an additional contribution to City's Pension Plan in the amount of five million dollar

MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA

Commissioner Howard again mentioned including the CPI in all contracts and noted that effective July 1, Dr. M. Fedrick, ASU President, will be leaving Albany.

Commissioner Gaines apologized for having to leave the meeting and be on the zoom call due to coughing.

Commissioner Warbington mentioned the Humane Society Contract with Mr. Brown and Ms. Custer advising that they are working out the language and that this item may be on a special call meeting. In reply to Commissioner Warbington, Mr. Brown noted that a project manager should be on board by the end of the month and that SPLOST report including T-SPLOST should be on the August work session. Agenda item for spending categories re: CVB was discussed.

Commissioner Young thanked staff for the budget discussions and listening to Commission requests, suggestions, concerns and providing options.

Mayor Dorough commented on HUB Cities and the work program, monies for summer camp, internships and a City policy on hiring applicants with felony convictions (immigrates and those who are handicapped). He asked what Americus is doing regarding prison labors and, whether the ordinance regarding alcohol restaurant take-outs will be forthcoming.

Hearing no further discussion, the meeting adjourned at 7:59 p.m.

---

MAYOR

ATTEST:

---

JUNE 26, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

CITY CLERK

DRAFT