

AUGUST 27, 2024
REGULAR MEETING
BOARD OF CITY COMMISSIONERS
GOVT. CENTER – RM 100

PRESENT: Mayor Bo Dorough
City Commissioners: Jon Howard, Jalen Johnson, Vilnis Gaines, Chad Warbington
and Demetrius Young
Interim: City Mgr. Derrick Brown
City Attorney: Michael Custer

Mayor Dorough called the meeting to order at 7:01 p.m. and advised that the invocation is being given by Dr. Anthony Tate, New Resurrection COGBC) which was followed by the Pledge of Allegiance.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

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

OBJECTION TO CONSENT AGENDA ITEMS

Items 'c and g' were removed from the consent agenda for additional discussion.

CONSENT AGENDA ADOPTION

Commissioner Howard moved to adopt the consent agenda with the noted items removed, seconded by Commissioner Gaines, the roll call vote motion unanimously carried.

Resolutions:

A RESOLUTION NO. 24-R177

Authorizing the City of Albany to enter into a Memorandum of Understanding with Coleson, LLC re: construction of Gillionville Woods

A RESOLUTION NO. 24-R178

Authorizing submission of grant application to the Governor's Office of Highway Safety for the Highway Enforcement Aggressive Traffic Grant Program (HEAT); should the grant be awarded to City, such grant is accepted

A RESOLUTION NO. 24-R179

Approving the 2025 Public Employees Group Health Plan

A RESOLUTION NO. 24-R180

Authorizing contracting with Legacy C+C, LCC for construction and installation of speed tables at various locations; authorizing use of TSPLOST I funds for such measures

A RESOLUTION NO. 24-R181

Approving list of streets for Street Resurfacing Phase D; Authorizing use of TSPLOST I, LMIG and TSPLOST II Funds

A RESOLUTION NO 24-R182

Authorizing use of TSPLOST I Funds re: Flint Riverfront Trail Design Services

A RESOLUTION NO. 24-R183

Authorizing use of TSPLOST I Funds re: Traffic Signal Upgrades at E. Broad Ave., and N. Broadway St.

Purchases:

1. Timekeeping Software Upgrade; Kronos; Total exp. \$142,534.85

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2. Internet Services; Accelecom; Total annual exp. \$107,424.48 (three year). total cost: \$322,273.44
3. F550 model Bucket Truck; Altec, Inc.; Total exp. \$189,653.00
4. Litter Removal; LRL Ventures & Management, Albany, GA; Total annual exp. \$60,840

AGENDA ADOPTION

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

GENERAL BUSINESS

- A. Long Term Financial Planning Committee: Commission appointment

It was noted that RyShari Burley was the Utility Board appointee. Commissioner Warbington moved to appoint Commissioner Howard, seconded by Commissioner Gaines, the roll call vote unanimously carried.

- B. Alcohol License Application

Chief Deputy/License Inspector Anthony Donaldson discussed the following (copy on file):

1. 2203 E. Broad Ave. 34 - 34 La Bamba Night Club; S. Graves/ Agent; Beer Consumption

Citing City Code to support his objection, Commissioner Howard moved to deny the application, seconded by Commissioner Young, the motion carried 5-1 with Mayor Dorough voting no.

- C. Request approval to develop and operate a 55,000 square foot retail store with associated parking on a 5.09-acre parcel zoned C-7 (Mixed Use Planned Development District) re: Special Approval Case #24-043 re: 2601 Dawson Rd.

In reply to Commissioner Howard, Milan Patel, Project Rep., provided information regarding the location (the old Sears Building), Academy Sports being the vendor, groundbreaking (tentatively October), and development at the mall.

Commissioner Warbington moved to approve the request, seconded by Commissioner Johnson, the roll call vote unanimously carried.

- D. Purchases

1. (CONDITIONAL) Security Software 37 - 37 Arete; Total exp. up to \$96,374.90

Ms. Custer briefly discussed the proposed security software and asked for approval.

Commissioner Warbington moved to approve the request, seconded by Commissioner Johnson, the roll call vote unanimously carried.

- E. Other Matters

1. Henderson Park Design - Consider approval of Option 1 or 2

Discussion followed regarding the selection of the option for the design with Mayor Dorough moving to approve option 2, seconded by Commissioner Warbington. Discussion continued regarding cost over runs, adding bid alternates (roof vs. restrooms), making the gate a bid alternate.

Commissioner Young suggested to approve option 1, due to citizens preference.

Hearing no additional comments, the roll call vote carried 4-2 with Commissioners Howard and Young voting no.

ORDINANCE(S)

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Michael Eaton, Interim CFO, provided information regarding the proposed millage rate tax increase to 10.672 for FY 2025.

Discussion followed regarding when the increase goes into effect and if it was due to the pay raise for employees. Mr. Eaton and Mr. Brown discussed whether other funding could be used for the pay raises and challenges to fund the \$1.7 million. He commented on the utility transfer and recurring expenditures.

Commissioner Warbington introduced

AN ORDINANCE NO. 24-120

Levying and assessing the rate of taxation for City purposes on all taxable property in the City of Albany, Georgia for Fiscal Year 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 Mayor Dorough. Commissioner Warbington commented on having talking points when communicating to citizens regarding the process. Discussion continued pertaining to no increases in the past 12 years, etc.

Hearing no additional comments, the roll call motion carried 5-1 with Commissioner Young voting no.

Paul Forgey, Planning Director, provided comments regarding the need to have the International Existing Building Code adopted. In reply to Commissioner Young regarding tiny homes regulations, Mr. Forgey advised that this will be on an upcoming agenda.

Commissioner Warbington introduced

AN ORDINANCE NO. 24-121

Amending Sec. 14-1 of the City Code to add additional State Minimum Standard Codes

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, the roll call vote unanimously carried.

RESOLUTION(S)

In reply to Commissioner Young's questioning the use of SPLOST VII instead of T-SPLOST, Scott Tennison, Sales Projects Manager, explained previous City Manager's allocations, etc.

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

A RESOLUTION NO 24-R184

Authorizing the use of SPLOST VII funds for Myrtle Alley reconstruction

Regarding the following resolution, Robert Griffin, Interim Director of Engineering, discussed funding including \$23,000 to prepare the grant, SPLOST VII, funding, etc.

Commissioner Warbington commented on 7th Ave., and Society Ave., eliminations.

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

A RESOLUTION NO. 24-R185

Authorizing submission of a grant application to the Federal Railroad Administration for the Railroad Crossing Elimination Grant

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Discussion followed regarding the SPLOST Distribution Process (option 1 or 2) with Mr. Brown recommending option 2, which will exhaust the funds and explaining Chehaw Park's expenditures and request for \$139,000 reimbursement. Discussion continued with Commissioner Warbington commenting on SPLOST VI and VII with Mr. Brown again commenting on the Chehaw contracts. Tommy Gregors, Ex. Director of Chehaw Park, discussed expenditures/funding, USDA project and inspections, the perimeter fence, contracts pending and the remaining SPLOST funds since SPLOST II.

Following additional explanation by Mr. Brown, Commissioner Howard and Mr. Gregors agreed with staff's recommendation. Discussion continued regarding having a 3rd option, whether SPLOST VI is unrestricted, fencing, bids, oversight of large purchases and accountability. Mr. Gregors mentioned the deadline that was not met regarding the fence, etc.

Mr. Eaton also discussed funding, large purchases, reimbursements and asked for guidance when bringing requests for reimbursement to the Commission. Mr. Brown mentioned bringing back amounts above the \$40,000 cap for the City Manger's expenditures, with Mr. Gregors countering that the Park Authority approves Chehaw's expenses.

Mayor Dorough commented on the enabling legislation and asked for information re: 2021-2023 monies from Lee/Dougherty Counties.

Commissioner Young moved to approve option 2, seconded by Commissioner Howard.

Mayor Dorough mentioned that \$12.5 million in SPLOST has been spent at Chehaw, adding that his issue is the lack of Commission involvement with the Authority on how SPLOST funds are spent. Commissioner Young countered that SLOST is voted on by the citizens and goes through the Authority, agreeing that the Board has a responsibility but no pass-through to have the City oversee fund, adding that the Commission is not accountable for their failures.

Mayor Dorough stated that the referendum does not say what the funding covers with Mr. Brown commenting on SPLOST VIII.

Hearing no additional comments, the roll call vote carried 4-2 with Mayor Dorough and Commissioner Warbington voting no.

A RESOLUTION NO. 24-R186

Approving the SPLOST Distribution Process (option 2)

Angela Calhoun, Asst. to the City Manager, discussed information regarding the Homeownership Incentivization Plan and the request to approve option 1 or 2 as noted (copy on file). She advised that staff is recommending option 2.

In reply to Commissioner Howard, Ms. Calhoun stated that this does not place restrictions on NACA.

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

A RESOLUTION NO. 24-R187

Supporting a Homeownership Incentive Plan; utilizing American Rescue Act Funds as allocated in Resolution No. 22-R193 (option 2)

Regarding Carver Design (option 1 or 2), Steve Belk, Recreation Director, advised that staff recommends option 1.

Commissioner Gaines moved to adopt the following resolution, seconded by Commissioner Howard, the roll call vote carried 5-1 with Commissioner Young voting no.

A RESOLUTION NO. 24-R188

Approving Carver Gym Design; authorizing use of SPLOST VIII Funds (Option 1)

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Regarding the Concession Building Improvement at Driskell Park, discussion followed regarding the ribbon cutting and the locker room being out for bid and Mayor Dorough agreeing with the \$45,000.

Commissioner Gaines moved to adopt the following resolution, seconded by Commissioner Howard, the roll call vote carried 5-1 with Commissioner Young voting no.

A RESOLUTION NO. 24-R189

Authorizing use of SPLOST VII Funds for Concession Building Improvements at Driskell Park

MEMBER COMMENTS/ITEMS FOR

Commissioner Howard mentioned owners having working cameras and security at alcohol establishments, with Ms. Custer advising that she will research and provide information. Commissioner Howard asked for information regarding short term rentals with Ms. Custer stating that it will be on a future agenda.

Commissioner Young recognized two Albany advocates who recently passed: Jim Bush and Russell Malone.

Mayor Dorough mentioned having the 90-day notice to Chehaw Park to terminate and renegotiate the agreement.

Mr. Brown mentioned:

- The GEFA loan in the amount of \$3 million
- Recognized Victor Landry's recent designation award
- Meeting every other Monday re: Recreation Parks with the next meeting on Sept. 9 at 3:30 p.m., adding that Bill Miller/Kalmon Malone will also be discussed

Commissioner Young mentioned proclamations issuance on Thursday August 29 re: Black Business Month

Commissioner Howard mentioned his upcoming town hall meeting at Thornton Gym

Hearing no further discussion, the meeting adjourned at 8:29 p.m.

MAYOR

ATTEST:

CITY CLERK