

SEPTEMBER 24, 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
Interim: City Mgr. Derrick Brown
City Attorney: Michael Custer

Mayor Dorough called the meeting to order at 6:02 p.m. and advised that the invocation is being given by Pastor Gary Sanders, First Mt. Olive Missionary Baptist Church, which was followed by the Pledge of Allegiance.

PRESENTATION (Retirement Certificate)

Mayor Dorough and Interim City Manager Derrick Brown recognized Firefighter Ruban Jordon for his 32 years of service. Via Zoom, AFD Chief Cedric Scott thanked Mr. Jordon for his service and wished him well in his future endeavors. The Commissioners also thanked Mr. Jordon 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-R190

Authorizing installation of on-street parallel parking wells for Carroll Street

A RESOLUTION NO. 24-R191

Authorizing Third Amendment of the Solar Power Purchase Agreement between MEAG Power and City of Albany

A RESOLUTION NO. 24-R192

Authorizing the filing of an application with the Department of Transportation, United States of America, and Georgia Department of Transportation, for a grant under Title 49 U.S.C., Section 5303

A RESOLUTION NO. 24-R193

Authorizing the filing of an application with the Department of Transportation, United States of America, and Georgia Department of Transportation, for a grant under Title 49 U.S.C., Section 5307

A RESOLUTION NO. 24-R194

Authorizing submission of a grant application to GA Dept. of Transportation re: Transit Trust Fund Program; should the grant be awarded to City, such grant is accepted

A RESOLUTION NO. 24-R195

Approving TSPLOST I Funds for Engineering Services for Intersection Improvements

A RESOLUTION NO. 24-R196

Authorizing use of SPLOST VI, VII and VIII for Pump Station 50 Upgrades

B. Purchases

- a. Substations #2 and #9 Equipment Upgrades; G&W Electric Co., Viper Switches; Total expense: \$302,181.00
- b. Landscape Services Misc. Locations; Power Works Industries, Inc. Total expense: \$114,580.00
- c. 8th Ave Basin Change Order 1; Jim Boyd Construction, Albany, GA; Change Order #1 Total \$1,078,592.60. Total project cost: \$5,576,465.85
- d. CSO Bypass Modifications; Change Order #1; Ruby-Collins, Inc., Total expense \$230,220.00
- e. Booker Avenue Drainage Basin; Jim Boyd Construction, Albany, GA (Division 1) Total expense: \$3,321,059.05
- f. Insituform Technologies, LLC, Chesterfield, MO (Division 2); Total expense: \$749,284.80

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

AGENDA ADOPTION

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

GENERAL BUSINESS ITEMS

A. Appointments:

- Land Bank Authority: (2 appts. for term ending July 2026)

Commissioner Warbington moved to reappoint Bill Geer and Erick Williams, seconded by Mayor Pro Tem Langstaff, the roll call vote unanimously carried.

Commissioner Howard moved to close nominations on said two names, seconded by Commissioner Warbington; the roll call vote unanimously carried. Mayor Dorough declared that Bill Geer and Erick Williams to be duly reappointed

- Aviation Commission: (One appt. for term ending July 2026)

The Clerk explained that last year there was an oversight when it was not realized that Dr. Gillispie's term was up; Pam Jackson was listed as filling an unexpired term, when she was actually appointed to fill a full term, (Dr. Gillispie's vacant seat) with her term expiring in 2026 and no action is required.

- Chehaw Park Authority: (3 appts. for term ending June 2027)

Commissioner Warbington moved to reappoint Harry Day, David Daniels, Jr., and Wendy Wilson, seconded by Commissioner Howard.

Commissioner Warbington moved to closed nominations on said name, seconded by Commissioner Young, the roll call vote unanimously carried.

Following the unanimous roll call vote, Mayor Dorough declared Mr. Day, Mr. Daniels and Ms. Wilson to be duly reappointed.

- Downtown Development Authority: (1appt. to fill unexpired term ending April 2024)

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Mayor Pro Tem Langstaff moved to appoint Zach Giddes, Commissioner Warbington moved to appoint Jonathan McGuire, and Commissioner Young moved to appoint King Randall. Commissioner Warbington then moved to close nominations on said names, seconded by Commissioner Howard, the roll call vote unanimously carried.

Following the roll call vote the motion carried 4-1 with Commissioner Young voting no. Mayor Dorough declared Zach Giddes as the appointee to fill the unexpired term.

- Historic Preservation Commission: (4 appts. to fill term ending July 2026)

Commissioner Young moved to reappoint William Guin, Jr., Scott Marcus, Matt Trice and Zach Giddes, seconded by Commissioner Warbington. Commissioner Howard moved to close the nominations, seconded by Commissioner Warbington, the roll call vote unanimously carried.

Following the unanimous roll call vote, Mayor Dorough declared Mr. Guin, Mr. Marcus, Mr. Trice and Mr. Giddes to be duly reappointed.

- Regional Commission (1 Joint City/County appt.) to fill an unexpired term ending January 2025

Commissioner Young moved to appoint Demetrious Love, seconded by Commissioner Howard, who moved to close nominations on the said name, seconded by Commissioner Young, the roll call vote unanimously carried. The question was called for the appointment of Mr. Love, with the roll call vote unanimously carrying; Mayor Dorough noted that Mr. Love is duly appointed.

Mayor's Appointments

- APD Civilian Review Board (one appointment)

Mayor Dorough appointed King Randall to fill an unexpired term ending December 2024

- Albany Housing Authority (one appointment)

Mayor Dorough reappointed Frank Wilson for a five-year term ending June 2029

B. Special Approval Zoning Matters: Case #24-057

Following a brief explanation of the special approval application by Paul Forgey, Planning Director, Mayor Pro Tem Langstaff moved to approve the following recommendation, seconded by Commissioner Warbington, the roll call vote unanimously carried.

1. Recommendation to approve Special Approval Application for the development and operation of a drive-thru coffee establishment at a .549-acre parcel zoned C-7.

C. Alcohol License Application:

Following a brief explanation of the application, Deputy Chief Anthony Donaldson, Commissioner Langstaff moved to approve the following application, seconded by Commissioner Warbington, the roll call vote carried 5-1 with Commissioner Howard voting no.

1. Q's Cake Done the Old Fashion Way, 249 Pine Ave. Ste. 3; A. Hall/Agent, Beer and Wine Consumption

ORDINANCES

Commissioner Howard introduced

AN ORDINANCE NO. 24-122

Amending Chapter 25 of the City Code so as to add Article II. Short Term Vacation Rental

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

In reply to Commissioner Young, Ms. Custer explained the new occupational tax certificate and the short-term rental property process/procedure.

In reply to Commissioner Howard, Ms. Custer advised that the ordinance is effective January 31, 2025, and that the cost of the permit fee will be provided once the fees are set.

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

RESOLUTION

Regarding the following resolution, discussion followed regarding two Commissioners being absent from the meeting and whether to table the item. Commissioner Young moved to adopt the following resolution, seconded by Mayor Pro Tem Langstaff.

A RESOLUTION NO. 24-R197

Authorizing execution of Employment Agreement with Terrell Jacobs as City Manager

Commissioner Howard expressed concern regarding the salary and said he will vote no.

Hearing no additional comments, the roll call vote carried 4-1 with Commissioner Howard voting no.

Regarding the following resolution, Paul Forgey, Planning Director, discussed information and stated that the adoption of the Resiliency Plan is not mandatory, and it can be amended once adopted.

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

A RESOLUTION NO. 24-R198

Approving the Albany/Dougherty County Resiliency Plan

Following comments from Deputy Director of Recreation, Breana Nixon, Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Young, the roll call vote unanimously carried.

A RESOLUTION NO. 24-R199

Authorizing use of SPLOST VII Funds for the purchase of interior furniture at Driskell Community Center

Derrick Brown, Interim City Manager, discussed details regarding the following resolution and advised that for the last three years, there has been no agreement in place pertaining to fiber optics in Lee County.

Commissioner Warbington moved to adopt the following resolution, seconded by Mayor Pro Tem Langstaff, the roll call vote unanimously carried.

A RESOLUTION NO. 25-R200

Authorizing execution of First Amendment to Intergovernmental Contract for the Joint Provision of Services between the Board of Commissioners of Lee County, Georgia, and the City of Albany, Georgia re: Natural Gas Services and Fiber Optic Services

Ms. Custer briefly discussed the next two conditional resolutions and advised that the Long-Term Financial Planning Committee met and recommended approval. Discussion included why the items

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were not discussed at a work session with Commissioner Young asking for information to be provided on the two companies that will be receiving funds.

Commissioner Warbington moved to adopt the following resolution, seconded by Mayor Pro Tem Langstaff, the roll call vote unanimously carried.

A RESOLUTION NO. 24-R201

Approving request by the Albany-Dougherty Economic Development Commission to grant \$200,000 from the Job Investment fund to Amadas Industries, Inc. for the expansion of their Agricultural Manufacturing Business

Mayor Pro Tem Langstaff moved to adopt the following resolution, seconded by Commissioner Warbington, the roll call vote unanimously carried.

A RESOLUTION NO. 24-R202

Approving request by the Albany-Dougherty Economic Development Commission to grant \$200,000 from the Job Investment Fund to CP Albany Partners, LLC for development of Retail Facility

Commissioner Howard questioned the process of notifying the public regarding the available funds for new industries. Mr. Brown explained that this is not advertised, and rigorous criteria must be met to qualify, adding that the EDC can be contacted for that information.

MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA

In reply to Mayor Dorough, Chief Scott provided an update on Hurricane Helene, including potential future weather conditions in Albany and the State of Emergency that has been declared.

Commissioner Howard stated that this is Mr. Brown's last day as Interim City Manager and thanked him for his leadership, integrity and service. Commissioner Warbington expressed appreciation as well for Mr. Brown's serving as Interim City Manager. He addressed the upcoming storm and suggested having a press conference and information on the website and social media. He also suggested having online tools for the public when power outages occur, to include a map of areas without power.

Mayor Pro Tem Langstaff thanked Mr. Brown and staff for their extraordinary service in preparing for Hurricane Helene. Mayor Dorough thanked Mr. Brown for serving as Interim City Manager and also commented on the City taking steps to prepare for the storm. He mentioned the alcohol license ordinance does not have a limit on proximity and asked to have this addressed.

Commissioner Gaines mentioned the new rules regarding being on virtual meeting calls and asked for a copy of votes cast this year, to ensure it has been in effect and not just for this meeting. Mayor Dorough suggested the City Attorney to provide a memo with explanations.

Hearing no further discussion, the meeting adjourned at 7:20 p.m.

MAYOR

ATTEST:

CITY CLERK