

APRIL 30, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

PRESENT: Mayor Bo Dorough (virtual)  
Mayor Pro Tem Bob Langstaff, Jr.  
City Commissioners: Jon Howard, Jalen Johnson, Vilnis Gaines, Chad Warbington  
and Demetrius Young  
Interim City Mgr. Derrick Brown  
City Attorney: C. Nathan Davis

Mayor Pro Tem Langstaff called the meeting to order at 6:05 p.m. and advised that the invocation is being given by Pastor Deloris Spears, Kingdom Church House of Prayers Church, which was followed by the Pledge of Allegiance.

PRESENTATION - (Retirement Certificate):

Mr. Brown and Mayor Pro Tem Langstaff presented a retirement certificate to Cary Grant who worked in Facilities Maintenance as a Sr. Crew Supervisor.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

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

OBJECTION TO CONSENT AGENDA ITEMS

There were no objections to the consent agenda.

CONSENT AGENDA ADOPTION

Discussion followed with the following items being removed from the consent agenda: 1) Commissioner Johnson asked to remove the Ritz Theater Center Design [item f.] and; 2) Mayor Pro Tem Langstaff asked to remove the Maintenance Building/Flint River Golf Course [purchasing item a].

Commissioner Johnson moved to approve the consent agenda (with the above noted removals), seconded by Commissioner Warbington, the roll call vote unanimously carried.

A. Resolutions:

A RESOLUTION NO. 24-R128

Authorizing execution of the Georgia Emergency Management Agency Statewide Mutual Aid and Assistance Agreement

A RESOLUTION NO. 24-R129

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

A RESOLUTION NO. 24-R130

Authorizing submission of a grant application to the Department of Community Affairs for the 2024-2025 Emergency Solutions Grant; should the grant be awarded to City, such grant is accepted

A RESOLUTION NO. 24-R131

Authorizing the City to enter into contract with DBT Transportation Services, LLC for the purchase of an Automated Weather Observing System for the Southwest Georgia Regional Airport

A RESOLUTION NO. 24-R132

Authorizing the use of Red Speed Camera Funds re: Forcemetrics Software

APRIL 30, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

A RESOLUTION NO 24-R133

Authorizing the use of SPLOST VII Funds for the purchase of Central Square OneSolution software for the Technology and Communications Department

B. Purchases:

1. Cable Injection; Southwire Company, LLC; Estimated total exp., not to exceed \$500,000.00
2. HVAC Replacement 401 Pine Ave.; Albany Air Conditioning/Heating Co.; Albany, GA; Total exp. \$1,063,830.00
4. Tire Shop Equipment; K&M Auto Parts Inc. – Total exp. \$77,810.81

At the request of Commissioner Young, Mayor Pro Tem Langstaff requested the Clerk to read the purchases into the record as noted.

AGENDA ADOPTION

Commissioner Johnson moved to adopt the agenda (adding the two items removed from the consent agenda), seconded by Commissioner Howard the roll call vote unanimously carried.

GENERAL BUSINESS ITEMS

A. Appointment:

1. Solicitor's Appointment to fill unexpired term ending January 2025

Commissioner Warbington moved to appoint Lanish Hayward, seconded by Commissioner Johnson. Commissioner Warbington stated that the appointment will be for the Solicitor's position (removing the 'assistant' title), the roll call vote unanimously carried.

In reply to Commissioner Howard, Ms. Hayward discussed her bio and job history.

Mayor Pro Tem Langstaff stated that Municipal Court Judge Willie Weaver and Sherri Twyman, Director of Municipal Court, recommended Ms. Hayward as well.

B. Alcohol License Applications:

Anthony Donaldson, Chief. Deputy/License Inspector discussed the following:

1. Stuart Express: 2419 Stuart Ave., O. Martin/Agent; Beer/Wine Package

Commissioner Howard clarified the location of the establishment and its use (former/proposed).

Commissioner Young mentioned the number of package stores in the city and provided additional reasons he will be voting no.

Commissioner Gaines stated that he received a petition with over 75 signatures of residents not wanting another establishment in the area and moved to deny, seconded by Commissioner Young, the roll call vote carried 5-2 with Mayor Pro Tem Langstaff and Mayor Dorough voting no.

The Clerk stated that she was told the applicant (Keziah Bishop) is present and has asked to speak.

Ms. Bishop stated that she is not the applicant, but signed the petition and explained her objections to the application.

Discussion followed on whether Ms. Bishop could speak, with it noted that the ordinance does not allow speakers at the business meeting. Mayor Pro Tem Langstaff thanked Ms. Bishop for her comments.

APRIL 30, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Hearing no further comments, the roll call vote to deny carried 5-2 with Mayor Pro Tem Langstaff and Mayor Dorough voting no.

Mr. Donaldson discussed the following:

2. Second Time Around: 642 Flint Ave., R Draper/Agent; Beer consumption

Discussion followed regarding the crime report at the establishment, with Mr. Donaldson advising that since 2017 there have been no crime reports at the location. Commissioner Young mentioned the need to decrease the number of alcohol establishments in the community and said he will vote no. He then moved to deny the application, seconded by Commissioner Howard, the roll call vote failed (to deny) 3-4 with Mayor Dorough, Mayor Pro Tem Langstaff, Commissioners Gaines and Warbington voting no.

Commissioner Warbington moved to approve the application, seconded by Commissioner Gaines, the roll call vote carried 4-3 with Commissioners Howard, Johnson, and Young voting no.

C. Purchase:

1. Maintenance Buildings re: Flint River Golf Course; NSCS, LLC dba Newell Construction, Albany, GA. Total exp. \$1,308,486

Commissioner Young moved to approve, seconded by Commissioner Howard, the roll call vote carried 6-1 with Mayor Pro Tem Langstaff voting no.

ORDINANCES

Regarding the rezoning request of property at 1010 11<sup>th</sup> Ave., Paul Forgey, Planning Director, discussed the number of gas stations in the area as mentioned at the work session.

Commissioner Warbington stated that while he supports the conditions, his concern is that the result could be a larger nuisance. Commissioner Johnson stated that the proposed store and gas station are too close to the neighborhood. Discussion continued regarding selling of the properties, if the purchaser will abide by the conditions as noted, adding restrictions on how the property is used, whether combining the other properties is an option (which is a question for the city attorney), whether the other properties can be part of the conditions, or if the properties (4) are sold, would it have to be rezoned, if the city initiated a rezoning, the property owner would not have to pay another application fee and delaying a decision for 30 days to review options.

Commissioner Johnson moved to table the following item for one month with a review to rezone all four properties, seconded by Commissioner Howard.

AN ORDINANCE NO.

Amending the Zoning ordinance and map of the city of Albany to change the status of property located at 1010 11<sup>th</sup> Ave

Mr. Forgey suggested that the item be on the next work session agenda for discussion.

Hearing no additional comments, the roll call motion carried 6-1 with Mayor Dorough voting no.

Regarding the rezoning request of property at 2400 Dawson Rd., discussion included demolition of the gas station, issuing a temporary certificate of occupancy (CO), the Asst. City Attorney opining that a temporary CO is legal, changes to the conditions to include removal of gas tanks and having an Environmental Protection Department (EPD) evaluation of the property and the issuance of a temporary CO at 2400 Dawson Rd., pending required work at 2430 Dawson Rd.

Mayor Pro Tem Langstaff introduced

APRIL 30, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

AN ORDINANCE NO. 24-105

Amending the zoning Ordinance and Map of the City of Albany to change the status of property located at 2400 Dawson Rd., from C-1 to C-2 **conditional**

Mayor Pro Tem Langstaff then offered the ordinance as amended 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.

RESOLUTIONS

Regarding the following resolution, Don Gray, Facilities Director, clarified the design of the Ritz Theater Center Design and in reply to Commissioner Young, he read the list of renovations, including the interior/exterior of the Ritz, renovation of the Cultural Center on the west end along with the interior and exterior to include reroofing and water proofing, etc. Discussion continued regarding partial renovation of the Cultural Center, security issues being part of the design and programing and working with the Harlem Renaissance project.

Commissioner Johnson moved to table the following resolution for 30 days, seconded by Mayor Pro Tem Langstaff, the roll call vote to table failed 4-3 with Commissioners Johnson, Warbington and Mayor Pro Tem Langstaff voting affirmatively.

Commissioner Young moved to adopt the resolution as written, seconded by Commissioner Howard, the roll call vote carried 6-1 with Mayor Pro Tem Langstaff voting no.

A RESOLUTION NO. 24-R134

Authorizing the use of SPLOST VIII Funds for Ritz Theater Center Design Services

Regarding the following resolution, Lequrica Gaskins, Downtown Manager and Attorney Dan McCray (virtual via zoom) provided information on the purpose of the Intergovernmental Agreement with ADICA and discussed provisions. Discussion included the 4-C Academy moving downtown, whether ADICA can obligate the City and a suggestion to sell the property to the public ‘as is.’

Commissioner Warbington moved to adopt the following resolution, seconded by Commissioner Young, the roll call voted carried 5-2 with Mayor Pro Tem Langstaff and Commissioner Howard voting no.

A RESOLUTION NO. 24-R135

Approving execution of Intergovernmental Agreement with ADICA

Regarding the following resolution, Commissioner Warbington discussed the bid, staff’s recommendations (base bid), options (suggesting alternative option 5 and option 4) which will cost \$185,000 vs. \$290,000. Discussion continued regarding the lowest bid meeting the requirements and the City having an obligation to repair City-owned properties

Commissioner Warbington moved to adopt the following resolution (noting LRA base price of \$134,125.00, option # 4 in the amount of \$25,920.00 and alt. 5 in the amount of \$24,388.00 [ceiling treatment]), seconded by Commissioner Johnson, the roll call voted carried 6-1 with Mayor Pro Tem Langstaff voting no.

A RESOLUTION NO. 24-R136

Authorizing funding for 108 Pine reroofing and repairs

Regarding the following resolution, John Hawthorne, Director and Community and Economic Development, discussed Georgia Initiative fork Community Housing (GICH) Letter of support. Options were discussed including asking the GICH team to reconsider, having no one to get the points, both projects in question being even; Mr. Hawthorn mentioned Driskell Park and Land Bank with it noted that the GICH team was unanimous for Dogwood Trails. The question regarding the Land

APRIL 30, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Bank's participation was answered (they were not part of the GICH team and did not attend the meeting). Discussion continued regarding how much Davenport has invested in the projects (Phases I&II) and it was noted that Larry Thomas, President of the Land Bank, had submitted a letter of support for the Dogwood project.

Mitchell Davenport, Developer (Dogwood Trails), spoke in support of his application to receive GICH points/credit. He questioned legality of remanding it back to the Land Bank and moving it around and said that it would be problematic for him should the Commission take that route.

Commissioner Young spoke in support of Dogwood Trails, with Commissioner Gaines asking to make both projects work. Mayor Dorough stated that he will vote for this item, adding that tonight, the City is potentially spending \$5.0 million on affordable housing in Albany. He noted that the other group is asking for more money and, it was agreed that if Mr. Brown found funding, both loans would be approved. Mayor Pro Tem Langstaff recommended having a GICH consultant to provide a recommendation regarding GICH scoring, advantage of having two projects and the odds of both projects.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Johnson.

A RESOLUTION NO. 24-R137

Supporting Lockwood Companies' redevelopment of Dogwood Trail Apartments II

Commissioner Warbington offered a substitute motion with an option to reconsider new information and to fall back to the other project with the Mayor signing a letter of recommendation, seconded by Mayor Pro Tem Langstaff. There being no discussion on the substitute motion, the roll call motion failed 2-5 with Mayor Pro Tem Langstaff and Commissioner Warbington voting affirmatively and Mayor Dorough, Commissioners Howard, Johnson, Gaines, and Young, voting no.

Hearing no additional comments, the roll call vote on the original motion unanimously carried,

Commissioner Young asked how many were on the GICH team with Mr. Hawthorne stating 11, adding that there are 13 members.

Regarding the request for a loan, discussion continued with Ms. Custer and Mr. Brown acknowledging that a charter change would be necessary, as noted in Attorney Dan McCray's email and, loans are not made until the tax credits have been awarded with a November deadline to make a loan. Mayor Pro Tem Langstaff advised that there was no resolution requesting a loan and suggested having a special call meeting on May 7<sup>th</sup> at 8:30 am for the Lockwood [Dogwood] project.

Regarding the following resolution, discussion followed with Mr. Hawthorne discussing the scope of work and, the project overview/design was (copy on file) to have brick and a better façade, base boards, doors, flooring, appliances, lighting, costs increase with a loan request of \$312,000. Regarding terms, Mr. Brown stated that he has not seen any terms. Commissioner Warbington suggested a resolution be adopted at the special call meeting. Discussion continued with Mayor Dorough suggesting the City provide the \$312,000 loan or whether the project could be funded with a HUD loan to be repaid in 15 years.

Mayor Pro Tem Langstaff called the question with Commissioner Johnson moving to adopt the following resolution, seconded by Commissioner Howard, the roll call vote carried 6-1 with Mayor Pro Tem Langstaff voting no.

A RESOLUTION NO. 24-R138

Approving agreement with the MP Organization, LLC for construction of thirty-two units of multifamily housing (13 HOME-ARP) at 108 S. Carroll Street (Carroll Gardens); Authorizing construction loan to the MP Organization, LLC in the amount of \$1,528,645 from HOME-ARP funds

Mayor Pro Tem Langstaff commented on having a separate agreement for the special call meeting.

APRIL 30, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Commissioner Warbington noted the \$1.7 million with \$1.5 in the agreement and it was explained that funding goes to administration and services.

Regarding the following resolution, Attorney McCray commented on whether the structure is the same as the Davis Exchange Building. Rhett Holmes, Developer agreed. Information regarding the GICH letter and DCA points was discussed with it noted that the GICH letter would be applied for next year.

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

A RESOLUTION NO. 24-R139

Authorizing expenditure of funds for the Harding Court Senior Apartments Project

MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA

Commissioner Howard asked for an update of, 1) the combined drug unit/gang taskforce; and 2) CLRED.

Commissioner Johnson asked for an update on GA Tech's project, with Mr. Brown noting that an update is forthcoming.

Commissioner Warbington mentioned an update from the retreat with the Clerk advising that information was distributed. He added that IDP made him aware of a point they can get if the project has a bus stop with multiple routes and suggested moving a bus stop to a route that connects to multiple routes.

Mayor Dorough mentioned streamlining meetings, SPLOST Projects, i.e., having \$1.0 million for sidewalks on Front Street, adding that once repairs are complete, to coordinate with another project to use the balance of any funds.

Commissioner Howard asked if flowers are being sent from the City for the funeral of the employee who drowned, with Mr. Brown replying in the affirmative, adding that arrangements have been made. Commissioner Howard mentioned ASU's upcoming graduation asking if grass can be cut.

Regarding the alcohol license appeal, Ms. Custer said the hearing is scheduled for May 21<sup>st</sup>.

There being no further discussion, the meeting adjourned at 8:39 p.m.

---

MAYOR PRO TEM

ATTEST:

---

CITY CLERK