

JUNE 2, 2020

SPECIAL CALLED MEETING OF THE BOARD OF CITY COMMISSIONERS OF THE
CITY OF ALBANY, GEORGIA
GOVT CENTER – ROOM 100

PRESENT Mayor Bo Dorough
Mayor Pro Tem Jon Howard
City Commissioner: Chad Warbington
City Attorney: Nathan Davis

Mayor Dorough called the (virtual) meeting to order at 8:32 a.m., and after attendance confirmation, it was noted that City Manager Sharon Subadan, Commissioners Fuller, Fletcher, Langstaff and Young were on the virtual conference call.

The Asst. Clerk read the call as follows:

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

Dear Mayor and Commissioners:

There will be a Special Called City Commission virtual meeting on Tuesday, June 2, at 8:30 a.m. The purpose of the meeting is for the Mayor and Board of Commissioners to discuss and approve the following:

1. FY 2020 – 2021 Budget (Public Hearing)
2. AFD Safety Equipment
3. Competitive Public Service Grant Award for FY 2020 – 2021
4. Storm Recovery Grant Update

Sincerely,

/s/ Sharon Subadan
SHARON SUBADAN,
CITY MANAGER

/s/ Bo Dorough
BO DOROUGH, MAYOR

/s/Jon Howard
JON HOWARD, WARD I
MAYOR PRO TEM

Received email confirmation
MATT FULLER, WARD II
CITY COMMISSIONER

/s/BJ Fletcher
BJ FLETCHER, WARD III
CITY COMMISSIONER

Notified via email
CHAD WARBINGTON, WARD IV
CITY COMMISSIONER

/s/ Bob Langstaff Jr.
BOB LANGSTAFF, JR., WARD V
CITY COMMISSIONER

/s/ Demetrius Young
DEMETRIUS YOUNG, WARD VI
CITY COMMISSIONER

PUBLIC HEARING – FY21 BUDGET

Finance Director Derrick Brown advised that this is the public hearing on the \$290.3 million budget presented to the Board on May 19 and, the public hearing provides an opportunity for citizens to make comments.

Commissioner Warbington mentioned that he heard on the news that Tift County provided various ways for public interaction with their public hearing, adding that the City will hold three public hearings. He recommended Tift County's formats to garner more public input and mentioned an email he received regarding the City cemetery; which was a major initiative within last year's budget. The gentleman complained that not much has been done and asked the status of the \$500,000 allocation, if the funds remain, and will additional funds be committed in the FY

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21 budget. Mr. Brown advised that the \$500,000 has not be exhausted, with another \$500,000 reallocated for non-capital improvements at the cemetery, adding that approximately \$468,000 for potential capital improvements has been reallocated for next year. Commissioner Warbington clarified that \$468,000 remains from last year's budget and is available for the upcoming fiscal year. Mr. Brown agreed, adding that another \$500,000 was allocated for non-capital projects for a total of \$968,000 for the cemetery.

Mr. Brown explained that the City is required to hold this public hearing only, unless the millage rate is increased or is not rolled back, in that case three public hearings are required.

A brief discussion followed on the public hearing process with Mr. Brown advising that no other public hearing is mandated, however, more can be held, but no others have been scheduled. Ms. Subadan explained that the Board can elect to hold another public hearing, and a Speaker Appearance Form can be submitted for public input at the next meeting. Mentioning the public calling in, she stated that there is the potential for calls to come from across the US, with no way to manage them which causes her to be reluctant to broadcast the call-in number. She advised that another public hearing can be scheduled as well as encourage comments at the next regularly scheduled work session on June 16.

Commissioner Young stated that this is the third week he attempted to get public comments into the City Commission meetings while in the virtual meeting mode, with there being many ways to accomplish this. He asked that this be looked into.

Mayor Dorough expressed doubt regarding public participation in a meeting while it is being conducted and stated that the public has a statutory right to speak to the Commission about the budget. He mentioned publishing information about the Speakers Appearance Form and holding another special called meeting in two weeks.

Commissioner Fletcher mentioned the cemetery, which is in her ward, stating that she is hands-on with it, noting that a lot of work has been done within the past two years. She noted that Commissioner Warbington receives a lot of requests, calls, emails regarding issues in her ward (cemetery, Carver Gym, etc.) and asked that he alert her in the future, adding that she is passionate about her ward, especially the cemetery, and would appreciate the courtesy of a call/email.

PURCHASES

Chief Cedric Scott was not audible and Central Services Director Yvette Fields was not unavailable, Mayor Dorough suggested coming back to this item later.

RESOLUTIONS

Community and Economic Deputy Director Phyllis Brown discussed information (copy on file) re: Competitive Public Service Grants through DCBG funds, and advised that the Community Development Council recommended awarding funds in the amount of \$20,000 each to: Liberty House, Dougherty County Family Literacy, Boys & Girls Club of Albany, YMCA and Georgia Starz Academy. She advised that staff recommends approval.

Mayor Dorough recognized the following representatives on the call: Dan Gillam, YMCA; Marvin Laster, Boys & Girls Club; Sandy Bamford, Dougherty County Family Literacy; Diane Rogers, Liberty House; South Georgia Starz Academy was not represented.

Mayor Pro Tem Howard asked how many of the five organizations have received funding more than once. Ms. Brown replied that at some point in time, they have all received funding, but none have received funding more than three times during a five-year period as stipulated in the policy and is within the 2016-2021 Comprehensive Plan. Mayor Pro Tem Howard asked for a list showing organizations receiving funds within the past three years.

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Commissioner Fletcher advised that she is on the phone with a representative from a non-profit dealing with mental illness requesting information on the grants. Ms. Brown stated that she will provide the information to Commissioner Fletcher.

Commissioner Warbington stated that he is impressed with the five organizations; they serve a variety of different sectors and help meet their needs; he thanked them for their positive impact in Albany.

Commissioner Young asked Mr. Gilliam if the YMCA has ever partnered with the City's Recreation Department, especially regarding adult wellness and recreation. Mr. Gilliam replied in the affirmative, adding that it was several years ago and briefly discussed the Y's partnership with Recreation during his tenure. Commissioner Young advised that his concern centers more on adult health/wellness and recreation, asking if the Y is interested in partnering with City Recreation for the adult population. Mr. Gilliam replied in the affirmative.

Mayor Dorough advised that he requested the Commission be provided a copy of the 2007 Master Plan and referenced two priorities with recommendations. The first - adults expressed concern that the City was not providing wellness/fitness programs for their segment of the population, suggesting that this be expanded at Henderson and Bill Miller once renovations are complete and the gyms are in operation. The second was partnering with the various organizations in the community, including schools and churches. He commended the organizations on the call today and suggested they also look at the Master Plan and mentioned a summary he is preparing.

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

A RESOLUTION NO. 20-R127

Accepting the recommendation from the Community Development Council to fund Public Service Grants through Community Development Block Grant funds

Planning Director Paul Forgey discussed information as noted (copy on file) regarding the disaster recovery grant his office is working with and, a request authorizing the City Manager to finalize an application to Federal Emergency Management Agency (FEMA) for a Hazard Mitigation Grant Program (HGMP); he explained the application process for both grants (. 2017 tornadoes and Hurricane Michael). He discussed the summary and grants for which the City applied and explained that the request for the City Manager's authorization is for acquisition of property, in which the City will be responsible for maintenance in perpetuity, which must be used for greenspace or possibly leased to an adjacent property owner for their use.

Mayor Pro Tem Howard questioned the competitive grant in the zip code 31705 and if funds will be divided or will the entire amount of the grant be awarded. Mr. Forgey explained that the information that he received from DCA indicated that whoever submits the best application will get funded first, adding that he does not believe that one entity will be awarded the entire amount, however, if we submit a lot of very good projects, we will get most of the money. He said that based on what he has seen, we are a lot further ahead than the other two counties by being organized and ready to use the funds. In reply to Mayor Pro Tem Howard regarding the houses on Don Cutler Drive, Mr. Forgey explained that the funding is not for new housing, but rather for rehabbing.

Commissioner Fuller asked if the City has been able to procure any generators for wells since Hurricane Michael; Mr. Forgey said that he is not 100% certain.

In response to Commissioner Warbington, Mr. Forgey explained that Havenwood Springs Apartment is a tax credit project requiring it to be privately owned, adding that the City had no input regarding where the funds were going; it was a decision made by the Georgia Department of Community Affairs and the development community. Regarding the 31705-zip code area, HUD is considering expanding outside that zip code. Commissioner Warbington asked if there will be a local match on the grants. Mr. Forgey explained that the line item for assistance to

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homeowners requires no local match from the City, but homeowners will not be funded 100% of their project. Commissioner Warbington asked if local match amounts have been plugged in to the budget for grants requiring a match. Mr. Forgey advised that this has been discussed with Finance and, the expectation is that matching amounts will mainly come from the general fund; however, there are funds from other sources that can be used, if we are successful.

In response to Commissioner Young, Mr. Forgey gave an overview on the generation of projects. Commissioner Young mentioned being appointed to the Joint Flood Plain Management Review Board, stating that he would like to explore more mitigation for S. Albany. He commented on south of Oakridge bridge and more flooding in that area, etc., adding that if flooding can be mitigated there, it could provide S. Albany development opportunities in the flood plain. Mr. Forgey said this will be taken into consideration.

Mayor Dorough mentioned the ‘first come, first served’ basis of funding allocation and asked if the County is taking the lead; Mr. Forgey replied that the County is taking the lead on the housing portion of unmet needs. Mayor Dorough mentioned a concern of homeowners in the Sylvandale area in SE Albany was a lack of information on the availability of funding, adding that this area was hard-hit by a tornado. He stated that he has been asked numerous times by a friend for information, status of the process, etc., and recommended identifying those within 31705, especially homeowners who sustained damage and would qualify for funding. Mr. Forgey explained that based on building permits, aerial maps of blue tarps, tax map to ascertain renters from homeowners, working with Code Enforcement to identify open code cases on houses, his department has been able to identify 70% of damaged properties. In reply to Mayor Dorough, Mr. Forgey stated that if he will provide the addresses of those in SE Albany, he can check the list to see if they have been identified. Mayor Dorough stated that two primary issues are: how to ensure everyone who qualifies for this funding is identified and how are they being directly notified. Mr. Forgey advised that at this point no one is being directly notified due to not knowing when the program will start and that the County has a media campaign planned to include: social media, advertising, radio ads, as well as being out in the community identifying areas of storm damage. He advised that the plan is for DCA and the County to work together to finalize the rules and be able to do public intake this month, and staff out in the field in July with the media blitz starting to alert the public, particularly those who have not been identified. He advised that the County hired a person experienced with Community Development Block Grant disaster recovery to manage the program.

Ms. Subadan explained that the reason this has not been publicized is that HUD and DCA are finalizing the rules and that this is an arduous process, but staff is being sent to training, keeping up with the status of the program, etc. Very little information has been provided, with no decision being finalized at this point; however, the 31705 zip code is an affected area.

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

A RESOLUTION NO. 20-R128

Authorizing the City Manager to make application for Federal Emergency Management Agency’s (FEMA) Hazard Mitigation Block Grant Fund.

Central Services Director Yvette Fields discussed the following (copy on file):

1. Municipal Emergency Services (MES); Total expenditure \$236,294

AFD Chief Cedric Scott explained that this item is an important extraction equipment. He referred to the Jaws of Life, which aids in removing victims in accidents from their vehicle when trapped inside and discussed current equipment, some which has reached the end of its useful life and other, needing to be replaced. The new equipment is an upgrade with greater benefits; the vendor is offering training and a two-year service contract.

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In reply to Commissioner Fuller, Chief Scott explained that equipment that is still useful will be retained as back-up. As far as the value of the equipment should it be surplus, replacement parts will be soon become unavailable.

In reply to Commissioner Warbington, Chief Scott stated that the equipment is being purchased for all seven City fire stations and that a similar purchase will be discussed with the County for its fire station.

In reply to Mayor Dorrough regarding training, Chief Scott stated that an instructor will personally train staff which is mandatory, advising that the company has been a good partner with the City and he is confident that staff will receive exceptional training. He briefly discussed the training process, adding that both training and company officers train new hires and all officers are trained in the use of this equipment. Mayor Dorrough mentioned the two-year service contract and questioned if it will be an additional cost or is it a warranty. Chief Scott explained that it is a part of the purchase and covers all non-operated error breakage, manufacturer defects as well as services tools to comply with the ten-year warranty. In reply to Mayor Dorrough, Ms. Subadan explained that this item is on the special called meeting today in order to take advantage of the opportunity to purchase the equipment by the end of this fiscal year, adding that there is current year funding available.

Commissioner Warbington moved to approve the purchase, seconded by Mayor Pro Tem Howard and, following a roll call vote, the motion unanimously carried.

There being no further business, the meeting adjourned at 9:58 a.m.

MAYOR

ATTEST

ASST. CITY CLERK