

MAY 4, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual Meeting)

PRESENT: Mayor Bo Dorough
Mayor Pro Tem Matt Fuller
City Commissioners: Jon Howard, Chad Warbington and Demetrius Young
City Attorney: C. Nathan Davis
(Virtual participants: BJ Fletcher, Bob Langstaff, Jr., and Interim City Manager Steven Carter)

Mayor Dorough called the (virtual) meeting to order at 8:31 a.m. and confirmed the attendance of those on the virtual conference call.

SPEAKER APPEARANCE

Charles/David Howe, representing the Professional Firefighters of Albany, advised that (he is the Vice-President and Ronnie Pettiford is the President)they are here to introduce themselves and briefly discussed his background (native Albanian, 27 years with the Albany Fire Department, Captain and Managing Engine Company, with two sons also at AFD). He stated that some firefighters joined the International Association of Firefighters and started their own union to have their voices heard and issues resolved without fear of retaliation. He reported on the mass migration of highly valued employees; in some cases, for less pay, which results in lower standards of service and unqualified personnel in critical positions and advised that the outgoing union President briefed them on communication with the City, giving them hope that the issue regarding pay will be addressed/resolved in this fiscal year budget discussions.

In reply to Commissioner Howard, Capt. Howe reiterated the reason personnel is leaving and commented on other issues, i.e., not having relief drivers, being forced to work overtime for the past year due to the manpower shortage, etc. In reply to Commissioner Howard, he said that he would not classify it as a hostile environment, but the cohesion of the organization has deteriorated and fallen apart. Commissioner Howard asked the number of firefighters who are members of the Professional Firefighters of Albany organization; Capt. Howe replied that there are a little over 70, adding that with COVID impacting the number; the goal is to reach at least 100-130. Commissioner Howard asked how he would rate the current environment; Capt. Howe stated that it is the worst as far as the atmosphere and highly qualified employees leaving. Commissioner Howard asked if he, as a firefighter, had worked his full shift and 30 minutes before he finished his shift was told he had to work another one, but he left, would he be terminated; Capt. Howe replied affirmatively.

In reply to Commissioner Warbington Capt. Howe stated that out of the current 115, 70 are in the union. Commissioner Warbington noted that the recent new hires must have resolved some of the issues regarding forced overtime and vacant positions. Capt. Howe agreed that it has somewhat, adding that when there was a shortage of firefighters, past administrations had no problem getting applications out and hiring new employees. When asking the Asst. Chief what the holdup was, the response was that it was in HR. In reply to Commissioner Warbington regarding the pay issue, Capt. Howe discussed having been on the pay panel developed for the fire department and the inequities within the pay system that were discussed.

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On behalf of the Commission, Mayor Dorough thanked Capt. Howe and Firefighter Pettiford for their years of service to this community and advised that a pay study is underway and the goal is to ensure that officers are compensated in line with similarly sized cities, adding that one issue is that the Fire Chief has no authority over pay due to the policy being set by the Commission or City Manager which is intended to incentivize employees to go further in their training/education. He mentioned various factors that impede the City's recruitment of police officers, and which could be the same situation faced by the fire department and assured them that neither the City Commission nor Manager are trying to keep the number of firefighters at a minimum to force them into overtime. He explained that the issue is more complex than it appears, but those on the dais appreciate what he has done for 27 years and what his colleagues do every day.

Capt. Howe stated that he is not here today kicking the Chief; Mayor Dorough stated that he is not insinuating that; employees are frustrated and looking for resolution. Capt. Howe agreed and explained that the local union was formed to allow them, as a group, to bring matters to light before becoming a big issue.

FIREWORKS

Mr. Davis discussed information (copy on file) regarding the purpose to establish a noise ordinance to include fireworks. He explained that no ordinance can deal solely with fireworks; therefore, his office has pulled other ordinances to establish one that correctly addresses consumer fireworks. Regarding state law, he advised that a public notice will be in the Friday's paper with the formal vote scheduled for the City's regular meeting this month.

Commissioner Warbington stated that this was discussed by the Public Safety Committee, adding that while it is not directly related to gun violence, it has perceptions of gun violence. He mentioned that Commissioners and law enforcement are inundated with complaints of people shooting fireworks late in the evening; and the request of those who contact him adopt an ordinance making it unlawful to set off fireworks after dark. He referred to page 13, stating that Mr. Davis cited State law, which is midnight and too late, adding that his research indicates many Georgia cities also have instituted such measures and, he proposed backing the time up to 8:00 p.m., adding that it would exclude holidays (July 4, January 1, etc.) with the 8:00 pm in effect every day of the year except on legally recognized holidays.

Commissioner Young asked if 8:00 p.m. is based on anything he saw from another city. Commissioner Warbington explained that it varied with it generally being 8:00, 9:00 or 10:00 p.m., in other cities. Commissioner Young noted that during the summer, it does not get dark until about 8-8:30 and suggested that 9:00 or 10:00 would be a better compromise.

Mayor Dorough expressed concern that calls to the police department will not be responded to until 20-30 minutes later due to already being out on calls, adding that by the time officers arrive, the offenders will have left with no citations issued or arrests made with all parties being frustrated and police time is lost responding to calls in which they can take no action. He asked Mr. Davis if the ordinance regarding the volume of music from a vehicle is still in effect. Mr. Davis agreed,

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adding that all of this is inclusive of the draft ordinance; noise created by automobiles, construction, etc. are compiled into the one ordinance. Mayor Dorough asked the number of citations issued within the last two years for noise violations and mentioned the previous difficulty of accurately gauging the decibel level. Mr. Davis agreed, adding that it takes special equipment to measure construction noise. Mayor Dorough mentioned the challenge of enforcing an ordinance like this, as well as the increased frustration of citizens when the City cannot adequately enforce the ordinance.

In reply to Commissioner Howard, Chief Persley advised that the public can call 431-2100 or the non-emergency number if needed, adding that regarding enforcement, if they can catch the people breaking the law, they can enforce it regardless of whether it is coming from a residence, vehicle, etc.

Mayor Pro Tem Fuller asked the impact of the revised ordinance, i.e., will it help reduce future calls when citizens are unsure/confused if it is fireworks or gunfire. Chief Persley explained that it depends on whether law-abiding citizens will continue to observe it, but until it is enacted and APD enforces it, he said he cannot predict how it will affect the number of calls.

Commissioner Warbington noted that when citizens feel threatened, they will call APD or 911 and mentioned a general noise ordinance, but with an ordinance specific to fireworks APD will have it to back them when responding to calls. Chief Persley advised that currently, depending on the situation, someone could be cited with disorderly conduct. Commissioner Warbington advised that the time in Columbus is 10:00 pm and Macon/Bibb is 9:00 pm to cease setting off fireworks. Commissioner Young again stated that 8:00 p.m. is a little too early and asked the penalties for violating the noise ordinance. Mr. Davis explained that Sec. 1-16 and 1-17 of the charter establishes a general penalty for up to six months or a \$500.00 fine. Commissioner Young suggested that posting the penalty for violating the ordinance will alert citizens and act as a deterrent. Chief Persley explained that fireworks permits do not fall under APD's purview; however, it could be something that he can discuss with Marshal Norman, suggesting that when applicant's come in to get their business licenses, the notice can be posted in his office to alert the public. Commissioner Young noted that penalties are not visible and that the public needs to know that an automatic fine for violations is possible, which may deter them.

Mayor Dorough asked if APD retrieves the number of citations issued for violations of the noise ordinance within the last 24 months; Chief Persley agreed, adding that they keep track of that. In reply to Mayor Dorough, Chief Persley stated that he will provide the tracking information.

GOVERNMENT CENTER, 222 PINE AVE./OWNERSHIP AND MANAGEMENT

Mayor Dorough referred to page 19, 5- F (copy on file) regarding quarterly statements with Mr. Davis advising that the County has requested semiannual, as opposed to quarterly, statements; per an email he received from County Administrator Michael McCoy requesting the change, which

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he sent to Commissioners. He added that County Attorney Spencer Lee advised that the County is amenable to the agreement with that one change. Mayor Dorough stated that Commissioner Warbington suggested that the City present this to the County Commission prior to voting on it to ensure the County's support. Mr. Davis stated that he has not presented it to the County, however, Mr. Lee has advised him that it is acceptable to them. Mayor Dorough verified that the agreement is acceptable with the one change, 5-F, with it being semiannual statements; Mr. Davis concurred.

Commissioner Warbington asked if the insurance on the building been resolved. Risk Management Director/HR Managing Director Veronica Wright advised that she and Mr. McCoy have had discussions with the broker to get the information, which she will send when finalized. In reply to Commissioner Warbington, Ms. Wright stated that the County currently has coverage, so the agreement would be to add the City as an additional insured, with the City paying any increase in premiums due to being added. Commissioner Warbington reported that in his conversations with the County, there is the notion that we are one year behind regarding rent, cost sharing, etc., and asked that Finance research this to determine if we are one year behind. Finance Director Derrick Brown advised that if nothing changes from the current method, when we begin the FY 2022 budget, it will be based on audited figures from FY 2020, which ended June of last year. He briefly discussed being in arrears two years and having to pay for those years if we left the building; establishing a rate; paying based on audited figures; suggesting part of the negotiated agreement is to pay an established amount based on the time the agreement starts and once the time period ends, the payments would end, adding that a determining factor must be the basis of the initial cost beginning July 1. He discussed various ways to determine what the cost is with the goal being that the figures are based on actual, trued-up cost and should we exit the building, at that point we would not pay for an additional six months, year or two years after vacating the premises, as we are currently doing. Commissioner Warbington asked that Mr. Brown's financial input be used as things are hashed out.

Mayor Dorough reiterated that the County recommended semiannual reports and, the County Attorney has advised that with this change the agreement will be acceptable to the County Commission; Mr. Davis agreed. Mayor Dorough added that all the capital improvements/repairs for the building have been financed by the County, with the agreement stating that the County waives any claim for reimbursement against the City regarding this; Mr. Davis agreed, adding that it is an integral part. He advised that the agreement calls for a committee, which will make decisions regarding capital expenditures exceeding \$30,000.00 in the future.

UPDATE OF CDBG-DR HOUSING PROGRAM

Mayor Dorough announced that Georgia Collier-Bolling is unable to be present today, stating that Ciceli Vaughn-Brown will be presenting information (Mayor Dorough asked that she submit the information in a written format as the audio connection was poor.

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A brief discussion followed between Mayor Dorough and Ms. Vaughn-Brown regarding funds being exhausted, a letter that he received, with Ms. Vaughn-Brown stating that she felt the letter was from Community & Economic Development (CED) regarding the CHIP Program, whether \$35.0 million was received by Dougherty County (Ms. Vaughn-Brown agreed), the number of applicants being 71 (Ms. Vaughn-Brown agreed) and the need for accurate information to be disseminated to the citizens. Additional discussion followed regarding there being 32 applications that were approved and the amount of funds in the CED programs, with Ms. Vaughn-Brown explaining program allocations, DCA match, etc. Mayor Dorough asked for information on available funds and what has been spent and mentioned the homes damaged in 2017, asking how many residents qualified with Ms. Vaughn-Brown stating that the criteria was based on the 31705 zip code.

In reply to Mayor Dorough regarding programs/allocations awards, Planning and Development Services Director Paul Forgey explained that the amount is the total number of Community Development Block Grant Disaster Recovery funds, which was split among several different programs (housing being and Disaster Mitigation), which is the total number rather than what Dougherty County received. In reply to Mayor Dorough regarding what has been allocated and what funds are for Mr. Forgey stated that he can submit what he has access to and explained that the CED funds are federal funds through the CDBG program, but not the Disaster Recovery Program. Mayor Dorough stated that he wants to avoid citizens missing the application deadline.

Commissioner Young asked if a ‘one-stop shop’ is needed. Mr. Forgey explained the process that involves his department adding that each department is responsible for their own grant funding. He advised that Dougherty County is administering the housing program and is separately responsible

COMMISSION INTERVIEW - DOWNTOWN MASTER PLAN FINALISTS

Central Services Director Yvette Fields stated that the finalists do not have a presentation but are prepared to answer questions.

Downtown Manager Lequira Gaskins advised that the top three are Lord Aeck Sargent, TSW, and Design Workshop, Inc.,

Bob Begle, Urban Designer, Lord Aeck Sargent, stated that they are available for questions and are very excited at the prospect of working with the City. He briefly mentioned local entities the firm has worked with, stating that Albany’s downtown has a lot of potential. He introduced Niti Gajjar, Project Manager; Charles Lawrence, Historic Preservation Planner; Gary Mongeon, Market Researcher - Bleakly Advisory Group.

Mayor Pro Tem Fuller asked the closest city in similarity to the Downtown Master Plan they have done. Mr. Beagle stated Downtown Valdosta and Auburn, Alabama.

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Commissioner Fletcher asked if the firm that is chosen plans to put up a website to obtain citizen input. Mr. Beagle agreed, adding that it is common in their planning efforts, with a focus on visuals, with community input part of their work.

Commissioner Warbington mentioned the Full Market Study Report being one of the biggest parts of the Master Plan, asking how it would be conducted to gain a full report on what downtown could be to obtain the City's goals. Mr. Mongeon advised that they have worked on and off in Albany for more than a decade (on the Tax Allocation District) and mentioned that Dougherty County is an importer of retail sales, with downtown not capturing a percentage of the retail spending coming into the county every year; the most significant challenge is development feasibly, not lack of market. He advised that the extensive vacant buildings downtown are a problem and the exodus of the employment base in the 1980/90's, are the focus.

Commissioner Young asked the assets/strengths Albany has that can be built on. Mr. Begle stated that they believe Albany's historical resources can be a major attractor. Mr. Mongeon stated that in 2018-19 the City was on the right track (The Flint) with investor interest and small businesses locating downtown, then COVID hit, stalling the momentum, adding that the City's hospitality market was strong at that time also. He mentioned the emerging market of people wanting to live downtown and the hope is that eventually, those markets will get back on track. Mr. Lawrence reported that the AIA predicts that nearly half of all architectural commissions will be reusing buildings and the interest in historic buildings and resources will get back and peak, adding that their intent is to layout the financial incentives and strategies for preservation.

Mayor Dorough mentioned the Downtown Master Plan subsequent to the 1994 flood, with the community being skeptical about the idea of public investment followed by private development; when public investment ran out, the private funds did not follow. He commented on the Brewery and The Flint Restaurant building excitement and moving in the right direction before COVID hit and noted the various Master Plans that impacted downtown between 2008 and 2020, with the public becoming cynical. He suggested that the City needs a consultant to help decide what will be successful downtown, with two major projects on the horizon.

Adam Williamson, representing TSW, briefly discussed their architectural and landscape history, stating that they helped with The Flint Restaurant, as well as master planning with Parks and Rec in the past. He asked that the representatives introduce themselves and give a brief statement about their firms. Geoff Koski, President of Bleakly Advisory Group and Sam Serio, Keck & Wood, stated that they focus on implementing plans.

Commissioner Howard asked Mr. Williamson to elaborate on his work with The Flint. Mr. Williamson stated that they did the architectural design layout, etc. on that project. In reply to Commissioner Howard, Mr. Williamson stated that to increase retail stores and shoppers, most downtowns are restaurant driven, with shops and customers following, adding that connecting the university with easy access and focusing on Albany's regional aspect is one strategy. Mr. Koski noted the impact of online shopping, which happened before COVID, will continue to be a challenge to get foot traffic downtown and advised that the three F's concept (food, fitness and

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fun) is a major draw, with food being the cornerstone. Commissioner Howard mentioned the 2020 census with the potential substantial decrease in population here and asked if this will be taken into consideration. Mr. Williamson agreed, adding that even with population loss, capitalizing on Albany's regionalism will mitigate that factor. Mr. Koski stated that looking at areas with a flat/declining population growth is the idea of market segmentation, which helps downtowns gain a growing market share. He added that the university, hospital, and downtown's historical significance, are major assets, which drive residential demand/growth. Commissioner Howard mentioned the potential of Albany losing its designation as an MSA, affecting federal/state funds, and asked if this will be considered; Mr. Koski agreed

Mayor Pro Tem Fuller questioned their work in a similar sized city to Albany. Mr. Williamson stated Kingsport, Tennessee is similar in size and Georgia cities they are currently working in or have worked in include Statesboro, Bainbridge, Perry, Brunswick, and Kennesaw.

Commissioner Fletcher stated that downtown is the heart of any city and to draw residents, she would like to see a local food mart downtown and agreed with Mayor Dorough that with the number of previous downtown master plans, people have lost faith that anything will ever happen.

Commissioner Warbington stated that before launching any plan, a market analysis is the first order of business and mentioned two bullet points in their proposal, asking how they would 'draw conclusions about the potential' and 'formulate strategies to activate vacant buildings'. Mr. Koski explained it relates to 'supply/demand' regarding real estate, which allows them to 'draw conclusions', explaining the process leading to drawing conclusions. Commissioner Warbington mentioned visiting Bainbridge, which used a strategy to put apartments on the second story buildings. Mr. Williamson stated that they can look at that strategy; the more people are drawn downtown, the better an opportunity to add stores, local markets, etc.

Mayor Dorough suggested that this plan also needs to coordinate with revitalizing the Harlem District, even though it is outside the bounds of this plan. He then recognized Design Workshop with Glenn Walters, Principal in Charge, giving a brief background of the firm's experience and introduced Chris Geddes and Claire Hempel.

Commissioner Warbington asked how they balance community engagement with the reality of the market analysis. Mr. Walters discussed the importance of community engagement, which is balanced by analytical research. Mr. Geddes added that they get community input by determining what people would like to see downtown.

Commissioner Young asked if they have experience working in cities with large African American population. Mr. Walters said that they do, adding that they are working to expand diversity in their firm and investing in ways that support African American universities offering landscape architect, conduct internships focused on bringing more minority with the goal to shape their community engagement process.

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Mayor Dorough agreed with the idea of reconnecting the community to downtown and the river, adding that he would like to incorporate whatever is realistic and positive from previous master plans into this plan. Messrs. Walters and Geddes discussed ideas to bring more opportunities to downtown.

EXECUTIVE RECRUITMENT RE: CONSULTANT INTERVIEWS

Mayor Dorough stated that representatives of GovHR are on the line.

Dele Lowman Smith, GovHR Sr. Vice President, referred to their proposal which covers their experience in recruiting for this position (City Manager) and discussed the process, which can be customized to the City's needs/desires.

Commissioner Howard asked Ms. Smith the number of cities her firm has worked with over the past ten years. Ms. Smith stated that the number is included in their proposal and named cities they have worked with across the southeast. Commissioner Howard asked how they conduct interviews of the candidates. Ms. Smith explained that they do several things regarding interacting with candidates, etc., and briefly discussed the process.

Commissioner Fletcher asked the success rate they have had with the cities/counties they have worked with. Ms. Smith stated that out of 286 placements, 89% of the candidates remained in their positions for 3.5 years and many longer than that.

Commissioner Warbington asked what, besides the normal sites/routes, do they use to ensure that candidates are recruited, and applications submitted. Ms. Smith advised that they have relationships with all major associations in the profession (and named a few). Also, the database the firm maintains gives them instant access to candidates for future clients. Commissioner Warbington asked the strategy they use to whittle down the number of applications to a smaller number, with Ms. Smith explaining the process, i.e., Commissioners deciding which candidates they would like to interview, etc. Commissioner Warbington noted the 14-week process with Ms. Smith agreeing that this is the typical timeframe.

Mayor Dorough commented on the personality profiles and other objective standards by which candidates are assessed. Ms. Smith advised that her firm is comprised of experienced, local government professionals who understand the needs of local governments; they ensure at the outset of the recruitment process to engage with the client in detail regarding their expectations. Mayor Dorough mentioned their database, with Ms. Smith agreeing that maintaining a professional network is a huge benefit to clients. Mayor Dorough mentioned a point made by Commissioner Warbington in a previous meeting, stating that Commissioners do not want a limited applicant pool and will have access to their database; Ms. Smith agreed.

Ann Lewis, Bakertilly Director stated that her office is in Virginia, with other offices in Minnesota, Texas, and Missouri.

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Commissioner Warbington referred to the proposal and mentioned ‘a proprietary management assessment’, asking how she weeds through candidates to bring the best to Commissioners. Ms. Lewis discussed an assessment process whereby Commissioners identify strengths and abilities they want the next chief administrative officer to possess; candidates have a similar assessment in which they identify their strengths and abilities. An overlay of the two helps to discover whether there are any gaps and questions are framed around the gap to ascertain how a candidate will fit with the City. In response to Commissioner Warbington, Ms. Smith discussed advertising strategies as a method to get candidates, adding that they maintain a database of highly qualified candidates; however, they rely on their network to seek candidates to make them aware of the opportunity to apply. She briefly discussed the activity they are involved in during the three-month timeline; however, the timeline can be modified if the need arises.

Mayor Dorough referred to their database, asking how she determines that a candidate may be a good fit for Albany. Ms. Lewis explained the process and the use of brochures advertising what is available in Albany; professional colleagues alert each other about these opportunities, etc. In reply to Mayor Dorough, she explained the statement “Bakertilly is a nation-wide recruitment firm, generally regionals in nature” and agreed that typically a person placed in the southeast, is from the southeast. The nationwide search may act as an impetus to some to return to their hometown or a location where they have relatives/strong ties, adding that the regional approach is highly successful.

Mayor Dorough recognized Strategic Government Resources. Jennifer Fadden, SGR’s President of Executive Recruitment.

Commissioner Warbington referred to the proposal, asking how she uses e-newsletter and targeted emails to recruit candidates. Ms. Fadden discussed SGR’s opt-in subscriber database of over 51,000 subscribers, receiving a newsletter every Tuesday listing job opportunities, adding that SGR has recruited the positions of CIO, Fire Chief and HR Director for the City and is very familiar with the community. In reply to Commissioner Warbington, she advised that the entire candidate pool applying for the position will be presented to Commissioners, with more time focused on high probability candidates (usually a dozen individuals, with five finalists from which to choose). Commissioner Warbington mentioned organizations often hiring someone with something in their background that was missed and asked the measures taken to protect them. Ms. Lewis discussed evaluating any information publicly available in communities where the candidates have lived/worked, which goes back as far as the information exists, adding that in the Phase II of the media search, the social media of finalists is delved into.

Mayor Dorough mentioned the service guarantee asking if none of the finalists are acceptable, the process starts over again; Ms. Lewis agreed, adding that if the city hires a candidate, which separates from the City within 18 months of the hire date, regardless of whose choice it is, they will repeat the process again for no additional professional fee. She advised that within the last year three year, 91% of candidates they placed in city manager roles are still in that job; for the past eight years, 81% of city manager placements are still in that community or still there today,

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adding that the International City Manager Associations (ICMA) states that the tenure of most city managers is five-seven years.

POWER SUPPLY COMMITTEE

Mayor Dorough explained that at a recent Utility Board meeting, the decision was made to establish the Albany Utilities Power Supply Committee comprised of two Utility Board members and one City Commissioner.

Asst. City Manager Ken Stock discussed information (file on copy) regarding the Utility Board's recommendation to seat an advisory committee to advise the Board on 'power supply', explaining that that power supply is the largest expense for the electric utility, with the committee keeping everyone abreast and in tune with what is going on with power supply and how it relates to the Utility. He referred to the draft charter regarding the make-up of the committee.

Commissioner Warbington asked how much room we have to change our power supply with MEAG on a year-to-year basis. Mr. Stock explained looking at long-term effects of power supply decisions. He used the example of discussion at MEAG within the past year to shutter Plant Wansley; an early closing of the plant impacts the capacity/supply available to the City. Even though we have no voting representation on the MEAG, we could have at least expressed our opinion. In response to Commissioner Warbington, Mr. Stock stated that the Utility Board appointed Stan Logue and Brenda Battle, adding that the committee will review all information (invoices, credits, etc.). He advised that the Walmart Solar Initiative will be coming back up, which will be a necessary item for the committee to discuss.

Commissioner Young asked who currently keeps up with these concerns and why is a committee now needed. Mr. Stock explained that he, Mr. Davis, and others have taken care of keeping up with the same things the committee will now undertake. In reply to Commissioner Young, Mr. Stock stated that the established procedure is sufficient, but the committee will expand who is in the know. He discussed the pace, duration, magnified scope, and importance of matters, adding that it is good practice to have more people involved. In reply to Commissioner Young, Mr. Stock said that he does not know what other specific MEAG communities have power supply committees however he is aware of co-opts with committees. Commissioner Young questioned utility board discussions regarding this matter.

Mayor Dorough commented on the presentation made to the Utility Board adding that it is evident that demand is going down, but the City's requirement to purchase energy remains the same due to it being a long-term contract. He stated that 2037 is when the City's obligation to purchase nuclear power from Plant Vogtle comes into play and asked if the City buys power from the City of Griffin. Mr. Stock stated that we assumed their obligation for a timed cycle; long-term commitment and long-term needs must be understood rather than waiting until 2034 to find out there is no longer any power coming from Plant Wansley and there will be no electricity from

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Vogtle for four years. In reply to Mayor Dorough, Mr. Stock stated that the closure of Plant Wansley is underway now.

Commissioner Young stated that even with creating this committee, Commissioners still may not be ‘in the know’, adding that staff members responsible for such matters need to communicate information to City Commissioners, not just the Utility Board. Mayor Dorough stated that the genesis of this was the information in the report; Mr. Stock agreed. Mr. Carter discussed the presentation, the \$200,000 approval limit of the Utility Board, MEAG contracts must come before City Commissioners for approval., etc., and stated that he will contact GBS to have the presentation made to the City.

Commissioner Howard asked that the City Attorney pull information to ascertain how much the City is on the hook regarding Plant Vogtle. Mr. Davis advised that the costs of Plant Vogtle escalates geometrically rather than arithmetically; however, the City has agreements with Power South and Jacksonville (FL) Electric Authority to assume the first 20 years of that responsibility and discussed the benefit of this agreement.

Mayor Dorough explained the stipulation in the 2008 agreement tying to Vogtle for the duration of the plant’s operation after the first period of time in the Jacksonville agreement and explained that this means that if the City’s revenue from our utility operation is not enough to pay our obligation to MEAG, we have to raise property taxes.

Commissioner Warbington agreed with Commissioner Young regarding the need for another committee and that not enough information comes from the Utility Board to this Commission, adding that selling the excess power and other power/MEAG decisions should be made by the Commission. In reply to Commissioner Warbington on who makes MEAG decisions, Mr. Stock explained that he has never seen any written documentation and that he was following the direction of the City Manager. Mr. Carter added that there is no document that states certain things should not come before this Board. The practice has been that those items pertaining to utilities, remain with Utilities. He mentioned the period of time when utilities operated as a separate group and made decisions on their own which protected the Commission from having to deal with utility matters/concerns., adding that other than the purchasing policy, all decisions stayed with the Utility Board. He stated that that whatever Commissioners want to put into place, staff will act accordingly. Commissioner Warbington reiterated that the decision to sell excess power should have been made by the Commission, even if it came with the recommendation to deny, adding that he is now concerned about other decisions having been made without Commissioners knowledge. He suggested that before creating the committee more information is needed.

Mayor Dorough explained that the proposal to sell the power was \$25 - 50,000; therefore, it was not a purchase. He agreed that a clear delineation of the Utilities Board’s authority and charge is needed, adding that they (the Utility Board) sets rates, however, he said he feels that they take up matters that are inappropriate, i.e., the outsourcing garbage on the other side of Slappey. Mr. Carter asked if the Commission is requesting documentation to be created for the Utility Board

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and Commissioners can approve setting limits or at least set a procedure for matters to move between the two Boards.

Commissioner Howard agreed with Mayor Dorough regarding the garbage contract, adding that with Mayor Dorough wearing two hats, Mayor/Chairman of Utility Board, he will be able to ensure that the matters going before the Utility Board, will also come before Commissioners. He mentioned that the Commissioners receive the majority of calls from disgruntled citizens regarding utility services, not Utility Board members.

Commissioner Warbington noted that agreements come to this table for execution; Mr. Carter agreed. Commissioner Warbington questioned the number of opportunities not brought to Commissioners and countered Mayor Dorough's statement regarding the garbage contract which the Utility Board made a recommendation with the Commission voting on it. He said his concern is that ideas that are shot down and never brought to Commissioners. He used the garbage contract as an example of being heard by the Utility Board which could have shot it down, and still coming before the Commission with the final decision being made at this table.

Mayor Dorough stated that Mr. Carter needs to know if this Commission wants a document drafted defining the authority of the Utility Board. Commissioner Warbington agreed, adding that since it surfaced within the last 30 minutes, it is needed at some time in the near future.

Commissioner Young stated that he wants something simple; if a staff member is responsible to keep Commissioners informed on issues that are coming up, that is what he wants to know. For example, if Mr. Stock is responsible, he wants to be able to say, 'Mr. Stock, why were Commissioners not aware of this prior to it coming to the table, instead of creating another committee'. Mr. Carter stated that the purpose of the committee, with two Utility members and one Commissioner, is to do that.

Mayor Dorough commented on the garbage recommendation adding that the Commission was voting on purchasing trucks, with the majority of Utility members saying 'we do not need to buy trucks, we need to get out of the garbage business'. While the Utility Board does need a certain amount of autonomy, he suggested having something in writing spelling out the authority of the Utility Board to obviate problems in the future. If Commissioners wants all MEAG matters brought to this body, that can be included. He stated that Commissioners can consider over the next few weeks, if one wants to serve in this capacity and those with reservations about creating the committee should come prepared to make arguments at the regular meeting later this month.

PUBLIC SAFETY MATTERS

ALBANY/DOUGHERTY YOUTH UNIT

APD Chief Michael Persley reported that last year, he and Sheriff Sproul were discussing the youths and the idea of creating a Police Explorer Program. They decided to join forces and reached

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out to DCSS Police and Dougherty Police to create the Albany-Dougherty Youth Unit. With this program's capability to cover a lot of different areas, the hope is that this one program will expand and continue to serve future generations in this community. He introduced Capt. Ted Thomas of the Dougherty Sheriff's Department to make the presentation.

Capt. Thomas stated that he shared his vision of this program with Sheriff Sproul; it was then shared with Chief Persley, Chief Conley (DCSS) and Chief Johnson (DCP); he discussed information on the program (copy on file) including 1) the intent to bridge the gap between law enforcement and local youth; 2) the goal to prevent events happening nationwide from happening here; 3) building a relationship with the youth and proving to them that law enforcement is much more than just locking up people. He advised that this is the only program with law enforcement spear-heading efforts, adding that the Albany-Dougherty Youth Unit will implement the program The Police Activity League, which will be named The Albany-Dougherty Sheriff Activity League due to the Sheriff's Office being the parent agency for the program. Referring to the \$18,000.00 budget to replace aging, dilapidated recreation equipment, he explained that the City and County are both being asked to pay half of the cost. If they are able to get the funding, they hope to provide a summer camp for the youth at no cost to the families. He discussed the cadet program, with the intent to foster interest in law enforcement and consider it as a career.

Referring to the funding, Commissioner Howard asked if local banks have been approached to assist via the Community Reinvestment Act. Capt. Thomas advised that if they cannot get the funding, they must charge attendees \$35.00/week; there is an application process through which they select attendees.

Mayor Pro Tem Fuller offered his help with this greatly needed program.

Commissioner Warbington stated that this community must get behind this program and looks forward to the city being a partner, as well as looking for other partners.

Commissioner Young asked if any consideration has been given to partnering with the City's Recreation Department. Capt. Thomas advised that they partner with Parks & Recreation and are interested in joining other existing organizations. The investment of law enforcement in our youth allows them to get to know the personal/civilian side of officers as someone they know they can trust and come to whenever they feel the need for protection.

Mayor Dorough mentioned the city not having a budget and discussed partnering with organizations with similar goals and avoid duplicating what is already being done. He mentioned having the youth engagement unit operating out of renovated/improved gyms/centers, the success of the police basketball league in other communities and renovating Henderson and Carver gyms. He commended Capt. Thomas and the other offices who have and continue to go above and beyond participating in the youth engagement unit.

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Chief Persley mentioned serving the same population and with everyone’s resources stretched already, community collaboration and partnership help ensure we can reach those who are our future.

Commissioner Howard mentioned stimulus checks and those who are committed to helping can use that resource in a very meaningful way.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES

Central Services Director Yvette Fields reviewed information on the following (copy on file).

1. Gunshot Detection Technology; Regent Power; St. Louis, MO
Total cost \$220,000.00

Chief Persley stated that this item is brought with a recommendation by the Public Safety Task Force Committee to implement this technology.

Commissioner Howard asked the cost of this per year; Chief Persley stated that the initial cost starts at \$220,000 and year two cost for maintenance is \$165,000; and for years 3-5 will be \$148,000/annually. Commissioner Howard advised that his constituents prefer ‘boots on the ground’ as opposed to this technology.

Mayor Pro Tem Fuller acknowledged that ‘boots on the ground’ is an ongoing struggle and suggested that it is worthwhile to give this technology a chance and determine its effectiveness. A report can be made after six months to ascertain if it is working the way we hope it will.

Commissioner Warbington noted that these units are mobile, while those offered by other vendors were fixed and are solar powered. Chief Persley agreed that the units are mobile; however, the sensors are solar powered while being a CPU type there will be a battery for backup. He recommended a trial period before adding other pieces to see if it is effective.

Commissioner Young stated that there are as many cons as there are pros, suggesting that this may not be something ‘we really need to do’, adding that there is still a need for officers to respond to calls. He mentioned discussion of a ‘crime center’, adding that some cities have backed away from the technology based on the cost and not living up to the hype.

Mayor Dorough asked the number of sensors being purchased. Chief Persley replied that there are 30 sensors per square mile; for three square miles there would be 90 sensors. Chief Persley explained that the three-mile area was chosen based on historical crime trends. Mayor Dorough asked if the contract price includes 90 sensors; Chief Persley agreed. In reply to Mayor Dorough,

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Chief Persley agreed that it is a five-year contract. Mayor Dorough clarified that it is not possible to test the product for one year and determine it does not provide the benefits they want. Chief Persley advised that we can go back and request what one year would look like. Mayor Dorough mentioned concerns and unforeseen problems it may create. Ms. Fields interjected that typically, contracts are one-year with renewal options; the proposal they submitted can be checked, with an answer available by the regular meeting. Mayor Dorough stated that a short-term contract, giving the City an opportunity to evaluate the effectiveness of this technology is reasonable.

Ms. Fields reviewed information on the following (copy on file):

2. Water Treatment Plant Roof Project; Southeast Roofing Solutions, Inc., Statesboro, GA
Total expenditure \$293,000.00

In response to Commissioner Howard, Facilities Director Don Gray reported that the roof was damaged during Hurricane Michael and moisture continues to get inside that facility, with insurance funding the work and, a portion being covered by FEMA.

In response to Mayor Pro Tem Fuller, Risk Management/HR Managing Director Veronica Wright explained that because there was insurance, FEMA will not pay for the damages, but will pay the \$50,000.00 deductible. She then discussed submitting the total cost to the insurance carrier once damages are repaired, which is paid at cash value and the current policy has replacement cost value. Risk will contact Travelers to ascertain if it is possible to recover depreciation.

Commissioner Warbington asked the specification on the roof. Jody Usry, Consultant, stated that the specification was a basic roof, with an upgrade made to enhance puncture resistance of the roof as punctures were the cause of premature failure. To enhance puncture resistance, the option was chosen using a material similar to vinyl pool liners. Commissioner Warbington noted that this is basically a TPO roof; Mr. Usry discussed the material used to resist punctures. Commissioner Warbington stated that he has to deal with bullet holes on a lot of his properties and the patches can be welded over, questioning the need for an \$18,000.00 upgrade. Mr. Usry respectfully disagreed, adding that whatever the Commission decides is what they will do.

Commissioner Young asked the amount being spent on this project after all reimbursements/insurance. Ms. Wright explained that \$135,277.13 has been recovered; FEMA reimbursed the deductible of \$50,000; however, there is a cost share with the City's portion being \$42,500; the total recovered (both numbers added together) is \$177,777.13, with the City's out-of-pocket amount being \$115,222.87. This portion will be submitted to the carrier to ascertain if there is any room for recovery based on the final cost.

Mayor Dorough asked that in the future, funding sources are included. In response to Mayor Dorough, Mr. Usry explained the alternate options.

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CITY MANAGER’S UPDATE

Mr. Carter advised that City staff is currently working on a full return to work process, with the official reopening to the public on May 17. He advised that the City Manager’s update will be emailed to Commissioners and posted on the website for the public. In reply to Mayor Dorough, he stated that the Utility Board is included in the full reopening.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDAS

In reply to Commissioner Howard, Mayor Dorough stated that he will email a draft of the letter to the County Commission regarding DBE’s.

There being no further business, the meeting adjourned at 12:37 pm.

SISSY KELLY
ASST. CITY CLERK