

OCTOBER 15, 2024
COMMITTEE OF THE WHOLE
GOVERNMENT CENTER BUILDING
ROOM. 100

PRESENT: Mayor Bo Dorough
City Commissioners: Jon Howard, Vilnis Gaines, Chad Warbington,
Demetrius Young
City Manager: Terrell Jacobs
City Attorney: Michael Custer

Mayor Dorough called the meeting to order at 8:32 a.m., followed by attendance roll call.

AGENDA ADOPTION

Commissioner Warbington moved to approve the agenda with the removal of the Fleet Tire Shop Change order (pg. 2), seconded by Commissioner Howard, the roll call vote unanimously carried.

Mayor Dorough opened the following:

PUBLIC HEARING

1. Zoning Case #24-061 re: 504 W 2nd Ave & 517 W 1st Ave 4 - 40 Request to rezone 4.0 acres from C-2 (General Mixed-Use Business District) and C-5 (Office-Institutional-Residential District to C-R (Community Residential Multiple-Dwelling District

Using a power point presentation, Paul Forgey, Planning Director, discussed information (copy on file) to allow for single family residential use and showed maps of the property, aerial view map, surrounding zoning, color photos of the property, advised the property is not in the flood plain, traffic considerations including ingress/egress, and advised that the planning commission recommended approval.

There was no one who signed up to speak, therefore, hearing no additional comments, Mayor Dorough closed the public hearing.

SPEAKER APPEARANCE

1. Andrew Wulf, Executive Director re: Albany Museum of Art Belk Renovation

Using a power point presentation (copy on file), Mr. Wulf discussed the request for funds in the amount of \$2 million from SPLOST VIII and \$6 million from the Job Investment Fund, which will be paid back via funds allocated to the AMA in SPLOST IX . He showed a rendition of the proposed site, which will add increased areas for the museum and, he discussed the economic impact, adding that they will receive

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tax credits from the State Historic Preservation Office and National Parks Service, with the project taking approximately 24 months to complete.

Commissioner Warbington commented on construction costs (\$25 million), which are different from the information in the handout. Mr. Wulf explained that the \$7 million allocated to endowment funding, which is for the Museum itself, however, is not inclusive of the request for building. Historic Designation was discussed regarding whether funding is guaranteed, with Mr. Wulf confirming that it is, adding that state, federal and private funds are being requested. Discussion continued regarding current SPLOST and whether additional funds can be found. Mr. Jacobs said this will be discussed at the retreat and will be looked at to determine best investments and options. Commissioner Warbington said the \$2 million in SPLOST can be voted on, with Mr. Jacobs concurring.

Commissioner Young asked how long it will be before the \$6 million is approved and disbursed, with Mr. Jacobs explaining the process as it pertains to the request, which is a loan.

Mayor Dorough commented on funding, downtown revitalization plan with other projects on the table as well.

2. Tommy Gregors re: Artesian Alliance Masterplan SPLOST VIII Funding

Mr. Gregors discussed the master plan and mentioned the \$6 million that was allocated for entities, adding that the request is to access SPLOST VIII to be split five ways (\$1.2 million each), for a total of 3.6 million.

In reply to Commissioner Warbington, Mr. Gregors discussed use of funds for each of the three entities and advised that he will provide a list of projects and noted the funds coming from Dougherty County. Mr. Jacobs asked Mr. Gregors to provide the additional information for discussion at the retreat. Discussion continued regarding how much input the Commission has when disbursing SPLOST funds, adding that recommendations can be added with Mr. Gregors stating that the community had input as the projects were developed. Accountability and clarity were discussed regarding projects, including funding Dougherty County is providing. Mr. Jacobs explained that giving capital SPLOST funds creates an expectation of specific outcomes regarding those dollars being rendered that can be developed by this Commission, agreeing that the funds should be spread among all those entities receiving monies. Discussion followed regarding the amount of money that will be left from the two requests was discussed.

Mayor Dorough asked for a contract with Chehaw before allocating monies, mentioning a list of the amount of SPLOST funds that have been allocated to the institutions over the last 30 years. It was set up

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with the expectation that the entities would come to the Commission with a specific request as opposed to the past in which 'x' amount of dollars was allocated with the entity having control over how the money is spent. He suggested looking at how this will benefit the community, with equal allocation among the three entities not being the best for the community, adding that the RiverQuarium is what impacts downtown and where improvements are needed. He said he feels the Commission should make that decision and not the entities, i.e. information such as what is proposed, the cost with the funds being allocated as opposed to past procedure.

Commissioner Young stated that the last conversation was to allocate monies and let entities decide how to spend, adding that the vote was to remain with the allocation process that is in place. Mayor Dorough countered that in the past the monies were allocated directly to the entities and now, this is a category of community organizations, and the Commission will make decisions on how SPLOST is allocated. Mr. Gregors stated that last time he made a presentation to the Commission, the options given were specifically discussing Chehaw SPLOST VI and VII and bringing back options for SPLOST VIII. He stated that the entities have been accountable with how they have spent the money, adding that the referendum is for improvements and they want to fit with the City/County plans on spending the funds; they are stewards of the money and will provide whatever information this Commission requests. Mr. Jacobs noted the State's provision regarding SPLOST with accountability required of local governments receiving funds, adding that it is not accountability of the individual agency that funding is allocated to; the City has to do the reporting of how funds are utilized as we are accountable to the citizens.

Commissioner Warbington asked if this will be voted on Tuesday, with Derrick Brown, CFO, stating that monies are available. Discussion continued to vote on Tuesday for the \$2 million allocation to the Arts Museum. In reply to Commissioner Young regarding requests being time sensitive, Mr. Jacobs explained his preference to get clarification and to look at all capital investments to be clear in moving forward. Mayor Dorough mentioned committing to the \$2 million and commented on funding from the state. The consensus was to vote on the \$2 million for the Arts Museum at the night meeting.

REPORT OF THE CITY CLERK

1. Expense Reports (4th Quarter FY 23-24)

The Clerk advised that this item is for information only, adding that the reports were in the back of the notebooks for review. She stated that she would answer any questions after the meeting.

2. Staff Travel:

- T. Jacobs, City Manager; 2024 Hub Cities Initiative Meeting; Oct. 29-31, 2024; \$984.23

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- T. Jacobs, City Manager; 2024 GCCMA Fall Conference; Nov. 12-15, 2024; \$2,238.34

Commissioner Howard moved to approve the travel, seconded by Commissioner Young, the roll call vote unanimously carried.

COMMITTEE REPORTS

1. Utilities/Public Works

- a. Intergovernmental Agreement with Marine Corps Logistic Base

Kendell Hodge, Director of Utility Operations, discussed information (copy on file) regarding the agreement, and asked for approval.

There were no questions/comments on this item.

Discussion followed regarding census of agenda items with Mr. Jacobs explaining that to have consensus at the work session meetings will assist in identifying items for the consent agenda in preparing the business meeting agenda.

2. Public Administration/Finance

- a Grants: FAA and GDOT Grants (SWGA Regional Airport)

David Hamilton, Transportation Director, discussed information (copy on file) regarding applying for grants as noted and asked for approval.

In reply to Commissioner Warbington, Mr. Hamilton advised that this grant will be approved.

Mayor Dorough commented on replacing a portion of the asphalt surface with concrete; Mr. Hamilton explained that concrete is more durable and holds up under the weight of larger planes flying into Albany.

3. Purchases:

- a. Airport Runway Painting & Rubber Removal; Hi-Lite Airfield Services, Watertown, NY;
Total exp. \$91,361.50

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Mr. Hamilton introduced Roberto Pagan, Airport Superintendent of Operations, to discuss information (copy on file) regarding runway painting and rubber removal.

Joshua William, Procurement Manager, commented on the bidding process.

There were no questions/comments on this item.

- b. Airport Standby Generator; MetroPower Inc., Albany, GA; Total exp. \$119,632.00

Mr. Pagan, discussed information (copy on file) regarding the mandate from FAA to have a back-up generator, adding that the City's has passed its lifespan (30 years).

There were no questions/comments

- c. Additional Engineering Services Related to JSWPCP Upgrades (Projects 2 and 3); Amendment 10 - Ardurra Group, Inc. - \$518,000.00

Jeff Hughes, Sewer Projects Engineer, discussed information (copy on file) regarding the project and bidding process and the request to reallocate funds from the Highland/Whitney project and transfer to the treatment plant, which is not a net increase to Ardurra's contract.

Commissioner Warbington clarified that the Corps of Engineering will be working on a project which is inclusive of reallocation of funds.

In reply to Commissioner Howard, attendance of the pre-bid conference was explained, which is required.

- d. Distribution Circuit Automation with GW Viper Switches; G&W Electric Co.; Total exp. \$824,130.00

Mr. Hodge discussed information (copy on file) regarding the purchase of circuit viper switches, which eliminates manually operated switches, and asked for approval.

In reply to Commissioner Young, Mr. Hodge discussed the most recent project and relocating overhead circuits or underground placement. Mayor Dorrough explained federal funding from Hurricane Michael with Mr. Hodge commenting on grants for the grid, etc., and competing nationwide for these grants.

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Mayor Dorrough commended Mr. Hodge for the comprehensive undertaking in replacements to update which changes quality of service and liability.

- e. Well No. 33 Rehabilitation; Woodrow Sapp Well Drilling, Inc., Brunswick, GA; Total exp. \$417,475

Ricky Gladney, Buyer, discussed information (copy on file) regarding the bidding process for this item and Kurt Anthony, Water System Superintendent, explained rehabbing of the well.

There were no questions/comments on this item.

- f. Well 34 Rehabilitation; Donald Smith Co., Inc. Headland AL; Total exp. \$392,662.00

Mr. Gladney discussed information (copy on file) regarding the bidding process and asked for approval.

There were no questions/comments on this item.

The following item (g) was removed from the agenda:

- Fleet Tire Shop Change Order No. 3; WJ Kirksey, Albany, GA; PO 123022 Change Order #3 for \$152,405.00; Total project cost \$624,588.00
- h. Multi-Alley Reconstruction; HTS Construction, Inc. Albany, GA; Total exp. \$2,798,532.65

Scott Tennison, Sales Project Manager, discussed information (copy on file) regarding the existing alleys as noted.

In reply to Commissioner Howard, Mr. Tennison explained the removal and repairs on the ten alleys. Commissioner Howard asked if the information can be put on the website, so citizens are aware. Discussion continued regarding the alleys being in bad shape, with Mr. Tennison stating that additional alleys are being looked at, adding that they are also looking at designs, engineering matters, drainage, etc.

Commissioner Gaines asked for a list of upcoming alleys to be paved and was told that one will be provided. Mr. Terrell mentioned alley standards being looked at and to be brought back. Discussion continued regarding LMIG funding which can be used for any infrastructure. Mr. Jacobs commented on GDOT advising that it cannot be used for alleys with Bruce Maples, Asst. City Manager, advising

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that he corresponded with GDOT and was provided information on what LMIG can be used for via a guide that is provided, with alleys being excluded.

- i. Albany Herald Building; LRA Constructors, Inc., Albany, GA; Total exp. \$2,481,210.00

Lequrica Gaskins, Downtown Manager, distributed information (copy on file) and discussed the project overview, benefits to the city, contractor engagement, scope of work and staff's recommendations regarding Phase 1 and 2)

In reply to Commissioner Howard regarding using the Rosenberg building for Municipal Court, Mayor Dorough suggested that this would not be the best use for the building, adding that it is an option that can be explored. Mr. Jacobs commented on the master plan and complimenting downtown revitalization. Discussion continued regarding hotels downtown, etc., which attract people downtown, with Commissioner Howard disagreeing. Ms. Gaskins interjected that the Rosenberg building is one of a few buildings on the National Register, making it a tool to inspire other economic development opportunities.

In reply to Commissioner Young, Ms. Gaskins advised that a draft RFP has been prepared, which includes both projects, however, the Commission can decide to separate them. Commissioner Young mentioned the heartburn he gets to see a building valued at \$1.0 million being let go for \$100,000 and asked if there will ever be a point at which citizens will see a return on these investments, suggesting that clarity is needed on what the investment is for citizens/taxpayers regarding building rehabs, Mr. Jacobs recalled seeking the historical district designation, which will assist with the capital stack funding for the Herald, adding that the financial climate is improving for development.

Discussion continued regarding the Commission being involved and negotiating more as the City provides incentives, which is their right and obligation regarding projects. Mayor Dorough stated that he thought the vote was for the \$2.4 million, but what he hears is to do it in two phases; Mr. Jacobs agreed. Mayor Dorough noted that the Herald was purchased in 2016 with the City not spending any money for renovations at this time and mentioned the leaking roof, stating that \$1.0 million in APRA funds was allocated for different alternates. Tripp Swilley, Facilities Maintenance Superintendent, reported that the original base bid for \$1.7 million was to put roofs on all three buildings (126 Washington – The Herald building, and the 132 and 138 Pine buildings) with alternates 1-5 detailing remediation/abatement/demolition/stabilization. He stated that LRA was contacted, and they provided a breakdown of each roof, although the bid was put out as a total package and explained the phased approach (simultaneously) that was recommended, suggesting doing 132 and 138 Pine together as they share the same roof, using SPLOST funds. Mayor Dorough expressed concern that the vendors who were contacted, stated that the scope of work was too ambivalent for an accurate bid. Mr. Gladney explained that the architect did outline what was needed, however, asbestos remediation is outside the

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architect's expertise, adding that some of the companies were not able to translate the detailed report into a bid as LRA did. Discussion continued regarding the abatement survey and a request to break the two properties up for vote next week. Mr. Gladney advised that it cannot be broken up and this will be one resolution for both items.

MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA

Commissioner Howard mentioned ASU homecoming with the 100 blocks of S. Jackson, corner of Washing and Oglethorpe needing grass cutting as well as debris at the Waffle House. He asked about cutting curb and gutter in neighborhoods, with Stacy Rowe, Public Works Director, explaining the cutting scheduled, East Broad Ave., and S. Jackson areas were noted as having BBQ grills in the downtown streets.

Commissioner Gaines asked for a time limit of construction on Jefferson, with Mr. Maples explaining that Pine and Jefferson will accommodate the ASU Parade with Broad Alley to Pine to be completed soon. He advised that Flint and Roosevelt do not have a timeframe of completion at this time. Mr. Jacobs said he reached out to Norfolk Southern regarding the recent request for a public hearing with Mayor Dorough updating the status of the request.

Commissioner Young asked that all support ASU's homecoming this weekend.

Mayor Dorough requested information as follows:

- Update re: \$2.0 million for Broad Ave., sidewalk project
- Rails to Trails grant update from Mr. Maples
The Brooks Act.
- Ardurra/Constantine contract for designing CSS, (it was explained that the City is subject to the Brooks Act (re: federal projects).
- Explanation from the City Attorney re: Brooks Act

CITY MANAGER REPORT

Mr. Jacobs discussed the following:

1. 2024 Fall Retreat Agenda for City Commission (was distributed with an agenda packet that will be delivered next week prior to the retreat.
2. State and Federal Legislative matters re: Priorities for 2025 including Rails to Trails and

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pending litigation. Mayor Dorrough suggested asking for the \$5 million for the Arts Museum and mentioned sidewalks with both being one-time requests.

ALCOHOL DENIAL HEARING RE: Labama Night Club 2203 E. Broad Ave.

Sherri Graves along with associates, Carlos Juaieze and Carlos Guzman, discussed the denial at the Commission meeting and asked if there were questions/concerns as to why the application was denied. She mentioned the establishment being a bar before she filed the application and commented on current renovations, inspections were completed. Mr. Juaieze asked for the opportunity for the Spanish community, including entertainment. Ms. Graves explained that this is an area that Spanish people frequent with other businesses. Mr. Guzman said that Albany is a small city and people come from different cities in Georgia and the request is to have entertainment for people coming to Albany from other cities.

Mayor Dorrough asked if security would be in place with Ms. Graves advising that they will hire a private company for inside/outside security.

In reply to Commissioner Howard, Ms. Graves said that her establishment is open only on the weekends from 10:00 pm 2/2:30 am and will not sell food. Commissioner Howard mentioned other establishments in the area.

In reply to Commissioner Warbington, it was confirmed that just beer would be served and a request for wine would come later.

Commissioner Warbington moved to approve the application, seconded by Commissioner Gaines.

Commissioner Howard expressed his concerns and stated that he will vote no due to the location, which is in his area, adding that granting the alcohol license will present public safety issues, and will affect the quality of life in that area.

Commissioner Warbington gave his reasons for voting yes to the application today.

Mayor Dorrough stated that he, too, is concerned about concentration as well as on-premises consumption.

Hearing no additional comments, the roll call vote carried 3-2 with Commissioners Howard and Young voting no, pending the final answer of Ms. Custer once she has consulted the Code.

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EXECUTIVE SESSION (Property Acquisition and Personnel Matter)

At 10:54 a.m., Commissioner Warbington moved to enter executive session to discuss property acquisition and personnel matter, seconded by Commissioner Howard, the roll call vote unanimously carried as follows:

Ward I	yes	Ward II	absent
Ward III	yes	Ward IV	yes
Ward V	absent	Ward 6	yes
Mayor	yes		

After adjourning executive session (in room 120), Mayor Dorough reconvened the meeting in room 100 and advised that matters as noted above were discussed in executive session with no action taken.

There being no further business, the meeting adjourned at 11:48 a.m.

SONJA TOLBERT
CITY CLERK