

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

PRESENT: Mayor Bo Dorough  
City Commissioners: Jon Howard, Chad Warbington and Demetrius Young  
Interim City Mgr. Derrick Brown  
City Attorney: Michael Custer

Mayor Dorough called the meeting to order at 8:45 a.m., followed by attendance roll call.

## **AGENDA ADOPTION**

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

## **SPEAKER APPEARANCE**

Diane Brown stated that today she is speaking about those living at Hudson Malone Towers with residents experiencing issues due to mold, mildew, leaking pipes, raw sewage, which are potential health concerns. She mentioned that after having a meeting with HUD, the City owns the building, adding that she pulled the deed, which confirms this; the issue has been ongoing since 2021 with a letter being sent and her speaking with Commissioner Warbington regarding the matter. She mentioned pipes leaking and suggested renovating the entire building and noted several residents that are present today.

Questions included whether she met with Dr. Myles (with Ms. Brown stating that she did and noted paperwork she keeps for tracking this). It was noted that Dr. Myles said he would renovate the building, however due to the many issues, the building must be the residents must be removed and that Ms. Brown has directed comments to the Housing Authority. In reply to Commissioner Howard regarding actions, Mayor Dorough said it is a problem and is a structural issue with the building and that engineering, etc., professionals will need to look at the entire structure, adding that this will be moved forward. In reply to Commissioner Howard regarding code enforcement, it was noted that monies were allocated to renovate several apartments over the last years, however if problems are with HVAC or plumbing, more needs to be looked at. Discussion continued regarding shutting the building down due to not being unsafe, code involvement and determining an evaluation. Ms. Brown advised that code is aware and has been to the apartment complex. Mayor Dorough stated that evaluation is the first step.

Commissioner Warbington asked for a memo from the city attorney regarding who owns the building, Code Enforcement history of response to the location, if citations were issued and information on the \$200k grant that was awarded to rehab units. He suggested sending a letter to Dr. Myles regarding the action plan.

Mayor Dorough recognized Senator Freddie Powell Sims to speaking on housing. Senator Sims mentioned the concerns expressed by Ms. Brown and advised of calls made over the last few months to various departments which included the Housing Authority et al, regarding the condition of the building and the potential eviction of residents due to not payment of rent. She noted that residents are concerned about having no repairs and that Dr. Myles was spoken with, suggesting moving people out and doing

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

extensive repairs due to lack of maintenance. She mentioned a resident over 83 that received an eviction notice due to thousands of dollars due and asked that maintenance and operations be looked at to include Arcadia Housing, which has only one handicap ramp. She said she called and asked Phoebe and the Council on Aging to assist with building ramps.

Commissioner Howard commented on the hot weather and asked that Code inspect the building immediately. Discussion continued regarding retaliation of residents.

## **REPORT OF THE CITY CLERK**

### **1. Staff Travel:**

- S. Tolbert, City Clerk; 2024 GMA Annual Convention; Savannah, GA; June 21-24, 2024; \$2,111.44
- S. Kelly, Asst City Clerk; 2024 GMA Annual Convention; Savannah, GA; June 21-23, 2024; \$1,280.68

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

## **REPORT OF THE CITY ATTORNEY**

### **1. Eames Sports Complex – Option to Market**

Jana Dyke, EDC Director, discussed information (copy on file) regarding marketing Eames Sports from an economic development, thanking the Commission for SPLOST and TSPLOST, adding that since July 2023, 22 projects were looked at and of those, four were awarded as creations of 100 new jobs. The tax digest was increased \$100 million, the industrial tax base increased by over \$10.0 million and, the commercial tax base has increased by over \$91.0 million with the current unemployment rate of 4%. She mentioned the challenge of limited sites in Albany for development and asked the Commission to allow marketing Paul Eames Sports Complex as a site for industrial development for a minimum of three years and discussed the marketing process, with the request being made on behalf of EDC and PDA.

Questions included the number of acres at Paul Eames and adjacent property, with Bruce Maples, Asst. City Manager, advising that this information will be provided. Potential E. Albany area projects were discussed and, a brief update was provided regarding Tara Foods, etc.

Commissioner Warbington commented on Eames Park and asked what attracts people to this area, with Ms. Dyke listing the highest/best use (it is off Clark Ave.), great ingress/egress, infrastructure in place, curb/gutter, etc.), which are all positive and will assist in marketing economic development. The specific area/location (over 60 acres) was discussed including a potential \$20 million investment having a significant impact on the community.

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Mr. Maples said 183.44 acres were donated, with Eames Complex containing 68.88 for a total 252.32 total acres. Mayor Dorrough noted that until recently, high schools played baseball, and a structural assessment of the property is in process.

Commissioner Warbington asked if this will be a resolution/contract; Ms. Dyke asked that this be formalized (MOU, Option Agreement, etc.) at the voting meeting with the Commission indicating its desire to have the evaluation completed.

## **COMMITTEE REPORTS**

### **A. Public Safety**

Anthony Donaldson, Deputy Marshal, discussed the following:

1. Alcohol License (new): Billows Cigar Haven, 1706 Gillionville Rd. T. Burton/Agent; Liquor, Beer, and Wine Consumption.

Discussion included the location and other establishments in the area, with it being noted that this is commercial property. Paul Forgey, Planning Director, provided information regarding looking at the alcohol license and whether alcoholic establishments will fit in with existing businesses. Mr. Forgey commented on conditions and zoning designation (C-5), adding that he will provide additional information.

Regina and Patrick Ellis were present to speak in favor of the application and provided information regarding Billows Cigar Haven and their request for a liquor license. Discussion continued regarding logistics and information regarding the establishment.

### **B. Community & Economic Development**

1. Services Provided by Aspire

Dana Glass, Ex. Director of Aspire used a power point (copy on file) to discuss community service boards since 1993, continuum of care, FY 23 data, residential programs, housing options, and the Courley LLC Partnership re: hotel investment/efficiency apartments.

In reply to Commissioner Howard discussion continued regarding housing in all three buildings (90 appts., with Aspire committed to 24 units), the Family Dollar Store and low-income housing area were mentioned and whether there will be fencing (yes), and, a mixture of Aspire employees and independent residents, will be living at the complex.

In reply to Commissioner Warbington, a tour of the facility was discussed for Commissioners to speak with the owner with it noted that units are not fully furnished and are not short-term leases. Commissioner Warbington thanked Aspire for all they do with those with mental illness to exclude incarceration and the partnership with APD.

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Discussion continued regarding the facility in Arlington and the number of beds, kitchen area, etc. Type of air conditionings (window/central unit), fencing and supportive services that minimizes any potential issues in the community (which only include Aspire tenants)

2. IDP Project Update & Request for an Extension

Lequrica Gaskins, Downtown Manger, introduced Carter Brown, IDP Vice-President of Development, who used a power point presentation (copy on file) to discuss information regarding the request for an extension for the Davis Exchange building. Additional discussion included the development update, development timeline, when the cell tower will be removed from the room, including the December 31 date on the proposed resolution, when concepts of the new building will be ready.

C. Human Resources

1. Albany Transit Drug & Alcohol Policy Update

David Hamilton discussed information (copy on file) and noted revisions for approval.

In reply to Commissioner Warbington, the policy for bus drivers was explained by Mr. Hamilton dating back to 2018, with new revisions, which are federal mandates. Discussion continued regarding drug testing and following FTA guidelines/requirements.

D. Public Administration/Finance

1. Purchases

a. Airport Engineering Consultant

Mr. Hamilton discussed information (copy on file) regarding the hiring of an Airport engineering consultant.

In reply to Commissioner Young, Mr. Hamilton stated that the minority firm who put in a bid was Engineering Design Technologists and, in reply to Commissioner Warbington, it was noted that all five years are being asked for approval. Discussion continued regarding a master plan, which is a different consultant and the runway extension by FAA that is not included at this time. Mayor Dorough noted the 5% the City pays, with Mr. Hamilton explaining assessments, repairs, drawings/projects for year one (designs and construction), etc. Mayor Dorough mentioned evaluation of firms and urged that caution be taken of unintentional bias when dealing with a firm that the department has become comfortable with.

b. Motorola Radios; Motorola Solutions, Inc. - Total exp. \$53,388.80

Corey Gamble, Buyer II, discussed information as noted (copy on file) and asked for approval.

There were no questions/comments on this item.

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Managing discussed information (copy on file) regarding the following with Peter Bednar, Fleet Management Director, providing additional information on both Motorola items.

- c. Motorola Cameras; Motorola Solutions, Inc. - Total exp. \$89,352.00

In reply to Commissioner Warbington, Chief Persley discussed integration of cameras (currently unable to watch live ), and the Fusus operating system platform.

In reply to Commissioner Young regarding the purchase, Chief Persley mentioned the 143 body/in-car cameras and planning for the future and being a good steward of City funds.. John Dawson, IT Director, explained that there is no integration between the platforms of Motorola and Fusus; however, if this issue can be resolved, there will be no need to change the body-worn cameras if APD is satisfied with the overall services received from Motorola .

- d. Fire Dept., Vehicles; Deere & Company - Total exp: \$65,339.00

Mr. Gamble discussed information (copy on file) and advised that the Georgia State contract will be used, adding that the vehicles will be used by AFD, specifically for search and rescue. He noted the options and explained that it will take 120-140 days for delivery. Mr. Bednar recalled the two tragedies that happened this year and advised that this type of emergency vehicle will be able to access most all areas.

- e. Altec Bucket Trucks; Altec, Inc. – Total exp. \$568,959.00

Mr. Gamble noted using the Sourcewell contract with delivery time being 52-55 months. Mr. Bednar stated that this is the longest lead time the City has faced. Mayor Dorrough mentioned long range planning in purchasing equipment of this nature with it noted that hiring people to work is a factor regarding the timeframe of equipment being built .

- f. Solid Waste Contract Renewal; Express Disposal, LLC. Est. annual exp.  
\$7,144,608.60

Mr. Gamble discussed information (copy on file) regarding the CPI and fourth and final renewal of the contract.

Mayor Dorrough discussed the two issues of awarding the contract and extension for five years. Public Works Director Stacy Rowe noted the bid in 2020 (originally Concrete Enterprise now Express Disposal), higher fuel charges from five years ago and having no issues with performance currently, long term contracts, and safeguards in place should the need arise to terminate the contract.

Discussion included utility board meeting and approval on June 13, reason this was not put out for bid ( Mr. Rowe explained the current contract and removal of the fuel service charge and using CPI), lack of competitive vendors as reason for not bidding, and if it is legal to extend the contract for five years (being at the discretion of the Commission).

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Mr. Brown stated that the original bid will be confirmed along with additional information will be brought back. Commissioner Young questioned the CPI model and the effect on customers. Mr. Brown said it will not impact the current budget and is a difference of approximately \$10,000 with no impact on customers. The CPI was explained, implementation date, data that has saved money due to privatization of garbage, with Mr. Brown noting not having to purchase garbage trucks vs. outsourcing/going private regarding the original contract. Discussion continued regarding reviewing the numbers from the original contract/bid for comparison with Mr. Brown advising that information can be provided on price increases and using the CPI, adding that we are now getting good service at a good price.

Mayor Dorough again asked that this be two items; contract continuation and the extension, adding that customer service is excellent.

Commissioner Warbington mentioned electric rates, sewer, and if there is a comparison on garbage rates, with Mr. Gamble stating that he can provide the information for specific services. Discussion continued again regarding the bidding process and looking at other vendors, looking at the CPI, etc. including fuel prices doubling from the original contract vs. CPI.

g. Camera Reel Truck; Jet-Vac Equipment Co., LLC. Total ex. \$317,222.40

Mr. Gamble discussed information (copy on file) and asked for approval. Mr. Bednar discussed the difficulty in servicing current equipment and having to go out of town for parts and service support.

There were no questions/comments on this item.

h. 8th Ave. Basin Phase IV; 74 Oxford Construction Co. Albany, GA. Total exp. \$5,176,480

Scott Tennison, Sales Tax Project Manager, discussed information (copy on file).

In reply to Commissioner Warbington, Mr. Tennison mentioned the other project that will be bid re: Booker Basin separation which will include stormwater work. Mr. Brown explained funding, which is not a GEFA Loan, but is a CDBG Grant and SPLOST VIII (\$2.7 million). Discussion continued regarding the timeframe, additional projects, Booker Basin project, meeting criteria, 150-day deadline and the contract not bidding, with Jeff Hughes, Sewer Project Engineer, explaining the process.

i. Holding Ponds Fencing; Bravo Fence, LLC; Total exp. \$69,886.00

Don Gray, Facilities Mgmt. Director, discussed information (copy on file) and asked for approval.

Discussion included the issue from neighbors with Mr. Gray advising that citizens in the area were complaining about lack of repairs, overall plans for Stuart/Gordon (Elton?) regarding public works with Mr. Rowe advising that overgrowth is being taken care of around the pond, adding that litter crews will be watching for and removing litter. Mayor Dorough suggested a maintenance schedule for holding

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

ponds, with Mr. Gray explaining the process and who maintains holding ponds and Mayor Dorrough providing additional information to Mr. Rowe re: bidding, etc.

- j. Sherwood Pond Fencing; ASAP Management Group, LLC; Total exp.  
\$95,000.00

Mr. Gray discussed information (copy on file) and discussion included why the lowest bidder was not selected.

## 2. Options for Hotel Motel Tax Expenditures

Michael Eaton, ICFO, provided an overview (copy on file) of annual collections and the allocation of monies to entities as noted.

Discussion included options with staff's suggested recommendation to leave monies as they are, with CVB providing monies. Mayor Dorrough explained his position for the City to control the monies/expenditures. Mr. Eaton mentioned the DCA presentation and the position the City took to have agreements to facilitate as currently structured. He advised that reports are received quarterly from all entities which were confirmed by the CVB. Mayor Dorrough mentioned complaints and the need to change contracts.

In reply to Commissioner Warbington regarding the staff's recommendation, Mr. Brown explained DCA's recommendation to spend on qualifying destination marketing entities, which will be followed, i.e., using CVB to handle financing. He stated that it is only an accounting issue for the Finance Department, adding that the recommendation is option 2. Discussion continued regarding option 2 and putting any items the City deemed necessary in the contract. Chehaw/RQ contracts were discussed, along with moving monies as noted in option 3.

The consensus was to continue with option 2, which is a compromise of option 1 and 3. However, Mayor Dorrough suggested option 3 provides Commissioners the authority to control the funds rather than appropriating 'X' amount of dollars.

- 3. Agreement – Albany Area Arts Council, Inc (AAAC)
- 4. Agreement – Albany Civil Rights Institute (ARCI)

Mr. Brown discussed information (copy on file) regarding the \$45,000 that is provided to Albany Arts and the next agenda item for Albany Civil Rights.

Discussion included Arts Council vs Civil Rights and what is paid, with Don Gray, Facilities Director noting utility bills for Civil Rights and office hours for both entities. Contract information and posting signs with days/times being posted for visitors. Rachele Minix, CVB Director explained that exhibitions are changed quarterly by the Arts Council, and they are paid monthly. Mayor Dorrough stated that he will provide information regarding the Arts contract to Ms. Custer.

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Regarding Civil Rights, discussion included having a minimum of quarterly board meetings, hours of operations, reports from Ms. Minix and posting of notices when open/closed. Mayor Dorrough clarified that people have complained that the Civil Rights Institute was closed when they went there, adding that there is no full-time director. Ms. Minix provided the posted hours of operations, building maintenance issues, etc., relying on volunteers and addressing issues sooner than later (ex. roofing).

## **BUDGET DISCUSSION (FY 25)**

Mr. Eaton distributed information (copy on file) and provided a power point presentation regarding the summary of changes from \$320,514,966 to the new proposal of \$318,793,527.

Discussion included COLAs and concerns of the new pay scale by taking a tiered approach this year. The three options mentioned were based on grades 3.5% for lower level, 2% mid-level (8 -11) and 1% for upper level (12 and above) at a cost of \$2.0 rather than \$2.6 million. He discussed a proposed option of 3% across the board, also at a cost of \$2.0 million. Property tax was discussed to include a millage rate increase.

Commissioner Warbington supported the budget but disagreed with the tiered approach regarding a COLA. A millage rate decrease was mentioned with Mr. Eaton explaining what has been suggested to leave things as is.

Commissioner Young questioned weatherization with Mr. Eaton advising that they are working with DCED and utilities and will have additional information forthcoming. Mr. Brown mentioned the request of \$2.0 million for weatherization and said the amount was reduced and, the process to change the maximum amount allowed to include age and income requirements, etc. Commissioner Young explained that he felt the City would take into consideration comments from the public to include weatherization and utility assistance to provide solutions by using alternative funds. Mr. Brown addressed the reduction of \$1.5 million that deals with weatherization which could lead to minor repairs through DCED. He said this budget item is strictly for weatherization related issues. Commissioner Young expressed concerns of those of lower standard of living and increases being passed to renters, suggesting mitigation is warranted. He mentioned transit funding, with Mr. Eaton stating that there will be an increase and discontinuation of ASU students since they have equipment and drivers. Re-establishment of [transit] lines was discussed, along with other partnerships with ASU. Commissioner Young suggested increasing service time to at least 6-6:30 pm for providing rider transportation.

Regarding weatherization, Mayor Dorrough suggested being conscious of who issues checks to contractors working on people's homes. Mr. Brown noted that currently the process is monitored from beginning to end.

Mr. Brown asked if the two options on the table for vote are, the tiered approach (\$2.0 million) or the original 3.7% across the board (\$2.6 million). The CPI was discussed vs. COLAs with the consensus to bring back 3 options (3% across the board - \$2.0 million).



June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Discussion continued regarding weatherization and putting \$1.0 million into a program to be determined with programs vs. demolitions, data, etc., suggestions being made. Mr. Brown stated that a plan will need to be put together that can be looked at, however the consensus was to provide three options to include \$1.5 million for weatherization.

## **MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA**

Commissioner Warbington mentioned the County tax assessment taking place and receiving calls from citizens and asked if information can be distributed regarding the process of allowing the assessment people to enter citizens' homes. He mentioned short-term rental information and suggested an ordinance to be drafted, as this is a growing industry, and the City has nothing on the book..

Commissioner Young questioned the request to remove \$5.0 million from reserve fund, with Mr. Brown advising that monies on hand will be used first and the reserve fund for recreation will be provided later for additional funding options.

Commissioner Howard mentioned pop-up auto repair shops, with Ms. Custer advising that she will research and provide an update. Commissioner Howard mentioned having Mr. Brown to serve as City Manager.

Mayor Dorough mentioned 1) first work session in July, an ordinance re: mixed drinks take-out; 2) Red Speed funds for summer youth programs, with Ms. Custer advising that funds can be used for public safety only. Chief Persley advised that there is a component that can be used that he will be discussing with Mr. Brown and the Sheriff's department. 3) summer work program for youth to mirror what Savannah had years ago; 4) Hudson Malone and assisting Dr. Myles, suggesting having an assessment by a structural engineer to assess the extent of the problems.

## **REPORT OF THE CITY MANAGER**

- Mr. Brown discussed:
- Arts Council office hours,
- transitioning to the new clinic;
- conditional agenda item re: pilot program to participate with city of Atlanta on the next meeting.

Chief Persley provided information regarding the project (pilot program) regarding crime, resources. The program includes an assessment regarding violence in households. An overview of the proposed project was presented which is in connection with the GA Assn. of Police Chiefs. Information discussed included there being 15 preventable deaths last year with poverty being a major issue; having partnerships with local entities, and training for APD officers. Chief Persley said Albany will be the first in the project to address infant mortality, with Atlanta being the second. He urged support for this so that resources are available for those in need.

June 18, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

**EXECUTIVE SESSION (personnel matter and property acquisition)**

At 12:45, Commissioner Howard moved to enter into executive session to discuss a personnel matter and property acquisition, seconded by Commissioner Warbington, the roll call vote unanimously carried as follows:

Ward I	yes
Ward II	yes (via phone)
Ward III	yes (via phone)
Ward IV	yes
Ward V	absent
Ward VI	yes
Mayor	yes

At 1:54, Commissioner Young moved to exit executive session, seconded by Commissioner Howard, the roll call vote unanimously carried as follows:

Ward I	yes
Ward II	yes (via phone)
Ward III	yes (via phone)
Ward IV	yes
Ward V	absent
Ward VI	yes
Mayor	yes

Mayor Dorough reconvened the meeting at 1:55 p.m., advising that real estate acquisition and personnel matters were discussed in executive session with no action taken and, adjourned the meeting.

---

CITY CLERK