

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

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

SPEAKER APPEARANCES:

1. Ms. Helena Wester commented on issues she is having while renting from Treeside Apartments. Photos were shown (copy on file) regarding the conditions she discussed.

Commissioner Howard confirmed that the property manager is not responding promptly. Ms. Wester stated that nothing is being done at this time, adding that she paid only half of the rent this month due to conditions. Commissioner Howard stated that this issue is citywide and suggested that Ms. Wester keep a record of her concerns. Ms. Wester said she has photos and a doctor's notice regarding her husband's condition. Commissioner Howard stated that he will ask what can be done legally to assist with these problems.

Commissioner Warbington asked Ms. Wester if she can move elsewhere to which she replied that she is currently looking, reiterating her issues with her husband who is currently on dialysis and cannot go up/downstairs, etc., including money concerns. Commissioner Warbington stated that the City is limited in what can be done with private owners other than making certain that code violations are addressed.

Commissioner Young asked Ms. Wester if she has contacted code enforcement to address concerns; Ms. Wester said no. Commissioner Young asked if she has addressed issues with management; Ms. Wester said she did two weeks ago. In reply to Commissioner Young, Mr. Carter advised that an update is forthcoming on these matters. Commissioner Young addressed finding another location to live, having a rental shortage within the city, standards that should be in place for renters, enforcements of standards, tenant's bill of rights, etc., asking whether City staff has contacted management regarding concerns. Mr. Carter stated that he has an email from Marshal Norman dated May 4th and that he will resend it to all, including reaching back out to management of Treeside Apartment.

Mayor Dorough recommended that tenants go to Code Enforcement and report problems to the property management, adding that photos and written documents with the property manager is important and prudent to have as a paper trail.

Commissioner Howard noted that this is private property and asked Mr. Davis whether Code Enforcement can go into the apartments to check issues that have been reported. Mr. Davis stated that he distributed information regarding this matter and will re-send. Commissioner Howard suggested that Commissioners conducting a site-visit to help citizens with their concerns.

2. April Andrews spoke regarding Code Enforcement, advising that she also lives at the same apartment complex as Ms. Wester. She mentioned filing complaints, the length of time it took to take care of her issues, not being treated properly by management, high utility bills due to bees being drawn to her apartment and being blamed for speaking out regarding the issues, etc., including neighbors not being respectable.

Commissioner Howard thanked Ms. Andrews for coming forward and letting the Commission know what problems exists.

Commissioner Fletcher mentioned properties that she spoke with the City Attorney about and that he explained the process and suggested speaking with judges and courts to assist with resolving these issues.

Commissioner Young commented on hostilities towards tenants making complaints, adding that he received a copy of a letter placed on the door of those complaining that threatened eviction. Ms. Andrews gave a brief history of this matter which addressed the signing of a lease and, included a clause of not going to the media, etc., adding that she pays her rent timely but is being threatened and treated unfairly. She said she feels the responsibility should fall on management and/or corporate management.

Mayor Dorough stated that the City has an obligation make sure property owners comply with ordinances that are state and local and questioned what the complaints are regarding the Code Department. Ms. Andrews stated that the timing was off, they did not show up for a month and then said there was nothing that could be done at this time. She mentioned a bullet hole in the wall, a shattered window, mold and other things that were part of the initial complaint and reiterated Code not responding timely and that they would go to her apartment when she was not home, etc. Mayor Dorough asked to get work orders on this property to determine how long it took Code to respond to complaints. Mr. Carter stated that information will be forthcoming.

Commissioner Young suggested following up with the re-organization of Code Enforcement so that enforcement can move forward in addressing these type issues effectively.

Mayor Dorough asked Mr. Davis if there is a federal statute regarding threatening retaliation regarding the notice that was posted on tenant's doors and questioned whether a landlord can prohibit tenants from making a public complaint with a threat of eviction over a perceived code violation.

EASEMENT AGREEMENT WITH VERIZON WIRELESS

Mr. Davis discussed information (copy on file) regarding small cell poles and the request for a 5' easement, adding that a fee will be set as noted in SB 66.

Mayor Pro Tem Fuller asked for a timeframe on the easement to which Mr. Davis advised that it will be perpetual.

Mayor Dorough questioned the lack of charging an easement fee. Mr. Davis advised that a fee can be assessed and, Mayor Dorough asked Engineering to find out what other cities are doing regarding this.

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RIGHT OF WAY LICENSE AGREEMENT RE: WINDSTREAM GEORGIA, LLC

Mr. Davis discussed information (copy on file) regarding the request from Windstream and commented on fees.

Commissioner Young asked if Windstream will be offering services to citizens. Mr. Carter explained that this is for services inside the civic center arena with the connection being between T-Mobile and the Civic Center. In reply to Commissioner Young regarding the City not providing this type of service, Mr. Carter explained the process, which is for better cell phone services only.

Mayor Dorough questioned the cost for service with Mr. Davis and Carter explaining the costs of rural vs city being slightly different.

Commissioner Young asked if this will be paid services at the civic center or will it be offered to all. Mr. Carter explained that the City provides internet for the civic center, which determines if it is free or not.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS:

Marshal Walter Norman, Business License Director/Interim Code Enforcement Director, discussed the following (copy on file):

1. The Broken Heart Bakery, LLC; d/b/a The Broken Heart Bakery; 230 W. Broad Avenue; B. Wary/Agent: Beer and Wine Consumption

In reply to Commissioner Young, Lequrica Gaskins, Downtown Director confirmed that if approved, this will aid in the development of downtown, adding that the Downtown Entertainment District was approved by Commissioners a few years ago.

Marshal Norman discussed the following (copy on file):

2. West Brunch Bar & Grill, LLC; d/b/a West Ave. Brunch Bar & Grill; 2820 Meredyth Drive Suites 2 & 3; C. Hand Jr/Agent; Liquor, Beer & Wine Consumption

In reply to Commissioner Young, Marshal Norman advised that these are new owners.

ALCOHOL LICENSE APPLICATIONS – TRANSFER OF OWNERSHIP

Marshal Norman discussed the following (copy on file):

1. R&M Grocery; 707 W. Highland Avenue; L. Davis/Agent' Beer & Wine Package

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In reply to Commissioner Young, Marshal Norman stated that he is unaware of the hours of operations. Commissioner Young expressed concern of this being a high crime area, with a murder happening in the area a few weeks ago. A brief discussion followed with Commissioner Young commenting on the alcohol density and high crime rate in that area.

Marshal Norman discussed the following (copy on file):

2. S&P 2020, LLC; d/b/a Oasis Food Mart; 1608 W. Broad Ave.; M. Brown/Agent; Beer & Wine Package

Commissioner Howard questioned the license being transferred to another person if the management leaves. Marshal Norman explained the process, which includes monitoring of locations regarding transferring and maintaining a local agent.

Mayor Dorough recognized James Pratt to speak regarding alcohol licenses, who asked the Commission to be more proactive when approving alcohol licenses and the affect it has on African American communities. Mr. Pratt commented on community partnerships, standards in relation to population density, training for bar staff (to be funded by the City) for de-escalations and conflict management to help reduce violence, etc., rules that come from research to assist in making decisions to protect citizens. He asked that a moratorium be placed until such matters can be addressed.

Commissioner Howard thanked Mr. Pratt for coming to the Commission to express his concerns.

Commissioner Fletcher also thanked Mr. Pratt as well as Commissioner Warbington.

Commissioner Young stated that he spoke with the City Attorney and the Interim City Manager and will be talking with Mr. Forgey and Marshal Norman regarding the issues. He mentioned things that can be in place, i.e., overlays, proximity, etc.

ALBANY POLICE DEPARTMENT ORGANIZATIONAL ASSESSMENT

APD Chief Michael Persley introduced Mitchel Weinzetl to discuss the presentation (copy on file). Mr. Weinzetl commented on the agenda and points that will be covered in the presentation. Mayor Dorough suggested that questions be directed to the Chairman and the consensus was to follow this process.

Continuing with the presentation, Mr. Weinzetl discussed the methodology which included gathering/analyzing data, CAD/RMS, other sources, and providing a workload model which is industry standard (30% of time to address calls, 30% administrative tasks, 30% allocated time for community activities/policing) pg. 3. He discussed patrol availability/work effort/unity activity/officer-initiated activity/most frequent activity (pgs.4-8); call volumes by month/day/hour/shift (pgs. 9-12; Patrol: annual leave totals (pg. 13); obligated workload calculations, call volumes by district/ (pgs. 14-15); shift relief factor calculation/officers required by zone/shift (pgs. 16-17); Methodology regarding Investigations: caseloads, personnel data, interviews, observation, survey (pgs. 18-24); Investigations staffing recommendations (pg. 68); Investigations Summary (pg. 26) Key Highlights: Turnover costs/staffing summary (pgs. 27-29); Key Recommendations (pg. 30).

Questions/Discussion as follows:

Number of current officers and recommended number (Commissioner Howard) with the recommendation to be at least 110; how to retain officers (Commissioner Howard) with the recommendation to have a process in place to address. Drug force and Gang Task Force should be consolidated (Commissioner Howard), with the recommendation to possibly merge the units to serve both Albany/Dougherty County. Incentives (Mayor Pro Tem Fuller) with the suggestion of flexible work schedules, i.e., on-duty officers allowed to workout, prepare for classes/schoolwork etc., as well as offering training opportunities/personal development and being mentored. Successfulness of housing program (Mayor Pro Tem Fuller) with a suggestion to hire locally which results in employees being tied to the community, working to keep those employed from outside of the city/state and making them feel part of the community. Morale of the department (Commissioner Fletcher), Mr. Weinzetl said that due to the pandemic, they were unable to travel to Albany, however they engaged with community members, etc., commenting on staffing issues being common, but not a morale challenge. The 30-30-30-10 model (Commissioner Warbington) and how far off are we from that assessment. Mr. Weinzetl said approximately 63% of officer's time is spent on calls or going to calls with staffing being a way to this address. Are there other tools that can be used (Commissioner Warbington), with the suggestion of using non-sworn officers to handle some roles/jobs, adding that officers are overworked. Regarding traffic enforcement (Commissioner Warbington), is this an officer's role with Mr. Weinzetl agreeing, adding that regarding traffic control, this is control driven and includes crime statistics, etc. Additional discussion ensued on traffic control. In reply to Commissioner Warbington, Mr. Weinzetl explained CCPP (pg. 31) and how this fit into recommendations, etc. What can the City expect to see within the budget regarding hiring/retention (Commissioner Langstaff). Mr. Carter stated that the report came late; however, there are some issues that will be addressed. Was Municipal Court included (Commissioner Young) with recommendations regarding investigations/DA's office/Municipal Court, resolving communications issues with recommendations on case routing, etc. Did the report focus on technology, i.e., drones, (Commissioner Young) with Mr. Weinzetl advising that some of this is not in place now, however increasing technology will assist with staffing, etc. Regarding traffic control (Commissioner Young), with suggestion of increasing staff for traffic issues is not recommended until other recommendations are looked at first, i.e., patrol and investigations. Mayor Dorough noted pg. 28 and commented on levels of violence, high attrition levels, etc., and asked for information regarding officers go to other agencies after training. Chief Persley stated that he can pull the records. Officers being overworked (Mayor Dorough) with Mr. Weinzetl agreeing due to staffing issues and the cycle of attrition/hiring and retaining. Concerning point (Mayor Dorough) regarding officers retiring and insufficient staffing level will boom with recommendation of personnel development/strategic planning. Mayor Dorough commented on adopting a recruitment/retention policy and a rewards/bonus for officers who have longevity and asked if ADDU/Gang Unit investigators are in the patrol division with Chief Persley explaining the status. Mayor Dorough expressed concerns and asked recommendations to increase efficiency, etc. Mr. Weinzetl suggested this can be done by absorbing a large portion of personnel as a single unit with a reimagined focus/better structure.

Chief Persley thanked Barry and Dunn and the representatives for their work and agreed that every department should have an outside assessment which has been a good experience for them.

In reply to Commissioner Howard, Chief Persley stated that he submitted the information to the Mayor/Commissioners/his departments simultaneously so that all could review at the same time. Commissioner

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Howard briefly commented on having a local provider, i.e., Albany State, being capable to provide the same assessment. Chief Persley stated that he was not aware this was a recommendation, adding that Commissioners would have to make that decision. He mentioned the Safe Community Coalition that was part of ASU which was a look from the outside, adding that assessments for a police department must be performed by those knowing the department from the inside. In reply to Commissioner Howard's request for the map of all the beats, Chief Persley advised that the maps have not changed in the last six years. Commissioner Howard asked if they should be tweaked. Chief Persley stated that if this is the will of the Commission, he will look at making changes and advised that allocations to beats are based on calls for service.

Commissioner Warbington questioned CSOs (Community Safety Officers) and the difference between them and sworn officers Chief Persley stated that all CSO's are non-sworn; it is much more difficult to hire/train police officers even though they go through some of the same training (CSO – three-week training process; police officers spend 13 weeks in the academy).

Commissioner Young commented on the research of ASU in which they went into low-income areas to interview residents about the police and suggested giving opportunities to local agencies, like ASU.

Mayor Dorough mentioned the RFP, with Berry Dunn being chosen and that it may be a good idea to combine the Gang Task Force and the Albany Drug Unit. Chief Persley discussed the process of employees being moved around and allocated to fill positions. In reply to Mayor Dorough regarding the use of unsworn officers to fill positions, Mr. Weinzetl commented on key steps on the front end by developing a recruiting/retention strategy and plan which is central to attain full staffing. Discussion continued regarding the process to help address these issues. Mayor Dorough asked that a report be generated by APD addressing how many sworn officers the department has had in five-year increments and a graph showing the number of years (1-5, 6-10, 11-15, etc.) they have been with the department.

Dr. James Pratt stated that ASU has police officers who could have helped bridge the gap. His comments included thinking beyond policing, issues faced by law enforcement and rethinking how public safety is considered. He recommended renaming the Albany Police Department to Albany Public Safety, develop more specialized response teams to support service activities in motor vehicle related activities, changing ordinances regarding petty crimes (marijuana, sagging pants, etc.); reconsider the way property crimes and disorderly conduct are approached; develop specialized units that are not police to focus on family, use of social workers to focus on community needs, use crime data to identify where social needs exist and use incentives to deal with community issues related to crime.

COMMUNITY AND ECONOMIC DEVELOPMENT MATTERS

FY 2021-22 ACTION PLAN APPROVAL

Interim Director Phyllis Brown presented the FY 2021- 22 Action Plan and discussed information (copy on file).

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Mayor Dorough clarified that the City will be receiving \$1,595,000 with Ms. Brown explaining that the allocation is \$869,133.00; however, she stated that she just received an email that the allocation was incorrect, and that the City will receive an additional \$12,400. In reply to Mayor Dorough, Ms. Brown discussed program income (\$726,114) loans related to floods of 1994 and 1998; \$336,114 – Section 108 payment by Hilton Garden Inn) which offsets the 108 payment in the amount of \$362,669, with the Hilton Garden making payments for four more years.

2021-2025 CONSOLIDATED PLAN & ANALYSIS OF IMPEDIMENTS

Ms. Brown presented the consolidated plan and analysis of impediments and discussed information (copy on file). She stated that Jeremy Grey, Mosaic Community Planning, is on the line to present the results.

Mr. Grey reviewed the presentation (copy on file).

In reply to Commissioner Howard, a brief discussion followed regarding the RAD program (Rental Assistance Demonstration program).

In reply to Mayor Dorough regarding Albany Housing Authority converting remaining public housing units to Project Based Section 8 units, Mr. Carter advised that he will provide the information.

Commissioner Warbington referred to the two speakers this morning, asking how they can be assisted in their current situation. Ms. Brown referred to Fair Housing Choice and suggested the two ladies contact her for additional information regarding discrimination.

Commissioner Young commented on housing issues and relying on Community Development, which uses much of their budget on this matter. He suggested that the upcoming budget fully fund staff/operations for Community and Economic Development so that HUD/federal funds can be used to tackle this problem.

In reply to Mayor Dorough, Mr. Grey discussed what is encompassed within the definition of disability.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

CDBG-DR MITIGATION INFRASTRUCTURE GRANT

Paul Forgey, Director of Planning and Development discussed information (copy on file) regarding the City's acceptance of a grant through DCA, in the amount of \$3,921,402. He explained that funds will be used for part of the separation of storm and sanitary sewer (CSO project), specifically, the 8th Avenue basin, adding that no match was required; however, the City will leverage the grant with approximately \$223,000 with the total budget exceeding \$4.0 million.

Commissioner Howard asked if there will be in-kind donations through the \$223,000; Mr. Forgey agreed, adding that some will be in cash. A brief discussion regarding the cost of this portion of the project ensued with Engineering Director Bruce Maples advising that the 8th Avenue Basin separation storm drainage

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improvement is approximately \$11.9 million. Mr. Forgey explained the two phases, which must be over 51% low-moderate income.

Commissioner Warbington mentioned the retreat, asking if this money was in the breakdown of financing. Mr. Forgey stated that he was not at the retreat, however, the application for this was submitted before the retreat. Mr. Maples advised that this funding was not included in information provided at the retreat and that the overall cost of \$105.0 million was discussed.

Commissioner Young asked if a meeting has been held with the Flood Plain Management Review Board; Mr. Forgey said not recently. Commissioner Young noted that since this is flood mitigation funding, should that project come to that Board with Mr. Forgey explaining that it can be discussed by the Board, however, they would have no oversight of it. Commissioner Young stated that flood mitigation is still needed on the south side of town, adding that the south side is hampered in drawing economic ventures because of being in a flood plain. He asked what needs to be done to get the ball rolling. Mr. Forgey advised that it would not be through this HUD funding, which is in relation to the storms of 2017, however, the Flood Plain Review Board could begin discussion, with staff providing the history on those subjects, i.e., where we are now and how to move forward.

Mayor Dorough asked Mr. Carter to convene a meeting of that Board so members are aware of advances in the mitigation efforts. Regarding the Rescue Plan, he noted that the entire \$20.0 million received was allocated to the separation project, adding that every grant helps reduce the amount the City must generate through SPLOST or rate increases. He asked Mr. Maples for a breakdown of the \$105.0 million project by project. In reply to Mayor Dorough, Mr. Forgey agreed that the engineers fee is 6% of the project; however, it is capped by DCA at \$180,000, with the City having to fund anything over that amount. He explained that we are paying Mr. Threadcraft the same percentage, but it is more than what is allowed through the grant. Mayor Dorough asked for the amount being paid to Mr. Threadcraft as well as regulations regarding the maximum fee.

In reply to Commissioner Howard, Mr. Maples advised that the City must meet the permitting requirements by June 2025. Commissioner Howard asked for a breakdown of the project. Mr. Maples explained the process, i.e., RFQ with the Commission approving the combination sewer separation and storm drainage improvement budget of \$105.0 million. He stated that the RFQ is out which includes all projects that must meet the permit requirements and advised that a breakdown of the cost is included in the Constantine report. Commissioner Howard asked if Constantine has been purchased by another large vendor; Mr. Maples agreed.

Mayor Pro Tem Fuller asked if we are getting \$10.0 million and once progress and requirements are met, we will get the other \$10.0 million; Mr. Carter agreed.

In reply to Mayor Dorough on whether the consultant to manage the projects have been hired, Mr. Maples agreed and explained that they will design and manage all projects to ensure we meet the deadline. Mayor Dorough stated that Mr. Threadcraft is engaged in the first phase, 8th Avenue Basins 1 and 4, which is part of the CDBG funds just received. A brief discussion followed regarding hiring a consultant to manage the projects and ensure we meet the 2025 deadline.

PURCHASE

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

1. General Aviation Terminal & Corporate Hanger Complex Developmet
LRA Constructors,Inc; Est. expenditure \$15,337,336.37

Mr. Hamilton explained that Holt Construction designed the project, they have been the Airport's consultant for the past eight years and that they will be involved in the construction phase.

In reply to Commissioner Howard regarding the DBE threshold, Mr. Hamilton stated Chris Lowery, Project Manager will discuss. Mr. Lowery advised that the DBE's are Artesian Contracting Co., Willie D. Pierce, LT Supply, and American Materials, adding that they used the same contractors for Schedule A and B as noted in the submitted bid. Commissioner Howard asked if they are all local, with Mr. Lowery stating that they are all in Georgia.

Mr. Hamilton explained how the 12.5% goal was determined by Ken Wheaton & Associates, to do the market study, which must be approved by FAA and deferred to Mr. Redwine who explained the use of the databases (theirs and DOT's certified database), adding that to be accepted as a DBE, contractors must be on DOT's list. He discussed other criteria for developing a list to determine the goal, based on FAA regulations and, in reply to Commissioner Warbington he explained that Albany is generally within 12-16% of the DBE goals and nearby communities are slightly lower depending on the type of project. Commissioner Warbington noted that LRA almost doubled the DBE goal. Mr. Redwine agreed, adding that in Dougherty County, there are eight DOT certified DBE's and advising that two of the DBE's on this project are in Albany. In reply to Commissioner Warbington, Mr. Hamilton listed the break-down of funding from the different sources: TSPLOST (\$3.5 million); SPLOST (\$1.0 million); GDOT (\$391,000); FAA entitlements (\$1.1 million) and the CARES Act, used primarily for storage hangars. Commissioner Warbington calculated the CARES Act to be \$9-10.0 million with Mr. Hamilton agreeing.

Mayor Dorough asked Mr. Carter to include a breakdown of funding sources in the future for clarification [on agenda items]. A brief discussion followed with Mayor Dorough and Ms. Fields commenting on the number of contractors that were solicited and the methods used to advertise. In reply to Mayor Dorough regarding the availability of large construction firms in coming months, Ms. Fields agreed, adding that there is a lot of competition now and the City has a lot of projects, which limits participation with the amount of work going on. Mayor Dorough mentioned speaking to Mr. Benedict (Gordon Hotel) who is anxious to proceed with the first stage of construction due to the rising cost of material/labor.

Mayor Dorough recognized William Wright. Mr. Wright commented on private airplanes, the building of Eagles of America and taking \$5.0 million every year from Albany to Moultrie, etc. He suggested that the DBE goal was incorrectly calculated and commented on the market study not being conducted, the City not having a DBALO on any of its projects and no one reaching out to minority contractors in Albany.

Commissioner Howard asked Mr. Wright if he stated that he was not contacted regarding the project; Mr. Wright agreed and reiterated that the 12% goal is incorrect, adding that there are ten steps in reaching a goal. Being an expert in this subject, he commented on trying to get the City to realize its mistakes and to show that what Holt asserted to the City is flawed and wrong. He referenced a letter and information

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sent to the Secretary of Transportation, Pete Buttigieg, regarding this issue to show that the City can discriminate and get away with it. In reply to Commissioner Howard, Mr. Wright stated that an ad had to be published in the Southwest Georgian as it must be minority focused. Commissioner Howard stated that the City needs to expedite establishing a local DBE office.

Commissioner Fletcher asked if it is a requirement for them to call/contact him. Mr. Wright replied affirmatively and stated if there is a DBE capable of doing the work, it is a requirement. He briefly discussed the process of creating a bidding list; alleging that Holt Consulting created a list on the fly and was not compliant with the 1964 Civil Rights Act.

Commissioner Warbington encouraged Mr. Wright to continue bringing his ideas but asked him to avoid making personal comments about staff. Mr. Wright stated that whether staff likes/dislikes/agrees/disagrees, they still must follow the law.

Commissioner Young suggested that a dedicated staff person must be focused on requirements., adding that the funds discussed for mitigation has a specific purpose for elevating disadvantaged communities; however, the money will be used for the sewer project. He also suggested that if conditions are not being met and someone calls them on it, projects will be stalled with money not going where it is supposed to go. He agreed with Mr. Wright regarding violating the law, etc., getting the problem fixed and not being sensitive about this problem.

Mayor Dorough advised Mr. Wright that these are CARES Act dollars and, the City has no control over that. Mr. Wright stated that it should not include SPLOST funds because it is disproportional, stating that the goal should have been 56% and the funds should not have been used to build a palace for Eagles of America. In reply to Mayor Dorough, Mr. Wright stated that the market should have been DeKalb/Fulton/Lowndes/Tift Counties – places where the bulk of the money went to determine the percentage of DBE's.

Commissioner Fletcher mentioned that there was a lot of accusations and Mr. Wright stated that the bus station project was stopped, however, it has not been stopped.

Commissioner Young asked for clarification regarding the bus station project being stopped. Mr. Hamilton agreed that the project has not been stopped and advised that the bid has not been put back out because of receiving only one proposal. He reiterated that he has no knowledge of the project being stopped based on complaints and advised that additional information had to be provided to GDOT regarding DBE's.

In response to Mayor Dorough, Ms. Fields commented on GDOT's recommendation to go back out for bids regarding the bus station because of only one proposal/bid., adding that GDOT wanted the City to go back out in the hope of getting more participation. She said she does not know the number of firms solicited for that project, but they used the government list of DBE vendors. In reply to Commissioner Young regarding GDOT wanting to get more participation, Ms. Fields explained the process if only one bid/proposal is submitted by evaluating what they have, contacting those who had been solicited (those who came to the pre-proposal/bid) and asking why they did not bid with the responses such as "more time is needed", they "forgot", etc., adding that it is something they encounter on a daily basis.

FY 2022 PROPOSED BUDGET

Budget presentation books were distributed (copy on file) with Mr. Carter asking that Commissioners email their questions for detailed answers since there are two more opportunities to discuss the proposed budget. He mentioned the challenges of 2020 because of the pandemic, adding that this year's budget theme is 'A Strong Path Forward' and reviewed expenditures and revenue of Enterprise funds. Commissioner Howard asked if the new budget goes into effect July 1st; Mr. Carter agreed. Commissioner Howard mentioned the 19 departments and suggested that another budget discussion meeting is needed.

Commissioner Warbington asked if the proposed budget is a \$1.2 million surplus; the 2.5% increase is across the board City-wide and includes steps taken to correct subordinate/supervisor pay disparity; Mr. Carter agreed. Commissioner Warbington stated that there is nothing new for the police department; Mr. Carter explained that the subordinate/supervisor relationship came out of conversations with the Fire Department; however, it is prevalent across the City, not just the fire department and better suited for everyone, not just the Fire Department. He advised that he will provide additional information from the Fire Department subsequent to his meeting with the department next week, adding that a pay study for the Fire Department is being considered and he does not want to get ahead of that. In reply to Commissioner Warbington, he said there are no special provisions for the Police Department this year and the gunshot detection technology has not been budgeted.

Commissioner Young asked if the proposed budget takes into account any of the CARES Act funding or any new funding the City has received due to the pandemic. Mr. Carter agreed and advised that it also includes other grant funding allocated to the City, adding that the \$10.0 million discussed earlier must be accepted by the Commission and is included. Commissioner Young questioned the cost savings in some areas because of the increased funding with Mr. Carter agreeing, adding that a lot of the funding we are seeing is being allocated to the CSO project. A brief discussion ensued regarding the City would not have received additional funding if not for the pandemic, funding sources for the CSO prior to receiving additional funding and the reallocation of old money when new money comes in. Commissioner Young advised that he brings this up because the purpose is to focus on families, communities, etc., and while taking the money and using it for infrastructure, he suggested that a way should be considered to fill the gap to make our community whole.

Mayor Dorough countered Commissioner Young's comments stating that using the Relief funding for the CSO, will in the long term provide relief to families, as it will reduce the fees that are inevitable if the City cannot fund the project, adding that it will free-up funds from the next SPLOST cycle. The CSO will take all of the next SPLOST if we cannot find a way to fund it now. Regarding the COLA, he asked if the 2.5% applies to all employees, even those making over \$90,000; Mr. Carter agreed and advised that it is across the board. Mayor Dorough took issue with this and commented on the high-level employees being over-market which needs to be corrected over time and suggested this be reviewed. Regarding Fire Department concerns, he said he would like to resolve the issues, i.e., subordinates making more than superiors, etc., which is not as simple as it seems, based on various factors. He mentioned the pay study as a way to sort out issues with Mr. Carter explaining that there are two separate issues within the department. Mayor Dorough recalled asking that City staff run the recycling centers with Mr. Carter advising that they are already staffed with City employees. Mayor Dorough stated that a better understanding of the CARES Act funding for the Airport is needed which will not be available this year. He stated that Transit is still a recipient and, asked how much longer will that be in effect. Mr. Carter

agreed that the City will have to resume supplementing the Airport. Mayor Dorough mentioned the letter he sent to Commissioners regarding his recommendation to increase employee's contribution by 0.5% to the Pension fund. He mentioned that the Flint River Complex costs \$2.2 million, while income of only \$900,000 is generated and, asked to look at it. A brief discussion followed regarding Specter not having concerts/events/ due to the pandemic last year, etc., with Mr. Carter agreeing and advising that he is not sure we qualify, however, there are opportunities for revenue replacement for venues that has been pursued and we are waiting on an answer.

Commissioner Howard asked to have included in the next agenda packet a list of the long-term debt vendors owed the City including bonds and the Reinvestment Loans. Mr. Carter clarified that he wants what we owe and what others owe us; Commissioner Howard agreed.

In reply to Commissioner Warbington and Mr. Carter, Mr. Davis agreed that the June 1 public hearing on the budget is required; while additional ones are required if the millage rate is increased. Commissioner Warbington asked that this be posted on the City's website.

Commissioner Young requested more discussion on the CARES Act funding as he fails to see how the CSO project will help provide relief to families affected by the pandemic, adding that there may be funding coming specifically for infrastructure.

CITY MANAGER UPDATE

Mr. Carter advised that PIO Monique Knighton has accepted a position in Atlanta and is leaving the City. He referred to the American Rescue Act Grant, in which notification was made that the City was awarded \$20.0 million; \$10.0 million this year and \$10.0 million next year and the Commission must approve acceptance of the grant. The consensus was to accept the grant. Mr. Carter advised that the developer of The Hotel Gordon has requested to make modifications to the agreement, adding that Downtown Manager Lequrica Gaskins emailed the information to Commissioners. He asked for direction on how to proceed and advised that this will be put on the May 25th agenda as a conditional item, adding that any delay will have a signification impact on their funding. The consensus was to put the matter on the agenda.

Mayor Dorough stated that the scope of the project increased from \$14.0 million to approximately \$19.5 million, with the request that the City take a subordinate position. The other issue is that the \$3.0 million loan will be reduced by any tax credits they receive with the request to eliminate the provision, which affects the difference between the \$14.0/19.0 million. He added that before the loan is made, the developer must obtain a Certificate of Occupancy and asked Mr. Davis to submit a memo in laymen's terms prior to the Special Called [budget discussion] Meeting on Tuesday.

ITEMS FOR FUTURE AGENDA(S)

Commissioner Howard challenged residents in his ward and asked that they report junk cars, shade tree mechanics and any code violations to 311. Residents must take pride in the environment, (their homes, public property, etc.) and stop the area from looking like a 3rd world country.

MAY 18, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual Meeting)

In reply to Commissioner Warbington regarding school zone cameras/ticketing, Chief Persley advised that State law is one hour before and one hour after school regarding the 25-mph zone being enforced, with the posted speed limit in effect during school days. He explained that any speeding during the school day will be issued a and, advised that when school starts back, a citation will be issued. He stated that for citation purposes, cameras are in effect from 7:00 a.m. – 5:00 p.m. Commissioner Warbington clarified that cameras will be programed for school days versus weekends/holidays. Chief Persley advised that this is based on the schedule from DCSS and is what they gave to the company and how cameras were adjusted. Commissioner Warbington noted that citations will be sent to the registered owner of vehicles; Chief Persley agreed.

Commissioner Young mentioned that it is Facility Maintenance Week and acknowledged Stacey Rowe and staff for their diligent efforts in making the City/city look good.

There being no further business, the meeting adjourned at 12:18 p.m.

SONJA TOLBERT
CITY CLERK