

FEBRUARY 15, 2022  
COMMITTEE OF THE WHOLE  
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

PRESENT: Mayor Bo Dorough  
Mayor Pro Tem Vilnis Gaines  
City Commissioners: Jon Howard, Jalen Johnson, Chad Warbington  
Virtual Attendee: Demetrius Young  
City Manager: Steven Carter  
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 8:32 a.m., followed by the roll call for attendance and advised that Commissioner Johnson running late and that Commissioner Langstaff is absent.

**ADOPTION OF THE WORK SESSION AGENDA**

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

**PUBLIC HEARING (Zoning Matters)**

1. Zoning Case # 22-002; Richard D & Connie Guagilardo/Owner; Lanier Engineering, Inc./Applicant; request Special Approval to operate a Self-Storage Facility located at 1825 Oakridge Dr. in a C-3 district.

Using a power point presentation, Paul Forgey, Planning Director, advised that the request is to develop a new self-storage facility. He displayed photos of surrounding properties, maps of the subject properties and a layout of the property. He commented on trip generations/daily traffic, ingress/egress, parking, screening/buffering, lighting, hours of operations, aerial view, future land map, etc., and advised that the Planning Commission recommended approval.

Commissioner Johnson arrived at this time (8:06).

There were no questions/comments on this matter.

Mayor Dorough stated that he submitted a letter to all and asked to have the recreation master plan on the next agenda to establish priorities. Regarding the Transit Center, he asked that overhead charging stations are included in the design for the electric buses.

Discussed followed with Commissioner Warbington asking for a copy of the master plan. Mr. Carter advised that the master plan was not presented yet. Commissioner Warbington asked if a draft of the plan can be provided. Additional discussion included having a draft document distributed and various questions/comments from Commissioners. Suggestions included having a draft document and having an agenda item to discuss at the second meeting in March. Mr. Carter stated that the plan is designed on what should be done and that it can be modified.

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**REPORT OF THE CITY CLERK**

The Clerk advised that Mayor Pro Tem Gaines asked to have an item on a future agenda regarding a request for a historic marker at the Municipal Auditorium.

Mayor Dorough noted the following Commissioner travel:

1. Commissioner J. Johnson; GMA Cities United Summit; Atlanta, GA; Jan. 20-24, 2022; \$2,596.28
2. Mayor Pro Tem V. Gaines; GMA Cities United Summit; Atlanta, GA; Jan. 20-23, 2022; \$2,247.47
3. Commissioner C. Warbington; GMA Cities United Summit; Atlanta, GA; Jan. 20-24, 2022; \$1,880.62
4. Commissioner D. Young; GMA Cities United Summit; Atlanta, GA; Jan. -24, 2022; \$2,306.54

Commissioner Howard moved to approve the above travel, seconded by Commissioner Warbington and, following a roll call vote, the motion unanimously carried.

Mayor Dorough noted the following staff travel:

1. S. Carter, City Manager; Albany-Dougherty Day; Atlanta, GA; Feb. 23-25, 2022; \$810.81
2. S. Carter, City Manager; GCCMA Spring Conference; Athens, GA; Mar. 8-11, 2022; \$1,357.13
3. S. Tolbert, City Clerk; 2022 IIMC Annual Conference, Little Rock, AR; May 20-23, 2022; \$2,223.00

Commissioner Warbington moved to approve the above travel, seconded by Commissioner Johnson and following a roll call vote, the motion unanimously carried

**REPORT OF THE CITY ATTORNEY**

Mr. Davis commented on animal control matters and a trial case with Superior Court.

**PUBLIC SAFETY COMMITTEE**

NEW ALCOHOL LICENSES:

Chief Deputy Anthony Donaldson discussed the following:

1. One Leaf Inc; d/b/a One Leaf; 1629 Clark Ave. J. Patel/Agent; Beer and Wine Package

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There were no questions/comments on this item.

TRANSFER OF OWNERSHIP LICENSES:

Deputy Donaldson discussed the following:

1. QWE Investment 2317 LLC; d/b/a Quickway Food Mart; 700 Radium Springs Rd; L. Davis/Agent; Beer Package

Commissioner Young clarified the location and Commissioner Howard asked if this license is grandfathered in, Deputy Donaldson replied affirmatively.

Deputy Donaldson discussed the following:

2. Newton 2125 Inc; d/b/a June Bug #2; 2125 Newton Rd; S. Jones/Agent; Beer Package

In reply to questions from Mayor Dorough, Mr. Donaldson gave the radius of 3,000 ft.

Commissioner Young clarified that this is a transfer of ownership with Deputy Donaldson advising that it changed ownership approximately a year ago

Deputy Donaldson discussed the following:

3. Danish Rao 786 LLC; d/b/a Magnolia Grocery; 108 S. Magnolia; M. Naeem/Agent; Beer Package

There were no comments/questions regarding this item.

**PLANNING & ENGINEERING COMMITTEE**

Due to a Citizen Comment Form from Mr. Wright, a brief discussion followed regarding citizens speaking to an item, i.e., before or after the item is discussed by staff. The consensus was to allow staff to present information first henceforth.

ENGINEERING DESIGN SERVICES (Downtown Traffic Signals)

Kimberly Allen, Buyer, discussed the following (copy on file) regarding downtown traffic signals and advised that Southeastern Engineering, Inc. Marietta, GA is the vendor with a cost not to exceed \$628,700.00.

In reply to Commissioner Howard, Ken Breedlove, Traffic Engineering Manager, explained the delay in lights turning red, adding that GDOT conducted a study to upgrade timing parameters, which resulted in changes in the timing of traffic lights.

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In reply to Commissioner Warbington, Mr. Breedlove explained the upgrade of signals to poles, etc., which will be in two phases and include approximately 16 intersections. Additional discussion followed regarding funding with Mr. Breedlove advising that this phase (consultant) is completely funded through GDO, adding that the City will have to contribute during the construction phase with the total project costing in excess of approximately \$6 million with the City contributing approximately \$2 million.

In reply to Mayor Dorough regarding completion of the phases, Mr. Breedlove stated that the project is too far out to have that information at this time. Mayor Dorough asked if utilities will be inclusive of the conversion, with Mr. Forgey explaining the process. Ms. Allen confirmed that this is a DBE firm and explained the bidding process ratings.

At this time, Mayor Dorough recognized Mr. Wright to comment on this item. Mr. Wright distributed information (copy on file) and discussed failing to follow federal law, establishing perimeters, violation of CFR49-26, etc.

## **ADMINISTRATION & FINANCE COMMITTEE**

### **PURCHASES:**

Joshua Williams, Interim Central Services Director, discussed the following (copy on file):

1. Broadband Services – Verizon Wireless; Total Exp. \$75,220.20

In reply to Mayor Dorough, APD Chief M. Persley described the laptops that will be purchased for patrol cars.

Commissioner Johnson mentioned the outage experienced by Verizon last night, causing him to switch to AT&T immediately. He advised that he is familiar with a program offered by AT&T (FirstNet specifically geared for first responders) and asked if consideration has been given to hearing options. Chief Persley stated that five reps came in to discuss, but this goes through state contracts (Georgia Technology Authority) which they have through Verizon. Additional discussion followed regarding decisions that are being made; Mr. Carter advised that during his tenure as CIO, he personally worked with AT&T on their FirstNet offering, adding that this time Verizon has the best options and this can be looked at again regarding functionality, etc.

In reply to Commissioner Warbington, Mr. Williams explained the state contract process, which does not require the City to bid on items. Yvette Fields, Interim City Manager/Central Services Director, clarified that if not using state contract, the City will have to put out an FRP and bid it out. John Dawson, Interim TAC Director, explained that the hardware must be considered with these devices, adding that it will be challenging if not allowable to drop one and contract with the other. Regarding the outage yesterday, he explained that this would have happened with AT&T because the entire network was down. Additional discussion followed regarding options/no options, discounted rates when utilizing state contract, compatible hardware, coverage, etc. Ms.

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Fields stated that information can be provided on what other vendors will charge. Chief Persley explained the timeframe for replacing the laptops; Mr. Dawson explained the specific modem/hardware required when choosing a different provider; Mr. Carter explained purchasing/cost to change providers and looking at the full picture when making these decisions.

A brief discussion between Commissioners Johnson and Young ensued regarding Commissioners being able to meet and discuss products with the vendors to make decisions. Commissioner Johnson asked, if staff makes decisions, why put it on an agenda for discussion.

Corey Gamble, Buyer, discussed the following (copy on file):

2. Right-of Way Mowers – Deere & Company; Cary, NC - Total exp. \$73,936.94

Dale Henry, Asset Supervisor, explained the replacement of mowers and excessive expenditures for maintenance. Peter Bednar, Fleet Management Director, also discussed the need to replace the older mowers.

In reply to Mayor Dorough, Mr. Bednar also commented on purchasing from state contract.

## **MEMBER REQUESTS AND COMMENTS**

Commissioner Howard asked for a presentation from staff regarding the demolition of the Oglethorpe Bridge and asked for a list of minority contractors in Albany who are GDOT certified. Mr. Carter stated that he will provide information on both. Commissioner Howard thanked Mr. Carter and Mr. Brooks for the well-informed retreat that was held in Tallahassee last weekend.

Commissioner Johnson also thanked staff for the retreat, adding that a lot was learned. He asked for a follow up regarding the update of the City charter to have clarity of the responsibilities of the Commissioners and their role within the City. He suggested that it appears to be a bit of confusion and he would like to understand the process of how the Commission operates and/or should operate, adding that items not needing Commission discussion/approval should not be included in the packet. He also suggested that everyone needs a clear understanding of matters Commissioners can/cannot discuss.

Mayor Pro Tem Gaines asked for a tentative date for speed bumps on Whitney.

Commissioner Warbington asked for an update on the transit and airport projects at a March meeting. He also thanked staff for the information presented at the retreat and asked for an agenda item regarding how funding from the speed zone tickets will be used. Regarding the recreation master plan, but he asked for a report/draft/backup info on all the items discussed at the retreat.

Commissioner Young agreed with comments regarding the retreat and bringing items to fruition; also commenting on the recreation master plan being a guide to pursue and prioritize. He also recommended additional discussions to be clear what is wanted/unwanted. He mentioned

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redistricting and thanked the committee working on this matter. Addressing comments from Commissioner Johnson regarding input at meetings, he clarified comments that he made, which could have been misunderstood and explained the intent of his comments.

Mayor Dorough also thanked staff for discussions at the retreat and addressed comments made today regarding Commissioners having input at meetings; being responsible to provide direction and the City's ability to solicit vendors,

### **MANAGER'S COMMENTS**

Mr. Carter thanked staff for the retreat in Tallahassee, advised that employee COVID numbers are down and commented on the public service briefing following this meeting with Chiefs Scott and Persley providing information. He stated that there will be a conditional item added to the February 22 agenda and asked John Hawthorne, Community and Economic Development Director, to address information that was distributed (copy on file).

There being no further business, the meeting adjourned at 10:15 a.m.

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SONJA TOLBERT, CMC  
CITY CLERK