

APRIL 19, 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: Bob Langstaff, Jr. and 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 a roll call for attendance.

AGENDA ADOPTION

Commissioner Howard moved to adopt the agenda, seconded by Commissioner Warbington, the motion unanimously carried.

PUBLIC HEARING

1. Zoning Case # 22-013 - pg 4 HP Farmer Development LLC c/o William A. Hancock/Owner; Denise Green & Takia Staton/Applicant request to rezone property at 1820 Dawson Rd., from C-6 to C-5. WARD 4

Using a power point presentation, Paul Forgey, Planning Director, discussed information (copy on file), showed a site map of the property, and advised that the request is to rezone to have more than 18 clients for a daycare. He showed an aerial view map, discussed the zoning history, showed a map of surrounding zoning, discussed planning considerations, showed land use map, discussed traffic impact, future land use map and advised that the Planning Commission recommended approval.

Commissioner Warbington commented on the traffic count information, with Mr. Forgey advising that Dawson Road, traffic count was the only consideration. In reply to Commissioner Warbington, Mr. Forgey discussed the traffic count on Forrest Glen Drive, with Bruce Maples, Interim Asst. City Manager, stating that he will provide the traffic count for that street. Regarding the site plan, Commissioner Warbington asked the distance from the driveway and expressed concern regarding the number of trips generated and additional traffic in the area. Regarding the C-5 requested designation, discussion followed on having more usages, traffic, etc., with Mr. Forgey agreeing that this is an increased intensity and that conditions could be established. Commissioner Warbington asked the number of children for the facility, with Mr. Forgey explaining the process, which includes State approval based on the number of children, etc.; adding that they are looking at 40.

Professor Chazz Williams spoke in opposition to the item and stated that he attended the Planning Commission meeting and spoke with the applicant regarding the daycare. He explained the reasons for his opposition, including location, outlet of the driveway being close to the intersection of Forest Glen and Dawson Road.

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Nicole Willis, 1900 Pineknoll, spoke in opposition to the application (and disclosed that Professor Williams is her husband) and agreed with comments made by her husband regarding increased traffic, decreased property values due to renters, etc., and the lack of concern for homeowners when rezoning matters are being considered.

Dr. Donnie Green, Sr., spoke in opposition to the alcohol matters and was told that this item is later on the agenda. It was also noted that Andrew Wulf mistakenly signed the zoning public hearing form as well.

Takia Staton, applicant, spoke to the traffic considerations and stated that they are trying to come up with solutions and discussed the App that will assist with picking up children, parking spaces located in the back, having vans to pick up and drop off, and staggered drop-off/pick-up times so cars are not arriving/departing at the same time, etc.

William Hancock, owner of the property spoke in favor of the application, adding that he knows the applicants, has worked with them and is aware of their process. He mentioned adapting to the corridor and noted other areas that are congested at times and stated that he feels the applicant is working with the traffic concerns.

Burt Newcomb stated that Lullwater has 930 cars a day and spoke to increased traffic in the area, adding that his concern is regarding the App that will be used, the alley with 16 properties having to be accessed daily, with one end that will be blocked due to pickup/delivery of children. He stated that they have 64 signatures of those who oppose this rezoning.

In reply to Commissioner Johnson, Mr. Forgey stated that he is aware of only one Planning Commissioner who went to view the property; the others did not say. In reply to Commissioner Johnson regarding the alley, Mr. Forgey stated that the alley is active, i.e., mailboxes are in the alley, trash is picked up, etc. Regarding use of the alley, Mr. Forgey stated that the alley will be required for use, however, the driveway can be re-worked. He explained that he feels the applicant was referring to cars not being 'stacked' in the alley. In reply to Commissioner Johnson regarding the Planning Commission meeting, Mr. Forgey advised that the atmosphere was similar to what was heard today. Regarding the recommendation to approve, Mr. Forgey explained the process, with public hearings held for Planning Commissioners to hear public input, which is considered and weighed however, he advised that staff's recommendation is based on facts.

Commissioner Warbington stated that land use is the question and whether it affects surrounding properties and discussed traffic counts as referenced, which will increase in the area. He asked for additional information regarding the traffic count.

Mayor Dorough mentioned a lawsuit in the 1990's, which was decided to be zoned C-6, adding that his concern is the traffic count and changing the character of the properties which will have an impact on surrounding neighborhoods if the application is approved.

Commissioner Howard asked Mr. Forgey to distribute information regarding zoning designations that will be helpful.

There was no one else who signed up to speak to the rezoning matter.

PUBLIC PARTICIPATION

SPEAKER APPEARANCE

1. Andrew Wulf Executive Director of the Albany Museum of Art (AMA) asked the staff and Board members to stand (approximately five people) who are in support of the Museum of Art. Using a power point presentation (copy on file), he showed photos of children, arts, events, etc., as he spoke regarding the positive impact on residents, and the move to downtown via the old Belk Building. He showed a rendition of the new building and commented on art collections, studios, multi-media outlets, etc., and commented on the goals of the Museum and funding sources to assist with the \$34,975,00 project. In closing, he thanked the City for considering the Leadership Gift of \$8.0 million.

Commissioner Howard commented on the cost of the project with Mr. Wulf explaining the goal of raising funds, along with other funding sources as noted. In reply to Commissioner Howard, Mr. Wulf stated that funds have started coming in adding that the County will be asked to provide \$2.0 million, which they are aware of. Even if SPLOST is not passed, he advised that the project would move forward.

In reply to Commissioner Johnson on the funds and continued funding, Mr. Wulf stated that the AMA does not regularly receive monies from the City/County, with the plan to not seek support thereafter.

Mayor Pro Tem Gaines stated that the \$7.5 million will not sit well with his constituents based on their needs.

Commissioner Warbington spoke in favor of the project particularly with the diverse and inclusivity of AMA as they move forward.

Commissioner Young asked for clarification of the policy regarding the timeline for Commissioners to ask questions with the Clerk noted information in Ord. #21-137 regarding speaker appearances/amount of time, etc.

Mayor Dorough mentioned the Downtown Master Plan, the Hotel Gordon, the 100-200 block of Washington Street, which could prove to be the catalyst for the revitalization of downtown, adding that the pieces are falling into place for this to move forward. He asked what the museum will do to be more inclusive in addressing citizens of south and east Albany who historically do not use facilities of this nature. Mr. Wulf stated that their goal is to be more accessible for all, adding that they are partnering with other entities including the Civil Rights Institute, Ritz Cultural Center, etc.

2. King Randall displayed a power point presentation (copy on file), regarding the X for Boys Program. He gave an overview of the inception of the program, past/current/future projects, the impact his program has on the boys, web and social reach, trips that have been taken, including the Whitehouse, Chicago, London, etc., as noted. He referenced the cost to keep the program running, which

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is free to students and commented on the Life Preparatory School for Boys he plans to open on September 12, 2022.

In reply to Commissioner Howard, Mr. Randall stated that they receive support from various religious organizations/churches in the city.

Commissioner Johnson thanked Mr. Randall for his initiatives and the action he has taken to put them in motion; he commented on the vital need of firearm education and asked the reason Mr. Randell wants to open a school in Albany. Mr. Randall explained the options it will give parents and teachers, i.e., safe environment, etc. In reply to Commissioner Johnson, he discussed the building that was purchased, application for a Charter School, conducting basketball camps, public events, i.e., boxing, wrestling, etc.

In reply to Mayor Pro Tem Gaines, Mr. Randall discussed certifications, educational programs, speakers, and use of professionals to conduct workshops regarding various skill trades, etc.

Commissioner Warbington also thanked Mr. Randall for his update and for the respectful manner the boys have maintained during the meeting and asked Mr. Randall to comment on funding sources. Mr. Randall explained that once school begins, there will be fifty 6th graders and is separate from The X for Boys Program, which will remain an afterschool program. He discussed future plans for the school, including it becoming a boarding school, and increasing the number of grades, so that the boys start and graduate from there. He advised that most of the funding comes from outside Albany and includes private donors who see them online, fundraising campaigns, national/international social media exposure, etc. He commented on being transparent and posting on their website all financial, purchases, etc., with sponsorships planned for the boys to keep the program free for the participants.

Commissioner Young thanked Mr. Randall for the work he is doing.

Mayor Dorough thanked Mr. Randall for his work and commended the young men in the program. He commented on the plans for opening a school with Mr. Randall explaining the process, which will be progressive with adding grades in the future. In reply to Mayor Dorough, Mr. Randall stated that funding will come from the Georgia Dept. of Education if he is approved for Charter School status.

REPORT OF THE CITY CLERK

TRAVEL:

1. S. Carter, City Manager; ECG Economic Development Summit, Jekyll Island, GA; April 26-29, 2022; \$1,630.05

Commissioner Warbington moved to approve, seconded by Commissioner Howard, the motion unanimously carried.

REPORT OF THE CITY ATTORNEY

QUALITY TRANSIENT LODGING

Mr. Davis discussed information (copy on file) regarding transient lodging, i.e., hotel/motels/extended stay facilities to protect the public health and welfare.

Commissioner Howard asked who will monitor, with Mr. Davis advising that the City Manager makes that decision. Mr. Carter stated that a triad will be used to monitor with Code Enforcement being responsible for full compliance and APD/AFD participating.

In reply to Commissioner Howard, Mr. Davis explained that the ordinance covers administration, etc., with Commissioner Howard commenting on transfers of ownerships and Mr. Davis explaining that the occupation tax form will provide names of owners.

Commissioner Warbington thanked Mr. Davis and the public safety committee for bringing this forward which connects with past Commission retreats. He explained that hotel managers were brought in to discuss with no opposition to the proposed process, adding that faith-based organizations were also brought to the table to discuss with all being in favor.

In reply to Mayor Dorough, Mr. Davis advised that he will provide the names of the cities that were used to draft the ordinance. Mayor Dorough asked to have staff give a breakdown of what is involved regarding requirements, i.e., record keeping, public entry points and requiring security/video cameras, etc. and also asked the provisions/objectives/evaluation of how this will be enforced.

COMMITTEE REPORTS

PUBLIC SAFETY

Chief Deputy Anthony Donaldson discussed the following:

3. New License Approval - Family Dollar Store of Georgia LLC; d/b/a Family Dollar Store #31463; 1505 N. Maple St; P. Sawyer/Agent; Beer and Wine Package

Commissioner Howard asked if the other Family Dollar stores will be applying, with Chief Deputy Donaldson stating that no others have applied at this time.

In reply to Commissioner Johnson, Chief Deputy Donaldson gave statistics regarding calls to service.

Mayor Dorough recognized Dr. Green to speak on this item.

Dr. Donny Greene stated that he lives in the neighborhood and has concerns regarding establishments and alcohol licenses. He commented on the recent trash pickup and noted that trash is already

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accumulating in the neighborhood including bottles, cans, lotto tickets, etc., with Albany not needing another alcohol establishment. He asked that the Commission not allow anymore alcohol establishments in the community.

Chief Deputy Donaldson discussed the following:

2. New License Approval - J & J Cajun Seafood & Steaks LLC; d/b/a J & J Cajun Seafood & Steaks; 1906 N. Slappey Blvd.; C. Bourg/Agent; Beer/wine consumption - WARD 2

Commissioner Warbington stated that this is the old “Quickie Restaurant” on N. Slappey.

Chief Deputy Donaldson discussed the following:

3. New License Approval - 625 Starlite Inc.; d/b/a Slappey's Chill Point; 1300 N. Slappey Blvd.; S. Ahmed/Agent; Beer Package; WARD 2

Commissioner Warbington commented on the establishment with Dep. Chief Donaldson stating that the owner is in the process of renovations with no gas pumps being on site.

Commissioner Warbington expressed concern of the current condition of the establishment and having a positive outcome unless there are renovations. He asked if the owner could provide plans, budget, what will be done to the store to improve the establishment, etc.

Dep. Chief Donaldson discussed the following:

4. New License Approval (Transfer of Ownership) - 61 SP Brands Inc.; d/b/a Apple Express; 418 N. Slappey Blvd.; O. Martin/Agent; Beer and Wine Package; WARD 3

Referring to transfers, Commissioner Warbington, stated that he cannot understand why they come to the Commission, adding that this establishment is already being transferred without even one sales transaction. He asked if a legal reason to reject would be criminal records of the owner, to which Dep. Chief Donaldson agreed. Commissioner Warbington suggested that transfers should be administrative.

In reply to Commissioner Young, Chief Deputy Donaldson explained that the previous owner/ applicant had the building constructed and a few months later the application was approved and that he leased the building to a new owner.

Mayor Dorough commented on the location under construction and then transferring the license with Chief Deputy Donaldson explaining the process of the owner leasing the property but is not selling the property to the applicant.

5. MOU - Law Enforcement Services re: Albany Tech College (ATC)

APD Chief Michael Persley discussed information (copy on file) regarding the approval of a Memorandum of Understanding for law enforcement services at Albany Technical College, advising

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that when agencies support each other in a declared disaster or request for service, FEMA requires the MOU for reimbursement purposes. He added that ATC will turn the old RYCD (youth detention center) building into a public safety training facility.

Mayor Dorough asked the number of officers at ATC with Chief Persley stating three, adding that they use security staff during overnight hours. A brief discussion followed regarding other contract matters, i.e., termination of the contract, prior campus services policy.

COMMUNITY AND ECONOMIC DEVELOPMENT

1. Approval of FY2020 and 2021 Action Plan Substantial Amendment

Director John Hawthorne recognized Deputy Director Phyllis Brown to discuss information (copy on file) regarding the request to approve the Action Plan Amendments as noted (1-4 on pg. 74), adding that he will be discussing the Annual Action Plan.

In reply to Commissioner Howard, Ms. Brown stated that there are no active CHDOs, adding that the RFP will be advertised in the near future. In reply to Commissioner Howard, she explained what CHDOs are.

Mayor Dorough commented on information as noted on page 76 with Ms. Brown explaining the process regarding construction projects, re-allocation of funds, etc.

In reply to Commissioner Howard, Ms. Brown explained the beautification monies that are still available, adding that there is no deadline for projects. Additional information was discussed regarding how the monies can be used.

Commissioner Young clarified that the application process is on a first come/first served basis with Ms. Brown agreeing.

2. Substantial Amendments to CARES Funding

Ms. Brown discussed information (Copy on file) regarding amendments.

Commissioner Howard commented on rental assistance, with Ms. Brown explaining the process including challenges for rental assistance, i.e., demonstrating need, i.e., loss of income, etc., based on the virus. In reply to Commissioner Howard, Ms. Brown stated that the Dept. of Community Affairs (DCA) has programs as well that addresses issues. Commissioner Howard asked to advertise this type of information for public awareness.

Commissioner Young questioned the funds qualifying for utility assistance, with Ms. Brown stating that these funds do not and commented on DCA's programs, which addresses utility assistance.

3. FY 2022-2023 Annual Action Plan (HUD)

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Mr. Hawthorn discussed information (copy on file), pertaining to the upcoming plan that is in development.

In reply to Commissioner Howard, Mr. Hawthorn stated that the Hilton Garden Inn is the only active Section 108 payment.

Commissioner Warbington asked if grant awards have gone up/down with Mr. Hawthorn explaining that the award has not been received, and information is based on last year. Discussion followed on qualifications, with Mr. Hawthorn explaining that it is based on population, housing stock, etc.

In reply to Mayor Dorough, Mr. Hawthorn stated the qualifications to be an entitlement city which is based on populations (50K), housing, low-moderate income communities, poverty level, etc., adding that some funds come directly from the state/federal government, however once the entitlement city is established, funds come directly to the city. In reply to Mayor Dorough, Mr. Hawthorn addressed the Action Plan, number of pages and a brief overview of the five-year plan. He explained that information is on the website and included in public hearings.

PUBLIC ADMINISTRATION/FINANCE

Kimberly Allen, Buyer, discussed the following (copy on file):

1. Phase A - Street Resurfacing Improvements - Contract: Reeves Construction, Inc. - \$4,424,841.00.

In reply to Commissioner Howard, Don McCook, Public Works Deputy Director, explained the add alternate, that the Commission asked to have in place should the contractor not complete the project in the designated time. In reply to Commissioner Howard regarding the list of streets, Mr. McCook advised that the information will be provided.

Commissioner Warbington asked the rationale off having phase A and B with Mr. McCook explaining information as it pertains to the contractors and time limits. Mr. Maples stated that this information is what the Commission asked for (shorten contract time, minimize timeframe, requiring that once a street is started, it must be completed before starting another street.

Mayor Dorough commented on the number of vendors, with Ms. Allen stating that six/ten were reached out to bid with only two responding, adding that a primary reason for those not bidding is that they are too busy. Discussion followed regarding penalties for not completing the job on time (45 days to complete the street they started on and 180 days to complete the entire project), etc., regarding the add alternative.

Commissioner Johnson asked if the add on falls on the Commission, with Mr. Maples explaining the process, which is an added cost to the contractor if they do not adhere to the time constraints. Additional discussion followed regarding when the item was brought up for consideration (determined to be in January 2021) and the specific reason (Ward 4 concerns) when resurfacing.

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In reply to Commissioner Warbington, Mr. Maples explained the process of adding the additional costs and having a person tracking the progress.

In reply to Commissioner Young, Mr. Carter stated that there is a 30-day net with invoices, but a shorter time frame can be added. Yvette Fields, Interim Asst. City Manager, stated that payments can be shortened, which is a discussion with the Finance Dept., and the Commission. Mr. Maples commented on receipt for payment that is reviewed with the contractor before payment is processed. Commissioner Young stated that small contractors complain about not bidding due to the payment process and asked that this be looked at. Mayor Dorough asked that this be put on an agenda item. Ms. Fields stated that smaller companies who work for Community Development are paid bi-weekly. In reply to Mayor Dorough regarding having an agenda item, the Clerk advised that Mr. Carter would be responsible for providing the item. Mayor Dorough discouraged the use of add alternates at this time, especially for reasons beyond the contractors' control (weather; materials, price/availability; lacking employees; etc.)

Ms. Allen discussed information (copy on file) regarding the following:

2. Phase B- Street Resurfacing Improvements - Contract: Oxford Construction, Inc.
\$3,973,778.57.

In reply to Commissioner Howard, Ms. Allen provided names of vendors who were solicited. Commissioner Howard commented on the need to have a minority procurement office in Albany to assist with the bidding process.

In reply to Commissioner Johnson, Ms. Allen stated that minority contracts are included and listed where the information is available, i.e., website, FB, etc. Commissioner Johnson noted the extraordinary efforts of Central Services to include minority participation, suggesting that if they choose to not participate, they cannot be forced to do so.

Mayor Dorough recognized William Wright to speak on the above matters.

Mr. Wright distributed information (copy on file) and discussed - the amount the City is paying, amounts going to minority businesses (2%), the BBC Research study and not supporting another SPLOST.

A brief discussion followed with Mr. Wright asking for questions to answer and Mayor Dorough asking the Clerk for clarification. Reading from the ordinance, the Clerk advised that there is a three-minute limit and no questions are allowed for citizen comment forms.

3. Greenwood Alley Paving – Gas Main Relocation

Charlie Clark, Engineering Superintendent, discussed information (copy on file) regarding the change order request. Mr. Maples provided additional information.

In reply to Commissioner Howard, Mr. Maples clarified the location, which is in Ward 4.

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Commissioner Warbington asked the date the alley work started, with Mr. Clark stating that substantial work has not started on the alley due to the gas main. Commissioner Warbington asked to move as quickly as possible on this. Mr. Maples provided a brief history/update of challenges and concerns in this area.

4. ACCG 401(a) DC Plan

Veronica Wright, HR/Risk Manager, discussed information (copy on file) regarding the updating of the plan as noted.

Mayor Dorough suggested a summary be provided; Ms. Wright stated that she will provide the information. Mayor Dorough questioned the original agenda item from 2008 and asked the amount the City contributes, retirement benefits, etc. Ms. Wright stated that the employer contributes 12%, etc., adding that the City Clerk can provide a copy of the minutes.

Ron Rowe, ACCG Regional Client Manager, commented on additional information as it pertains to recruiting/retaining senior management employees and advised that this is not in lieu of or in addition to the pension for the senior management employee, rather, it is by position. In reply to Mayor Dorough, Mr. Rowe stated that there are no employees participating in the plan. Page three was discussed regarding the nine active employees who fall into the category.

Commissioner Warbington noted that not just senior management employees are transient, but the world today has become more transient, and recommended looking at who is eligible or could be eligible, in moving forward. Mr. Rowe noted a current trend of government entities who major players in a defined benefit pension world and, compared the 401(a) for general employees some government entities offer versus the City of Albany's 457 match plan with a defined benefits plans having add-ons options.

Mayor Dorough asked the City Manager to look at increasing employee contributions to match what the City pays. He expressed concern regarding actuaries not taking into consideration today's market. For the Pension Plan to stay solvent, he suggested that the City needs young employees, who stay with the City for at least ten years, which is not happening.

Mr. Carter provided additional information regarding the process of whom is/is not eligible, etc.

5. Georgia Power Franchise Agreement Amendment

Mayor Dorough stated that this was discussed at the Utility Board and asked that a map be provided showing those serviced by other companies (Mitchell EMC or Georgia Power), with both providers, per State law, paying 4% of their revenue to the City of Albany to operate within the city.

Mr. Maples discussed information as noted (copy on file) regarding the GA Power Franchise Agreement.

Mayor Dorough commented on the contract having GA Power incurring expense for relocation of utility lines due to roadwork, other than non-beautification projects, noting that the City is responsible for downtown projects. Mr. Maples referenced the location of the GA Power lines that have been turned

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over to the City of Albany on Flint Ave. Following additional comments, Mayor Dorough asked that all information regarding this item that was presented to the Utility Board be furnished to Commissioners.

Joshua Williams, Central Services, discussed the following:

6. Internet Services – SyncGlobal; of Bremen, GA., - \$214,200.00

In reply to Mayor Dorough, John Dawson, Interim TAC Director discussed gigabits provided (internet connection to the City of Albany, and GPW provides 10 gigs), making SyncGlobal a secondary service provider. Mayor Dorough confirmed that Georgia Public Web is the City's upstream/primary provider; Mr. Dawson agreed.

Ms. Allen discussed the following information (copy on file)

7. Three Oaks Stormwater Improvements - Jim Boyd Construction of Albany, GA
\$953,070.00

Mr. Clark stated that this is phase one of a two-part project to alleviate flooding on Meadowlark Drive. He discussed the drainage, the pond, and diverting waters to decrease flooding, adding that Phase II is to install large storm drainage pipes on Summit.

Discussion followed on the location of the lake with Mr. Maples providing the location.

Commissioner Warbington asked how long the project has been designed, with Mr. Maples stating that it goes back five years (to 2017). Regarding the alternates, Mr. Clark discussed a walking trail around Lake Cornelia, at the request of Commissioner Warbington, adding that it would have to be through another funding source. Mr. Carter stated that staff will determine the funding source. Commissioner Warbington gave a brief update of the project that was privately owned, went through condemnation and with the addition of a walking trail, value will be added to the neighborhood, etc.

Commissioner Langstaff agreed with Commissioner Warbington's comments regarding the walking trail.

Mayor Dorough questioned the use of dusk to dawn lighting to avoid disrupting the neighborhood and provide security and asked that lighting costs be provided. A brief discussion followed regarding parks being required to close after sundown.

8. Recreation Master Plan

Craig Potter, Interim Recreation Director, discussed and distributed information (copy on file) regarding a recommendation for improvements for years one, three and five.

Comments included: costs of projects, Turner Gym (Commissioner Howard); Driskell Park (Mayor Pro Tem Gaines); staff's recommendations, Henderson/Bill Miller gyms, ballfields (Commissioner Warbington); quote for Henderson Gym without ballfields, spending \$13 million at Eames, overall

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master plan reference of trail plans/lawsuit concerns (Commissioner Langstaff) and increasing funding programs, basketball (Commissioner Young). Mayor Dorough briefly discussed the cost of the master plan, Commissioners, rather than staff, setting priorities, Turner Gym/cost to renovate, need of a facility in E. Albany, removing baseball fields at Henderson, Eames Park future investment, National Guard Armory, relocating recreation offices, reviving First Tee Program, \$500,000 annual revenue loss at the Golf Course, funding sources, available funds from current SPLOST, Henderson next on the list, and acquiring properties adjacent to Carver Gym.

In reply to Commissioner Warbington regarding the next steps, Mr. Carter stated that there is no requirement to approve the master plan at this time with no time limit; this is to get discussion started. Commissioner Warbington stated that this is a great start for a proposed implementation plan, but there is some missing data needed to get to an implementation plan. He suggested that since this was a retreat topic, (the master plan versus implementation plan), making decisions sooner than later.

Mayor Dorough suggested this be discussed in conjunction with the SPLOST referendum as it will be the lion's share of the funding, if the referendum is approved. Additional discussion continued regarding available funds to look at, Recreation staff down 13-18 employees, security at facilities which are open after-hours and purchasing vans to transport kids.

MEMBER REQUEST/COMMENTS

Commissioner Howard commented on Operation Clean Sweep and involve Code Enforcement, i.e., vacant houses not boarded up, junk cars, mechanics working on cars in their yards, etc.

Mayor Pro Tem Gaines questioned time limits for Speaker Appearance vs. Citizen Comment. Reading from the ordinance, the Clerk advised that five minutes are allotted to Speaker Appearance, while those addressing the Commission via Citizen's Comment have three minutes with no questions/discussions allowed.

Commissioner Warbington advised that the County has contracted with a business to address delinquent taxes and asked staff to look at this as it will affect the Land Bank and the jurisdictions involved. He noted property that he feels are in the best interest to pursue in the areas of Bill Miller/Henderson/Driskell. He mentioned that the consent agenda omitted the two street paving projects, adding that the two alternates be declined on the street paving, while selecting an alternate on the Three Oaks projects. A brief discussion followed regarding adding on alternates, if the Commission prefers the 45-day alternate (complete the street started on within 45 days, or 180-day total completion of the project). In reply to the Clerk, Commissioner Warbington suggested pulling the two paving projects and Three Oaks from the consent agenda to deliberate them separately.

Mayor Dorough thanked staff for moving the RAISE Grant application forward. He asked to have a future agenda item explaining a disparity study, the cost and consequences for commissioning a study. He also asked advantages/disadvantages of having a project manager over the CSO project.

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CITY MANAGER'S COMMENTS

Mr. Carter advised that he will be out of the office Thurs-Friday of this week, gave a brief update of the Government 101 initiative and noted departments who will give presentations next Monday. He congratulated the Fleet Department for being listed as the 13th best operation in the nation.

There being no further business, the meeting adjourned at 1:06 p.m.

SONJA TOLBERT, CMC
CITY CLERK