

NOVEMBER 1, 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, Chad Warbington and Demetrius Young
Virtual Attendee: Demetrius Young (virtual)
City Manager: Steven Carter
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 8:35 am, followed by attendance roll call.

AGENDA ADOPTION

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

PUBLIC PARTICIPATION

SPEAKER APPEARANCE

1. Eddie Hall: Absent
2. Roderick Chamberlain/Cedrick Boone:

Mr. Chamberlain discussed traffic cameras placed in school zones, adding that there is confusion (signs/times/flashing lights, etc.) regarding the issuance of tickets throughout the day. He said this has a domino effect on citizens and explained his reasonings and asked that, until signage is up, tickets be discontinued. He asked if this is a safety issue or a fundraiser and asked that proper notice is fairly given.

Commissioners Howard and Warbington said they also receives calls from constituents.

Commissioner Young spoke to safety issues regarding speeding, being short of officers and this not being a money-making endeavor. He asked that citizens slow down and notice school zones, adding that information has been on the news and in newspapers for citizens to be aware of the new laws.

Mr. Chamberlain countered that the intent of his presentation is not about the signs being there, but if they provide the actual/correct notice of the speed limit. Mayor Dorough stated that Chief Persley will address the matter.

Commissioner Johnson explained the process of tickets being issued after school hours, which is state law, adding that he gets complaints as well.

Mayor Dorough addressed the number citations in the first few months that exceeded expectations with there being hundreds of citations issues, which means there is a safety issue. He mentioned the warning period that was in place for 30-45 days with people getting warnings and said this is heartburn for a lot

NOVEMBER 1, 2022
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

of people, including state representatives, with the point being that the only time a citation is issued is when it is more than ten miles over the posted speed limits. He addressed state law restrictions on what can be done with the monies collected.

APD Chief Michael Persley quoted state law 40-14-8 and 40-14-6 regarding violations during school hours (one hour before and after classes), adding that when lights are flashing, 25 mph is in effect; if lights are not flashing the posted speed limits are in effect. He advised that if a ticket is mistakenly issued, which can be proven, they will be refunded \$100.00 and mentioned that additional signage can be put up if needed and again commented on state law authorizing and restricting speed limits. Regarding notices, he explained the process and when information is sent to the Dept. of Motor Vehicles (vehicle registration) which is based on the address matching the vehicle. He spoke to recent court sessions where citizens can dispute the ticket and/or be provided with information, adding that this is a safety issue and an attempt to curtail unlawful driving behavior. He gave the difference in being stopped by an officer vs. citations issued via the camera and referenced ways that the public is educated through website information, public service ads and through the media, adding that the new APD App also has information that can be viewed.

Commissioner Howard commented on issues that confuses him and the public, with Chief Persley clarifying that they use dates that are provided by the DOCO school system which dictates the preset times in the cameras. Regarding monies collected, he advised that 65% goes to the City (with monies used for public safety issues), and 35% goes to the vendor as noted in state law.

In reply to Commissioner Johnson, Chief Persley explained that Whispering Pines is a winding road and more residential which is the reason the speed limit is 30 mph.

Mayor Pro Tem Gaines thanked Chief Persley and suggested citizens attend meetings and notice information regarding this matter.

In reply to Commissioner Warbington, Chief Persley advised that currently there are 12 cameras. Commissioner Warbington commented on people calling him with complaints re: speed limits, etc., with Chief Persley explaining the process of residential vs commercial zones, with Traffic Engineering determining school zones. Bruce Maples, Asst City Manager, advised that the school board establishes school zones and they are contacted every year, adding that they dictate school times as well. Commissioner Warbington advocated for additional public announcements and mentioned a commercial that Leesburg showed recently.

Commissioner Young said he feels APD has done a good job in getting the information to the public, adding that it is a public safety issue and the public needs to be mindful of the law.

Mayor Dorough suggested that a list be circulated for schools no longer in operation and signs removed from those areas.

Mr. Carter commented on the speed timing, reiterating that if the lights are flashing, speed should be reduced, adding that as Chief Persley stated, if the ticket is in error and can be proven, it will be handled accordingly.

REPORT OF THE CITY ATTORNEY

1. Hotel Gordon Update

Mayor Dorough recognized William Wright to speak on this matter. Mr. Wright stated that too many ‘carpetbaggers/scallywags have come here to ‘bring more jobs’ noting the constitution requiring due process and equal protection. He mentioned using public dollars when the Hilton was built and financed by the City, adding that equal rights are to be provided to local people as well as it pertains to the Hotel Gordon.

Mayor Dorough recognized Carryn Quibell, associate of Jason Benedict; however, she is not a part of J Carr Development. Ms. Quibell gave an update on the hotel and read from comments regarding recent goals, adding that Mr. Benedict has been in/out of the hospital with life-threatening health issues and unable to move forward with the process. She discussed processes that have been completed thus far and noted the next step, which is demo and construction, adding that she is asking for 60 days to bring in a group to complete the project. She advised that there are two groups ready to come to Albany to assess the situation and take on the project; however, if they are unable to secure a group to take the project forward, they will immediately remove any and all property from the building and return the deed to the City.

Discussion followed regarding the request for an extension (Commissioner Howard), Ms. Quibell said they are interested in remaining, however she cannot promise anything at this point. Mr. Davis opined that J Carr cannot complete and if one of the two companies noted is unable to move forward, J. Carr will release the deed. He recommended granting the December 31 deadline.

Commissioner Warbington agreed with the 60-day notice and asked if the City should look for developers. Ms. Quibell said they would be happy to assist with new developers if needed. Regarding soft costs, Ms. Quibell said it is \$800,000, with other costs not inclusive.

Commissioner Young asked the issue with moving forward, with Ms. Quibell advising that Mr. Benedict is the sole owner/operator of J. Carr Development and he is unable to move forward due to his health issues. Commissioner Young thanked Ms. Quibell for her commitment and willingness to move forward.

Mayor Dorough commented on how essential this project is to downtown revitalization and discussed the city attorney giving opinions/options. Discussion followed on what was paid to consultants, architects, etc., people who were paid.

2. Amending Ordinance #1707

Mayor Dorough discussed information (copy on file) regarding compensation to the Utility Board with a request to amend the ordinance to increase the compensation rate from \$100 to \$200 per month.

There were no questions/comments on this item.

COMMITTEE REPORTS

I. Planning / Engineering

1. Proposed Opportunity Zone Area

Mayor Dorough recognized William Wright to speak. Mr. Wright stated that this is similar to what occurred in the 1960's, adding that the federal government should promulgate opportunity zones instead of states. He again spoke about carpetbaggers, mentioned 'illegal red lining' giving them the opportunity to make money, a process for regentrification and having extended depreciation, adding that money is not given until after the fact, which is a rip-off and is not an opportunity. He stated that he will provide this information to HUD, adding that the plan is unfair and discriminatory to those living in the area.

Lequrica Gaskins, Downtown Manager, discussed information (copy on file) regarding the process, which does not require approval. She advised that a committee will be established and discussed who will be on the committee.

Beka Shiver, Economic Development and Transportation Planner (SWGA Regional Commission) discussed the proposed final opportunity zone map, which is within the Urban Redevelopment area. She commented on the opportunity zone tax credit incentive, ten-year designation of the opportunity zone, DCA's support, entities that are not included churches/educational systems, etc.) as it is designed for private business owners.

Commissioner Warbington questioned the map, with Ms. Shiver explaining the process, including areas that are appropriate, not exempting City-owned property (ADICA-owned) etc., adding that areas can be added to the opportunity zone. She agreed that a vote is not needed and that this is only a presentation for Commissioner's information/input on the matter.

In reply to Commissioner Howard, information was provided regarding extending the zone and/or this being for the downtown area. Ms. Shiver stated that colleges and religious institutions cannot participate due to being non-profit organizations.

II. Community & Economic Development

1. 2022 Citizen Participation Plan Revision

Director John Hawthorne discussed information as noted (copy on file) regarding the citizen participation plan's revision from 2010. He then introduced Orson Burton, Public Services Manager, to discuss additional information. Mr. Burton discussed HUD guidelines, adding that the proposed plan will comply with federal regulations and asked for approval of the plan via resolution.

Commissioner Howard asked if a DCA representative can come to Albany to explain programs and processes regarding HUD and DCA.

III. Public Administration / Finance

NOVEMBER 1, 2022
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

1. Sewer Separation (400 Block Broad Ave); Jim Boyd Construction - estimated expenditure \$268,021.70

Mayor Dorough stated that Mr. Carter asked to defer this item to the next agenda so that the Utility Board can review and make a recommendation.

Josh Williams, Central Services Buyer II; John Dawson, CIO; and AFD Chief Cedric Scott were present to discuss the following:

2. 911 Center System Upgrade; Call System (911 Center) Upgrade; Motorola Solutions; Total exp. \$802,053.07

Commissioner Young stated that he thought this had already been updated and asked for clarification with Mr. Dawson advising that the last upgrade was the radio system, which is separate from this project, adding that he has reviewed the proposal with it being in review for a while. He discussed prior hardware upgrades, maintenance events and upcoming upgrades. Commissioner Young asked for additional 911 system re: general assessment, i.e., overview of 911.

In reply to Commissioner Johnson, Mr. Dawson noted new server installations which will give more memory and run more efficiently, etc., upgrades included in the proposal. Regarding discounts he explained that there are savings from licensing.

Mayor Pro Tem Gaines asked if staffing is short, with Chief Scott replying affirmatively.

Regarding pricing, and in reply to Commissioner Warbington, Mr. Dawson stated that the cut-over coaching cost is \$4,700 and that it be added later if it is not in the current contract. Commissioner Warbington recommended adding the cost before the voting meeting. Discussion continued regarding recommended action pertaining to reallocations of SPLOST as noted.

Mayor Dorough suggested having other options/vendors noted in the future with Mr. Dawson noting that the pricing stayed stable during the review process. Mayor Dorough asked to have efforts noted (as 'other options') in the agenda item when it is sole source.

Mr. Maples and Paul Forgey, Planning Director, was available to discuss the following:

3. Transportation Alternatives Program Grant Award

Mayor Dorough provided comments regarding the history of this matter with Mr. Maples noting information as noted (copy on file).

At this time, Mayor Dorough recognized Mr. Wright for comments. Mr. Wright discussed FTA, FAA and FHWA entities and following protocol including having a DBE program, federal requirements, i.e., having a formula of who fits the classifications, etc., including information regarding the City not complying being reported.

NOVEMBER 1, 2022
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

Commissioner Warbington asked who will participate in the design process, with Mr. Maples stating that the RFQ will be issued with federal, GDOT regulations being followed with the Engineering Department overseeing this. Commissioner Warbington commented on litigation, with Mr. Maples advising that concerns/comments of the process/project will be during public information meetings. Discussion continued regarding the two processes going on at the same time with Mr. Davis opining regarding potential litigation.

In reply to Commissioner Young, Mr. Maples stated that this is the continuation of the original TAP Grant. The City was informed that it has sufficient funding with this amount to complete the preliminary engineering aspect of the project.

Mayor Dorough commented on the history re: Rails to Trail, etc., and suggested moving forward.

CITY MANAGER'S COMMENTS

Mr. Carter stated 1) next Monday is the last Gov 101 meeting; 2) notice regarding soliciting support for him to be nominated to the ECG Board with a deadline of November 1. In reply to Commissioner Johnson, Mr. Carter discussed ECG working with MEAG cities regarding energy/economic development; meetings held once a month, which is required and once a year annual meeting in December with him being the voting delegate for that meeting, adding that there is not a lot of time required away from the office. Commissioner Warbington asked how many seats are available, with Mr. Carter stating three currently. Discussion continued regarding importance of having someone on the board with the consensus was to support Mr. Carter in his efforts.

ITEMS FOR FUTURE AGENDA / MEMBER COMMENTS

Commissioner Howard asked for 1) an update regarding revolving loans; 2) update from Code Enforcement on junked cars.

EXECUTIVE SESSION (Property Acquisition)

At 10:46 a.m., Commissioner Johnson moved to enter executive session, seconded by Mayor Pro Tem Gaines. Commissioner Warbington asked to add pending litigation and hearing no additional comments and following a roll call vote, the motion unanimously carried as follows:

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

NOVEMBER 1, 2022
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

At 11:31 a.m., Commissioner Warbington moved to exit executive session, seconded by Commissioner Johnson and following a roll call vote, the motion unanimously carried as follows:

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

At 11:36 a.m. the meeting reconvened, with Mayor Dorough announcing that no action had been taken in executive session; there being no further business, the meeting adjourned at 11:36 a.m.

SONJA TOLBERT, CMC
CITY CLERK