

AUGUST 5, 2023
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

PRESENT: Mayor Bo Dorough
Mayor Pro Tem: Chad Warbington (virtual)
City Commissioners: Jon Howard,
Virtual Attendees: Bob Langstaff, Jr., and Demetrius Young
City Manager: Steven Carter
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 9:14 a.m., followed by attendance roll call.

AGENDA ADOPTION

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

REPORT OF THE CITY CLERK

A. Staff Travel: S. Carter, City Manager; ICMA Annual Conference; Austin, TX; Sept. 29-Oct. 4, 2023; \$4,283.22

Commissioner Howard moved to approve, seconded by Mayor Pro Tem Warbington, the roll call vote unanimously carried.

REPORT OF THE CITY ATTORNEY

1. 501 Holly Dr. Fire Station

Mr. Davis discussed information (copy on file) regarding the status of 501 Holly Dr., included the reverted clause as it pertains to General Motors and the deed to advertise the property for sale.

Discussion followed regarding the location of the property that is in the city limits, assets being transferred along with contact information. Mr. Davis stated that they have been trying to contact the parties with no success with Michael Custer, Asst. City Attorney explaining the offices that were closed with no contact due to the court closing everything in 2021 with the bankruptcy closing in 2023. Commissioner Howard clarified that the property is in Dougherty County.

COMMITTEE REPORTS

A. Planning/Engineering

Paul Forgey, Planning Director discussed the following information (copy on file):

1. Rawson Circle Garden District re: Parking Ordinance Request

Using a power point presentation, (copy on file), Mr. Forgey explained the process of moving forward which requires a vote of the commission. He noted the penalty for non-compliance, issuance of temporary permits (showing a map of the district that applies), signs that were posted and pictures of examples of parking that is of concern to the residents.

Discussion followed regarding whether anyone has requested this in the past with Mr. Forgey noting the two instances with this being the first time it has been presented to the Commission; how many parcels are in the area (fewer than 200) with only property owners having a voice in the decision (to complain or not) with only three expressing concerns, who were notices mailed to (property owners only) and what is the approved surface (director of Engineering will decide) to use, i.e., asphalt, concrete and take into account weight of vehicles, etc., not imposing restrictions on the backyard and if a car is parked illegally, who is cited (owner of the vehicle), the Civic Club in the area with residents having a formality/definition with checks/balances in place and the requirement to notify residents in the area, whether residents can opt out (no, but this is a commission decision).

Mr. Forgey discuss the following information (copy on file):

2. Harlem Revitalization Plan

Using a power point presentation, (copy on file), the Harlem Revitalization Plan was discussed with it being noted that TSW consultant was involved and that three public meetings were held. Continuing with the presentation, Mr. Forgey commented on the Harlem Historic District, the district today, existing land use and zoning, property ownership, environment, walking/transportation, commerce center, proposed revitalization, improving Civil Rights institute, redevelopment of the school site to be done to residential housing, infill in other areas, open space and trail, street improvements, preserving the unique character, business retention/recruitment, implementation overview of projects and, private development opportunities. He advised that the request is for the Commission to review at this time and ask questions.

Questions included reaching out to business owners near Jimmy's Hotdogs with it noted that businesses were notified, changing in zoning which will follow the regular process with Mr. Forgey explaining that the entire zoning ordinance is being reviewed with a focus on Harlem to line up with the plan to include zoning changes from the community via developers, etc., noting that public meetings will be held, and zoning changes in line with the plan can be considered. The façade grant increase was discussed, meeting with regional director of HUD who had a map of the old school property which showed leveraging federal dollars, i.e., having a historic district designation to use federal funds for housing, i.e., mixed development and using funds for veteran housing. Mr. Hawthorne mentioned historic tax credits to be used for residential development, however funding from HUD for historic revitalization is not currently being funded. Designating a historic district will begin with planning, the state and once designation is granted, the process will proceed. Mr. Hawthorne stated that he will follow up with the process. Page 9 of the plan was referenced as a potential historic district designated area with discussion continuing.

B. Human Resources Matters

Angela Calhoun, Towanna Howard, HR and Michael ?, Deputy Director of Finance was present to discuss the following information (copy on file):

1. City-funded Family First Coronavirus Act (FFCRA)

Ms. Calhoun explained the process that was adopted in February 2021 and asked to continue with a modified FFCRA program as noted.

Discussion included recent covid outbreaks and having an update testing positive at phoebe with Mr. Carter stating that he will make the request. It was noted that Oct. 16-Nov 3 is open enrollment and that shots will be provided for all employees. How many city employees out of work by year since 2020 was requested.

C. Public Administration/Finance

Ricky Gladney, Buyer, Finance and Chad Arnold, Superintendent, Facilities Management was present to discuss the following (copy on file):

1. Public Works 2nd Floor Renovations; WJ Kirksey Construction; Leesburg, GA. Total exp. \$198,048.00

Corey Gamble, Buyer I and Dale Henry, Fleet Asset Supervisor was present to discuss the following information (copy on file):

2. Sewer Dump Truck; MHC GA Kenworth - Total exp. \$248,260.00

The bidding process, the length of time for delivery of the new truck and whether the resolution should note that the existing truck would be surplus was discussed.

Mr. Gamble and Dale Henry, Fleet Asset Supervisor was present to discuss the following (copy on file):

3. Sewer Vactor Truck 41 - 44 MHC GA Kenworth - Total exp. \$681,965.00

It was noted that there are eight current trucks with one being a loaner and only three in operational and discussions at utility board meetings regarding the vactor trucks.

Mayor Dorough discussed the following information (copy on file):

4. Utility Board re: Approval Level Increase from \$200,000 to \$500,000

Discussion continued regarding the number of bids with page 45 being referenced. Mr. Carter stated that items are already budgeted and new monies are not being allocated, the city manager having veto

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power, 49 MEAG cities in GA with information to be provided regarding how Marietta, GA handles approvals (via approval of minutes), amending the utility board's budget and this amount being workable, having a monthly report of expenditures (added to the resolution)

Christina Strassenberg, Finance and Mr. Forgey discussed the following information (copy on file):

5. Resiliency Plan Development

In reply to Mayor Dorough, Mr. Forgey explained the process and gave a brief history of parcels, condition of lots, being put in GIS database to see condition of properties which is also used by public safety.

MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA

Commissioner Howard asked to have public works to mow grass from Radium Springs to N. Mock Road due to ASU upcoming football game, what constitutes repair/storage shop on city/private properties and how long cars can be stored and in violation of code.

Mayor Pro Tem Warbington stated that the National Linen building is gone via the purchase by Concrete Enterprise. Mr. Carter stated that it was privately funded.

Mayor Dorough mentioned 1) presentation on Ritz Theatre to include funding and moving forward; 2) utility board discussion of having spending accounts for board members with action taken which needs city commission approval.

CITY MANAGER'S REPORT

Mr. Carter mentioned all hands employee meeting at the civic center, Gov. 101 begins on Monday, Commission retreat in Thomasville Sept. 23-25, CL Red will be in town to make a presentation to the Commission and meetings are scheduled for Mayor and Commissioners to meet with them.

Regarding the process for adding items to the retreat agenda, Mr. Carter suggested submitting items to the City Clerk who will then compile and give to the facilitator who will then call the Mayor and Commissioners to finalize the agenda.

Adjourn 10:38 am

SONJA TOLBERT
CITY CLERK