

MARCH 19, 2024
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (Virtual and in-person Meeting)

PRESENT: Mayor Bo Dorough
Mayor Pro Tem Bob Langstaff, Jr.
City Commissioners: Jon Howard, Vilnis Gaines, and Chad Warbington
Virtual: Jalen Johnson, and Demetrius Young
City Manager: Yvette Fields
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 8:33 a.m., followed by attendance roll call. He advised that an executive session is needed and apologized to those in the audience, especially those here for the public hearings.

At 8:34 a.m., Commissioner Howard moved to enter executive session to discuss a personnel matter, seconded by Commissioner Johnson, the roll call vote unanimously carried as follows:

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	absent (arrived after the vote)
Ward V	yes
Ward VI	yes
Mayor	yes

At 9:33; a.m., Commissioner Howard moved to exit executive session, seconded by Mayor Pro Tem Langstaff; the roll call vote unanimously carried as follows:

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

Mayor Dorough reconvened the meeting at 9:33 and announced that no action was taken by the Commission in executive session and again apologized to the audience for the inconvenience.

AGENDA ADOPTION

Commissioner Howard moved to adopt the agenda, seconded by Mayor Pro Tem Warbington.

Calling for a point of order, Mayor Pro Tem Langstaff stated that a public hearing is scheduled today for the rezoning application re: 2400 Dawson Road. He recommended sending it back to the Planning Commission for reevaluation based on new information. Mayor Dorough noted the names of those who had signed up to speak. Discussion followed on whether the public hearing should be held before

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sending back to the Planning Commission to review. In response to Mayor Dorough, Mr. Davis opined that with four votes, the application can be sent back to the Planning Commission for review. Mayor Pro Tem Langstaff asked to share his reasons for it needing to go back to Planning and discussed research he conducted based on the Planning Commission's denial of the application, which made him think that the issue was not clear at the Planning Commission meeting, which he briefly discussed (BP station desiring to move across the street and use the drive through window for orders). The window is the crux of the issue; if the applicant had not requested using the window, he would not have had to file the rezoning application because the area is already zoned for gas stations/convenience stores. He discussed conditions that could have been placed on the property for compliance and then moved to send the application back to the Planning Commission for reconsideration because of the new information on uses under the current zoning and potential conditions placed on the property and an opportunity for neighbors, both business and residential, to address the conditions and current zoning uses, seconded by Commissioner Howard.

Commissioner Howard withdrew his motion to adopt the agenda, seconded by Commissioner Warbington.

Mayor Dorough noted that a motion to amend the agenda can now be made. Mayor Pro Tem Langstaff asked if anyone wanted to make remarks concerning his comments.

Toni Pickel explained her reasons for objecting to sending the application back to the Planning Commission.

Bobby Donley, applicant with Lanier Engineer, spoke in favor of the application and agreed it should go back to the Planning Commission for reconsideration, adding that the owner will accept recommendations for the application to be approval.

Commissioner Howard asked what happens if the application is sent back to the Planning Commission and is again denied; Mayor Pro Tem Langstaff replied that at least the applicant was given a fair opportunity. He explained that the issue of the window created confusion and with the new information, the applicant deserves another shot for approval.

In reply to Commissioner Warbington, Mr. Forgey stated that he is prepared either way – to move forward or take it back to the Planning Commission. Commissioner Warbington stated that he would like to continue discussion.

Hearing no further comments, the motion to remand the application back to the Planning Commission carried 5-2 with Commissioners Johnson (yes to sending it back, no to not letting the public speak) and Warbington voting no.

Commissioner Howard moved to adopt the remaining agenda, seconded by Commissioner Gaines; the roll call vote unanimously carried.

Mayor Dorough noted that we now only have two items under Public Hearings today.

PUBLIC HEARINGS (Zoning Matters)

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

1. Special Approval Case #24-004; Talal & Walid Shayeb/Owner; Valeria Fliggins Gladden/Applicant; request Special Approval to operate a Health Care Training Center (private school) at 719 Pine Avenue. PC approved 5-0 (WARD 3)

Using a power point, (copy on file), Mr. Forgey advised that the rezoning allows for operation of a private school (training center) via special approval. He discussed surrounding zoning, showed maps of the parcel, adding that it is a vacant commercial building, discussed parking, special approval criteria, traffic count, road classifications/improvements, no adverse impact, commented on ingress/egress from Pine Ave, adequate off-street parking, future land use, etc., with Planning Commission recommending approval.

Valeria Gladden, applicant, was present to answer questions. In reply to Commissioner Young, Ms. Gladden discussed types of training, adding that to qualify a person must be a high school graduate.

Mayor Dorough closed this public hearing, and opened the public hearing for the following, with Mr. Forgey discussing the application (copy on file):

2. Zoning Case #24-005 – 1500 NSB Holdings, LLC/Owner; David Tracht/Applicant; request to rezone property located at 1500 N. Slappey from C-1 and C-R to C-2, to allow for improvements of the current use as a convenience store and gas station. PC Approved 5-0 (WARD 2)

Mr. Forgey discussed the allowance for expansion of a convenience store, showed maps, photos, provided the zoning history, discussed planning considerations, traffic impact, future land use map, and advised that the Planning Commission recommended approval.

Commissioner Warbington questioned the development, which is not allowed in C-1, with Mr. Forgey noting that it is the C-R part which they want to expand and explained the rezoning requirements for this property. He added that it could be approved administratively and is a benefit, explaining the site plan process, areas that will be closed off to make the property safer, etc. Parking was discussed, with it noted that staff will be involved in the process, including no buffering requirement, however; Mr. Forgey explained that the Commission could set conditions if needed.

Mayor Dorough asked the difference between traffic count and traffic capacity (how much traffic a road is designed to handle) with Mr. Forgey explaining the difference, adding that DOT used to give procedures for traffic capacity, but does not anymore. He advised that they are aware of capacity and will point it out if there are considerations.

David Tracht, applicant, was present to answer questions and spoke in favor of the application.

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Commissioner Warbington mentioned expansion, inclusive of the store, with Mr. Tracht agreeing. Questions continued regarding how many Woodalls were purchased.

Mayor Dorough closed this public hearing.

I. REPORT OF THE CITY CLERK

Commissioner Warbington moved to approve all travel, seconded by Commissioner Howard; the roll call vote unanimously carried.

A. Commission Travel

1. Mayor B. Dorough; AACC Washington, D.C. Fly-In; Washington D.C.; April 13-17, 2024; (full cost TBD)
2. Commissioner J. Johnson; AACC Washington, D.C. Fly-In; Washington D.C.; April 15-18, 2024; \$2,014.70
3. Commissioner V. Gaines; GLBC (42nd Annual Heritage Dinner); Atlanta, GA; Jan 22, 2023; \$299.51
4. Commissioner V. Gaines; AACC Washington, D.C. Fly-In; Washington D.C.; April 16-18, 2024; \$1,964.70
5. Commissioner B. Langstaff; AACC Washington, D.C. Fly-In; Washington D.C.; April 16-18, 2024; (full cost TBD)

Commissioner Warbington made a substitute motion to approve only Ms. Tolbert's travel, seconded by Commissioner Young; the roll call vote unanimously carried.

B. Staff Travel:

1. S. Carter, City Manager; AACC Washington, D.C. Fly-In; Washington D.C.; April 15-18, 2024; (full cost TBD)
2. S. Tolbert, City Clerk; IIMC 78th Annual Conference; Calgary, Canada; May 18-23, 2024; \$2,299.11

II. COMMITTEE REPORTS

1. Public Administration/Finance

Scott Tennison, Sales Project Manager, discussed the following (copy on file):

- a. Harding St. and 2nd Ave. Street Drainage Improvements; HTS Construction, Inc. of Albany, GA; Total exp. \$129,324.75

Commissioner Warbington commented on the water that ponds at the intersection in that area, with Mr. Tennison agreeing that this will help with water drainage to the south.

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Commissioner Young noted that this was a project in conjunction with Commissioners Gaines and Johnson.

Ms. Gaskins, Downtown Manager, and Tripp Swilley, Facilities Mgmt. Superintendent, discussed the following information: (copy on file)

- b. 108 Pine Reroofing and Repairs; LRA Constructors, Inc., Albany, GA; Total exp. \$290,841.00

Mr. Swilley discussed drainage issues that will be repaired, with a timeline forthcoming.

Mayor Pro Tem Langstaff noted that this is an ADICA-owned building, asking if ADICA has decided to rent or sell the building, with Ms. Gaskins noting that the roof of one side will be repaired. Discussion continued regarding not selling the property at this time, with Commissioner Warbington providing additional information regarding it not being purchased due to the condition of the building as is; it is a design build and LRA will be providing a solution to the problem(s).

Commissioner Warbington questioned the 4-C academy project with it being noted that these are two separate tracts and will include clean-up/demolition of other areas as noted.

In reply to Mayor Dorough, Mr. Swilley stated that LRA will do the design build and stop the water infiltration, adding that there is no design at this time. Commissioner Warbington stated that there will be exposed beams and will have an industrial look.

Using a power point presentation, Breanna Nixon, Deputy Recreation Director, discussed information (copy on file):

- c. Bill Miller Design Services; SRJ Architects, Inc., Albany, GA; Total exp. \$305,030.00

Sonya Spalding, SRJ Architects, was present to answer questions. Discussion included keeping the existing building in operation while the new one is being built (photos were displayed of examples that SRJ has done), a map of the location was shown including ingress/egress, concern of the flood plain which will be addressed, green space (fields, walking trail) with the suggestion to obtain feedback from the community.

Mayor Dorough mentioned \$2.0 million in ARPA funds and said he is not wedded to a gym, commented on Henderson and their ceramic program, and asked that this be done at Bill Miller as well to include exercise equipment, etc., for adult exercises.

In reply to Commissioner Young, Mr. Belk stated that the programs will be at ASU-west campus, which is still in discussion, adding that they are looking at collaborating with the Boys/Girls Club. Discussion continued regarding the number of people using Bill Miller Center and offering programs for adults and youths.

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In reply to Commissioner Howard, Mr. Belk stated that SRJ can come back to explain the rendering with it noted that they have not started on drawings yet and they will have public input.

Using a power point presentation, Ms. Nixon discussed information (copy on file):

- d. Carver Gym Design Services; Park Higgins Design; Macon, GA; - Total exp. \$148,175.00

Commissioner Gaines asked if a decision was made regarding the apartment complex with Mayor Dorrough stating that the intent is to acquire additional properties with discussion continuing to make the neighborhood more appealing. Mayor Dorrough suggested not opening the gym all week, but on weekends and during the summer months.

In reply to Commissioner Warbington, discussion followed regarding older property renovations with it needing a new roof, the structure will be taken down to bare bones and options will be looked at for cost savings options. Handicap accessibility was discussed and classroom areas and/or storage were mentioned as options for areas less accessible.

Jeff Hughes, Sewer Maintenance Engineer, used a power point presentation to discuss information (copy on file):

- e. 3rd Ave Drainage Basin CSS; Oxford Construction Co., Albany, GA - Total exp. \$2,586,420.50

In reply to Commissioner Warbington, street construction was discussed and, whether the repaving will be asphalt or will repairs be made just on the sections that are dug up; it was noted that it will be repaired by paving sections. Mayor Dorrough stated that Phoebe also did some of the work; Mr. Hughes agreed.

Don Gray, Facilities Director discussed the following (copy on file):

- f. Landscaping Services; FHG Landscape Management; Leesburg, GA; Total exp. \$94,296.00

In reply to Commissioner Warbington, the 14 areas being covered were listed/discussed regarding citizens going in/out.

In reply to Commissioner Young, DBE participation was noted and discussed (page 87).

David Hamilton, Transportation Director, discussed the following information (copy on file):

- g. Albany Transit Safety Plan:

In reply to Commissioner Howard, Mr. Hamilton addressed stolen plexiglass at bus stops.

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In reply to Commissioner Young, GDOT safety measures were discussed, with Mr. Carter explaining the safety plan. Mr. Hamilton provided information regarding the safety plan regarding buses, but does not include rider conduct.

Mr. Hamilton discussed information regarding the following (copy on file):

- h. SWGA Regional Airport

There were no questions/comments on this item.

Taanya French, TAC Telecom Manager, discussed information (copy on file):

- i. Core Router Acquisition & Deployment; LightSpeed Technologies, Inc., Wall Township, NJ; Total exp. \$321,402.95

Procurement Manager Joshua Williams added that certified technicians are available for upgrades/repairs.

In reply to Commissioner Young, additional capacity was explained regarding internet providers/routers, etc. Discussion continued regarding expansion to utility customers, comparability to speed, readings, current speed services (300mg).

MEMBER COMMENTS / ITEMS FOR FUTURE AGENDA

Commissioner Howard asked if Ken Breedlove can provide a presentation on speed tables. Mr. Carter asked about 1500 block N. Maple, with Commissioner Howard commenting on the bus stop with plexiglass being stolen (as noted earlier).

Commissioner Johnson recognized Commissioner Howard's birthday today.

Commissioner Warbington mentioned the Story Road project and said due to conversations he's had, asked if staff wants to bring it back, he feels it is a project that is viable. Mr. Carter said once a plan is in place it can be brought forward.

Mayor Dorough commented on the Dawson Rd., rezoning regarding a Dollar Store and the wooden barrier/fence that was a condition for approval, adding that it was broken due to storms and has not been repaired. He asked Code Enforcement to look into this.

Commissioner Young clarified that an executive session may be needed regarding a matter mentioned at the retreat regarding Harlem properties and whether this should be discussed as a real estate matter. Ms. Custer stated that sales can be stopped, however work is necessary on transferring properties from Community and Economic Development to the City, but there is time to do this. Commissioner Young asked that this be an executive session after disposition. It was noted to put on executive session as a real estate matter on the April 2nd first session. He also mentioned the need to discuss emails when

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time sensitive matters come up, cautioning that matters should be brought to the table for transparency and allowing the public to hear discussions, as they are not privy to emails; it is not good governance when handled that way. He asked that this be on a work session agenda.

CITY MANAGER’S REPORT

Mr. Carter advised that he has nothing to report at this time.

There being no further discussion, the meeting adjourned at 11:20 a.m.

SONJA TOLBERT
CITY CLERK

DRAFT