

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

PRESENT: Mayor Bo Dorough
City Commissioners: Jon Howard and Chad Warbington
City Attorney: C. Nathan Davis
Virtual Call: Mayor Pro Tem Fuller, Commissioners Fletcher and Young and,
City Manager Sharon Subadan)

Mayor Dorough called the meeting to order at 8:30 a.m. and asked for a roll call of attendance.

Mayor Dorough read the following proclamation into the records:

PROCLAMATION RECOGNIZING BLACK HISTORY MONTH

- WHEREAS: Black History Month is an opportunity to share the historic and present contributions of African Americans; and
- WHEREAS: During Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual, and political development; and
- WHEREAS: In 1915, Dr. Carter Godwin Woodson, noted Black scholar and son of former slaves, founded the Association for the Study of African American Life and History; and
- WHEREAS: Dr. Woodson initiated Black History Week, February 12, 1926; and for many years, the second week of February, chosen to coincide with the birthdays of Frederick Douglas and Abraham Lincoln, was celebrated by African Americans in the United States; and
- WHEREAS: In 1976, as part of the nation’s bicentennial, Black History Week was expanded and became established as Black History Month, and is now celebrated all over North America; and
- WHEREAS: In our community, we observe Black History Month to recognize and honor the leaders of the Albany Movement for their tireless work for equality for all people living and to celebrate that work as a proud legacy on which this community stands; and
- WHEREAS: We celebrate the civil rights icons of Albany, Georgia, Dr. William G. Anderson, Reverend H. C. Boyd, Osceola McCarty Adams, Ola Mae Quarterman, Alice Coachman Davis, Charles Sherrod, C.B. King, Chevenne Boyd King, Clennon King, Sr., Preston King, Slater King, Thomas Chatmon, Sr., Mary Young Cummings, Rutha Mae Harris, Johnnie Johnson, Dr. Jacob Shirley, Horace King, Phillip Jonier, Mary Francis Coley and the many others who stood with them in the fight against injustice; and
- WHEREAS: We also honor the unsung heroes who are doing the good work to make Albany, Georgia a better place for all who call this city home, Robert Montgomery, Willie Adams, Dorothy Hubbard, John White, Bernice Reagon, U.S. District Judge Leslie Gardner, Federal Judge Louis Sands, and Congressman Sandford Bishop; NOW
- THEREFORE: I, Bo Dorough, Mayor of the City of Albany, am immensely proud of that history and our diversity as well as thankful for the countless contributions of African Americans in Albany/Dougherty County and throughout this nation. This month, and throughout the year, we urge our residents to celebrate that heritage and continue to fight against racism and for

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

equality and opportunity for all. IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Albany to be affixed.

Commissioner Howard briefly discussed the history of Georgia and those instrumental in its establishment, adding Phillip Joiner and Dr. Joseph Holly, et al to the list of those mentioned.

PUBLIC HEARING (Zoning Matters)

Planning Director, Paul Forgey, discussed the power point presentation (copy on file) regarding the following application, which requests to open a day care, adding that the Planning Commission voted to approve.

1. Zoning Case #21-006 - Jennifer Gibson/Owner/Applicant; requests to rezone property located at 700 N. Cleveland St. from R-2 (Single-Family Residential District) to C-5 (Office-Institutional-Residential District). PC approved 8-0

Mayor Pro Tem Fuller stated that he is excited to see activity at the site which has been vacant for many years.

Commissioner Warbington questioned why this item was not a special approval with Mr. Forgey explaining the process to rezone vs. special approval, adding that it has to do with the number of children, etc.

There was no one present to speak on this matter.

Mr. Forgey discussed the following, (copy on file) including showing an aerial view of the property, location of the 100 yr. Flood Plain, traffic generation, parking, times of operation, the layout of the property, surrounding land use, adjacent land uses, future land use map information and advised that the Planning Commission recommended approval.

2. Special Approval Case #21-008 - Lanier Engineering, Inc./Applicant; Max Pouliot/Owner; request Special Approval for property located at 2115 Radium Springs Rd; to construct a self-storage facility in the C-3c District. PC approved 4-3-1

In reply to Commissioner Howard, Mr. Forgey advised that the layout for parking is in the presentation, which is for storage facilities only.

Mayor Pro Tem Fuller stated that he has received calls regarding parking concerns. Mr. Forgey stated that junk vehicles will have to be parked in the enclosed area, adding that storage of junk vehicles is not allowed. In reply to Mayor Pro Tem Fuller regarding a stipulation being added, Mr. Forgey explained the process which includes Commission approval, etc., adding that this is legislative action by the Commission and the only way to amend it is through another legislative action; the property could not revert back to its previous zoning without Commission approval.

Commissioner Warbington asked what is required to build a structure on the property since it is in the 100-year flood plain. Mr. Forgey explained the process to raise the property out of the flood plain and a

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

brief discussed followed regarding elevation height, junk car designations/parking with code enforcing. Mr. Forgey agreed, adding that Code Enforcement will inspect to make sure compliance is met.

Mayor Dorough clarified that the City cannot impose a condition with Mr. Forgey stating that he does not believe a condition can be imposed to put a time limit on construction. Mr. Davis concurred with Mr. Forgey's summary.

Tod Lanier was present to answer questions and advised that the property is currently zoned 3c with the condition being for self-storage/mini-warehouses 1. He mentioned current industry standards are registering online, which includes security codes for the gates and paying online, etc.

Commissioner Howard verified that an office will be onsite. Mr. Lanier said this will be added in the next phase.

Mayor Pro Tem Fuller clarified the special approval, with Mr. Forgey explaining that the property has a condition for self-storage only, adding that they were looking at consistency when looking at this item.

Commissioner Fletcher stated that she would like to see a condition on the item with a time limit for construction.

Additional discussion followed with Commissioner Warbington clarifying the use of the storage unit district. Mr. Forgey explained the condition on the zoning and advised that it still requires special approval regarding impact on the neighborhood, etc. In reply to Commissioner Warbington, Mr. Forgey addressed junk cars storage. Commissioner Warbington asked Mr. Lanier the cost to add fill dirt, etc., with Mr. Lanier commenting on the dirt re: stormwater, and fillings for the first few phases.

Regarding calls Mayor Pro Tem Fuller said he was getting about junk cars, Mayor Dorough asked for assurance that this is the intention of the applicant to improve the appearance of the city, etc. Mr. Lanier advised that the applicant is present to also answer questions.

Max Pouliot, Owner, discussed information on this being for inside storage and that cars can only be stored inside, as well.

Commissioner Howard asked for assurance that this will be for inside storage including cars. Mr. Pouliot confirmed that it will all be inside storage, adding that it will be gated, with security, landscaping and the public will not be able to see inside. Commissioner Howard asked if this information can be put in writing regarding inside storage only. Mr. Davis opined that the information is memorialized in the minutes and that if what happens is not what Mr. Pouliot described, in the future, the city can rezone, etc. Mr. Pouliot advised that in the future phase there will be an unmanned office onsite for self-service.

Mayor Pro Tem Fuller asked if approved when will phase one begin. Mr. Pouliot said he will begin ASAP. Mayor Pro Tem Fuller commented on site plans with Mr. Pouliot stating that he is waiting on zoning approval.

Commissioner Warbington mentioned that the property was a foreclosure. Mr. Pouliot advised that it was not a foreclosure, but a private sale. In reply to Commissioner Warbington, he stated that this is his first storage development. Commissioner Warbington asked if RV storage will be available with Mr. Pouliot

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

stating that he does not anticipate any outdoor storage and that he has estimated \$1.0 million on this project to include the infill dirt, etc.

Mr. Forgey reminded that a condition is already on the property and that it can be re-confirmed as it is conditioned for storage/mini warehousing only.

Commissioner Warbington questioned the concern of the Planning Commission's 4-3 vote, asking if there is a reason for Dr. Ochie's abstention, etc. Mr. Forgey said that he did not state his reason for abstaining and mentioned the same concerns expressed by the Commission this morning, including outdoor storage and junk vehicles, which are not allowed to be stored outside.

Commissioner Young clarified that vehicles, etc., cannot be stored outside as discussed.

Cameron Morris spoke in opposition to the application, adding that he owns property near the location. He discussed concerns he has regarding the Special Approval request and advised that he owns property directly next to this property and does not believe that Mr. Pouliot has intentions to construct a storage facility on this property, adding that approval would open the door for him to store his junk vehicles on there. He discussed Mr. Pouliot violating codes at his previous location and claimed that he is attempting to conceal his violations on the 2115 Radium Springs property, adding that Code Enforcement followed him from a previous location to the property where he tried to conceal 15-20 vehicles in the woods; he [Mr. Pouliot] plead guilty to criminal trespass at one of his rental properties in Lee County by entering and changing the locks before the seven-day moveout date. He urged the Commission to deny Mr. Pouliot's Special Approval request.

In reply to Commissioner Howard, Mr. Morris said he owns property near the location, adding additional concerns regarding prior storage units that Mr. Pouliot owns that were in violation of code, etc. Commissioner Howard asked if the suggestion is to add the condition with Mr. Morris expressing concerns on prior dealings he has had with Mr. Pouliot and his storage units being used to house junk cars in the woods.

Additional comments followed with Commissioner Warbington confirming that Mr. Pouliot has junk cars on the current location with Mr. Morris agreeing, adding that he emailed information to the Commission regarding the violations. Commissioner Young also expressed concerns regarding comments, adding that Mr. Pouliot has assured that he will not have cars on the property outside and that this is the law. For transparency, he noted that Mr. Pouliot will be in competition with Mr. Morris and his vested interest by locating his facility there. Comments also included Mr. Morris concerns of self-storage, in which Mr. Pouliot could pave the parking lot, number spaces and rent them out, but most likely would park junk cars there. Commissioner Young mentioned special approval plans, outside storage pads not being in the plans which will be outside of what is approved. To clarify, he asked Mr. Forgey if it is not in the plans that are approved, he is prohibited from making any alterations; Mr. Forgey agreed and explained that the condition is for mini-ware houses and if approved, it will be approved as noted, adding that the zoning is limited now and for assurance, he suggested making note of the limit/condition in the motion to approve. He advised that there are storage companies that allow licensed, operable boats and cars to be stored; however, junk vehicles are strictly prohibited. Commissioner Warbington asked Mr. Morris if he knows Ms. Washington, who filed complaints. Mr. Morris stated that he does not know this person. Commissioner Warbington noted comments in the email on violations, photos, etc.

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

In reply to Commissioner Young, Mr. Pouliot explained that some of the discussion has to do with his personal property which he rectified by purchasing commercial property. He also commented on prior violations, code officials that he spoke with, dates, etc., all of which occurred in 2018 and there being no violations since. In reply to Commissioner Young, Mr. Pouliot explained the circumstances of him having cars parked in the woods and corrections made to comply.

PUBLIC INFORMATIONAL MEETING (Closing times for on-premise sale of Alcohol)

Joe Dent, Attorney with Watson and Spence, LLC, spoke on behalf of several bar owners opposing the change in the current ordinance. He discussed the current time/vacating the establishment, etc., as it pertains to being open to 4:00 am and not rushing customers and staff having time to clean, adding that this is a reaction to a problem that may not exist in relation to bars and crime in the early morning hours. He reported that a request was made for 911 call logs for 24-hour restaurants, convenience stores and bars and it was discovered that in 2019/2020, more calls were made for 24-hour restaurants and convenience stores than the bars. He briefly discussed the statistics of those calls and suggested that the change will create problems rather than solving any.

Commissioner Warbington asked how many owners he represent and if he can list names. Mr. Dent said Mr. Udoto retained him, with Mr. Udoto speaking with other owners, adding that he (Mr. Udoto) had discussions with the Sand Trip and Bo Henry. Commissioner Warbington commented on 911 calls, which were from neighboring nightclubs and asked for clarity. Mr. Dent agreed that many calls do come from other areas after leaving bars and that moving the time will not make a difference in that respect. Discussion followed on locations of those causing concerns, status of current nightclubs, etc. Commissioner Warbington asked Mr. Dent if his client's alcohol license is in good standing; Mr. Dent stated that as far as he knows, it is. Commissioner Warbington advised that it is under review and on probation, with Mr. Dent stating that he is not aware of this.

In reply to Commissioner Young, Chief Persley gave observations regarding current discussions, adding that some issues stem from after clubs close, i.e., house parties, etc.

Frank Tilman owner of Charlie B's on Dawson Rd., spoke in opposition to the proposed ordinance change, adding that there is a lot of cleanup that he and his employees do after the club closes and asked that this be taken into consideration.

Discussion followed with Commissioner Howard verifying that Mr. Tilman closes and is out by 3:30 am. Mr. Tilman agreed, adding that the change will cut into his cleaning time by 15 minutes. Commissioner Fletcher thanked Mr. Tilman for his comments and cleanup efforts. Commissioner Warbington asked the time that Charlie B's closes with Mr. Tilman stating that he closes at 2:55 and is out by 3:30/3:40. In reply to Commissioner Warbington, Mr. Tilman stated that the ten minutes will cause him to lose money by customers going to Lee County. Mayor Dorrough commented on the proposed change from 2:45 to 2:55 and having enough time to cleanup. Mr. Tilman agreed. Mayor Dorrough mentioned other cities and their closing time (Athens, Columbus, Valdosta, etc.) and said the concern is people staying in bars another hour to 4:00 am. He asked how much time is needed to clean up/close registers and prepare for the next day. Mr. Tilman asked if he can have until 4:00 to clean up. Mayor Dorrough discussed concerns of operations and it being easier to require everyone being out by a certain time.

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

Bo Henry, owner of several restaurants including Harvest Moon, spoke in opposition to the proposed change and concerns of APD officers being all over town to assist with closing, etc., adding that the Commission makes laws regarding opening/closing, being shut down for three months due to the virus, etc., which makes his employees feel they are being kicked to the curb. He said ten minutes can change the entire model of the business which drives people to Lee County, adding that they also pay a higher tax in Dougherty County. He mentioned shuttles that he runs nightly for those overdrinking to have a free ride home and asked that those not having problems be considered. Regarding cleanup, he explained that workers are tired already before having to clean up and that closing out takes time. He asked the Commission to consider all areas that were expressed, adding that the time to stop serving and closing should be carefully considered.

Discussions included Commissioner Fletcher asking how long he serves food. Mr. Henry said pizza is served until 3-3:45 and advised that the full kitchen is not open. Commissioner Warbington stated that a few people can affect everyone and with there being approx., 40 nightclubs with the majority doing what they are supposed to do; however, the minority often cause problems for the majority. He commented on safety for all and clarified that there is one hour to close and one hour to clean, adding that the proposal is to have 30 minutes for each instead of an hour. Mr. Henry asked and welcomed the Commission to visit his establishments to see what is being done and how long it takes, adding that they typically leave between 4-4:30. Commissioner Warbington agreed that all establishments are not the same with Mr. Henry agreeing that it is a 'privileged' license, adding that APD officers have to cover all establishments during the serving time, challenges that arise, i.e., house parties, etc., that comes into play as well. Commissioner Young commented on unintended consequences that arise and challenges they incur and asked Mr. Henry if he was notified of the current proposed changed. Mr. Henry said he heard it was coming up and that he reached out to those representing his ward to provide his concerns/thoughts. Commissioner Young asked Mr. Henry if he was in business when the ordinance was last changed. Mr. Henry replied affirmatively and explained the prior closing times and vacating the premises.

Mayor Dorough mentioned comments that presume something that is not true and suggested all businesses reconsider the proposal. He briefly discussed the history of closing times when he was on the Commission in 2004, the blue-law in which bars had to quit serving at 11:55 p.m. on Saturdays and everyone had to be gone by 2:00 a.m., the 2009 provision allowed four employees to stay until 5:00 a.m., and suggested that this provision must be changed. He advised that no changes have been made yet; the Commission wants input from owners to help fine-tune the ordinance to keep them from losing revenue, while protecting the residents of Albany.

Chief Persley referenced the Public Safety meeting when discussions were held on closing times, adding that cleaning was not factored in. He mentioned taking into consideration cleaning and that most bars/nightclubs do not take advantage of staying open until 4:00 a.m. and many close a little earlier. Regarding house parties, he added that they happen, not very often, but the places where people congregated after clubs closed, staying until 6:00 a.m. created problems and are now closed.

Additional discussion followed with Commissioner Howard commenting on having too many establishments in a radius (i.e., one mile), concerns after the virus, etc. Commissioner Warbington questioned how the change will affect officers, with Chief Persley briefly discussing off-duty officers who work at bars until they close and, doing a study on calls for service to ascertain how many incidents stem from the club, etc., adding that they will need to look at what is currently happening. Commissioner Warbington addressed comments to Marshal Walter Norman and asked if closing times were used as

disciplinary actions with Marshal Norman explaining that the process of the review of incidents are during annual renewals which determines the discipline. In reply to Commissioner Warbington, he agreed that there have been recommendations to cut hours by 30 minutes when determining discipline. Commissioner Warbington noted that it was a recommendation, not a rule and asked if the Commission has the legal authority to order a bar/club with issues to close early with Marshal Norman replying negatively and explaining that this would have to be in in the ordinance.

APPOINTMENTS

1. Long Term Financial Planning Committee Appointments: Commission appointee Utility Board appointee

The Clerk briefly discussed information as noted (copy on file) regarding the two vacancies on the LTFPC.

Commissioner Howard said he will have a recommendation by the night meeting, Mayor Pro Tem Fuller suggested Commissioner Warbington and Stan Logue. Commissioner Fletcher agreed with Mayor Pro Tem Fuller.

Mayor Dorough asked for background on the information and if the Committee has a purpose now, i.e., when MEAG Credits came in the City passed an Ordinance for the City to have 2/3 of the money with WG&L having 1/3 of it. Since that time, the Charter was changed and Utilities (f/k/a Water, Gas & Light) has no authority to spend over \$200,000. He stated that he does not know if any funds remain in the third allocated to WG&L, commented on whether the committee must meet quarterly asking if the Committee has a purpose. Ms. Subadan suggested that the Committee has a purpose and should stay in place and there is a need to have meetings, adding that she will provide the [background] information via email. Mayor Dorough asked how the money was spent, etc., adding that the Utility Board should decide who will make that appointment. Mr. Davis noted page 40, which explains that appointments are from the Commission and Utility Board separately. Ms. Subadan stated that this item will be on the next agenda for the Utility Board to make their appointment. In reply to Commissioner Young, Mr. Davis noted page 39, which explains the process/establishment of LTFPC. Commissioner Young asked if there is a sunset on this Committee since the money has mostly been spent. Ms. Subadan stated that the bylaws will also be provided with her information, adding that she agrees with Mr. Davis' statement that the committee will retire if there are no further funds. Commissioner Howard asked how much money is left with Ms. Subadan stating that the information will be provided. Commissioner Warbington agreed with Mayor Dorough regarding how to use the money left going forward, adding that this is a recommendation of the Committee and that the funds came from ratepayers and should be used for job investments and should be connected to utilities/infrastructure.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS (Transfer of Ownership)

Marshal Walter Norman, Business License Director, discussed the following (copy on file) and advised that it meets the criteria for approval:

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

1. Food Lion LLC; d/b/a Food Lion #2820; 2800 Old Dawson Road; K. Thomas/Agent; Beer and Wine Package

Commissioner Howard confirmed that additional applications will be forthcoming for the other Food Lion locations. Marshal Norman agreed.

Mayor Dorough asked how many Harvey's have closed; Marshal Norman stated all three, with Food Lion taking those establishments.

Marshal Norman discussed the following (copy on file) and advised that it meets the criteria for approval:

2. Arshan Enterprise LLC; d/b/a Albany Food Mart; 2125 Newton Rd., Suite B; E. Mitchell/Agent; Beer and Wine Package; WARD 6

Commissioner Howard questioned credit card purchases at convenience stores and requiring a \$5.00 minimum purchase. Marshal Norman stated that this is a business decision.

Commissioner Young asked the closest residential structure with Marshal Norman stating Habersham and that it is within a ½ mile distance. Commissioner Young asked Mr. Davis if this will require an ordinance change, with Mr. Davis stating that there is a paragraph that refers to residential qualifications and the number of factors. He then proceeded to read from code section 6-74 (9). A brief discussion followed on adding a distance requirement to limit adverse effects on neighborhoods, etc.

PUBLIC WORKS MATTERS

STREETS/ALLEY IMPROVEMENTS - INSTALLATION OF SPEED TABLES

Bruce Maples, Engineering Director, discussed information (copy on file) regarding the request to install traffic speed tables as follows:

- 2900 block of Phillips Drive - \$28,230.00 (Ward 4)
- 3100 block of Harvest Lane - \$16,938.00 (Ward 4)
- 3200 block of Winterwood Ave - \$14,820 (Ward 4)
- 500 block of Meadowlark Drive - \$30,000 (Ward 4)
- 400 block of Wadkins Ave - \$31,815 (Ward 6)

In reply to Mayor Dorough, Mr. Maples stated that the funding source is TSPLOST.

COMMUNITY AND ECONOMIC DEVELOPMENT MATTERS

GAP FUNDING RE: FOOD FOR LESS PROJECT

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

Phyllis Brown, Interim Director discussed information as noted (copy on file) and requested support for gap funding Re: Food for Less Albany grocery store on Gordon Ave.

Discussion followed with Commissioner Howard asking for clarification regarding the possibility of Food for Less going out of business before the ten-year commitment and the unforgivable loan. Ms. Brown explained that the loan is \$100,000; for every year that Food for Less (Albany) stays in business the outstanding balance will be reduced by \$20,000 on the anniversary of the loan. She explained that one condition of the grant approved for \$150,000 was that Food for Less commit to at least 80% of jobs being filled by Albany/Dougherty County residents. **Mayor Pro Tem Fuller asked if the loan is made to the operator or to the property owner with Ms. Brown explaining the process of the City loaning \$150,000, as well as the \$200,000 forgivable loan, with funding being made payable to Food for Less. She stated that she received the Commitment letter from Regions Bank for the \$1.5 million. Commissioner Fletcher stated that this is needed for that side of town and CED has done a great job.** Commissioner Warbington questioned whether the product that they are bringing is what the city needs. Ms. Brown stated that they will be full service. Commissioner Warbington commented on making sure they will bring desired fresh vegetables, fruits, healthy choices, etc. Commissioner Young mentioned this being a viable store and questioned the business model, changes to the footprint, etc.

Michele Beener, Consultant for Food for Less Albany, Inc., was on the virtual call to answer questions and thanked the Commission for the opportunity to be in Albany.

Commissioner Fletcher asked if they will be selling alcohol. Ms. Beener stated that eventually they will. Commissioner Young questioned which local farmers will be used. Ms. Beener said she will supply a list and will include an education program that was provided. Commissioner Young questioned the footprint and whether the entire building will be used. Ms. Beener stated that the store will occupy the 37,000+ sq. ft. Commissioner Young asked if there is community outreach that is provided with Ms. Beener explaining that each store has their own culture and flavor and they will be working with them in inviting the community, etc., regarding local agriculture, opportunities to grow, etc.

Additional discussion followed with Ms. Subadan advising that Mr. McDaniel, Food for Less principal, was not on the call. Commissioner Howard asked for a list of the stores they own and how much employees will be paid with Ms. Brown stating that she will provide the information.

Mayor Dorough recognized William Wright to speak on this matter. Mr. Wright stated that he is directly impacted by Food for Less and spoke about working at Piggly Wiggly at one time. He distributed information (copy on file) regarding the CFR-49-26 workshop for DBE's and discussed increasing minimum wage, part-time workers, etc., noting page 3 highlights and page 8, which show that the loan's 4.5% interest rate could have been cut in half if the City had followed his recommendation regarding the New Mainstreet Loan Program. He referred to the Articles of Incorporation, noting where Food for Less is domiciled and advised that, to protect the City, a look is needed at their income statement, balance sheet and cash flow statement.

Commissioner Young asked Mr. Wright if the minimum wage that Food Lion will pay is \$10.00/hour. Mr. Wright discussed the prospect of the Federal minimum wage being raised to \$15.00/hour, which has a domino effect of rising costs, employee lay-offs/reduction of hours. He stated that part-time and full-time employment must be defined, as the standards for both have changed and declared that within the next 100 days, the minimum wage will be \$15.00/hour.

RECREATION MATTERS

DRISKELL PARK MASTER PLAN SELECTION

Craig Potter, Interim Recreation Director, discussed information (copy on file) regarding the approval for the redevelopment of Driskell Park and the options, as noted.

Discussion followed with Commissioner Howard commending the efforts and noting the improvement to the area to bring positive change. Commissioner Warbington asked if fields or courts will benefit youths most. Mr. Potter discussed the benefits of the court option. Commissioner Warbington commented on Dougherty County School reaching an agreement to develop their corner for both options. In reply to Commissioner Warbington, Mayor Dorough commented on partnering with the School System, however he advised that we are basically trying to figure out funding. Commissioner Young asked if community input was obtained. Mr. Potter advised that comments were on basketball courts and having more open space. Commissioner Young noted page 88 with Mr. Porter advising that this is the court option which would be where an old baseball field had been, adding that both events will be held where the baseball field is currently located. Mayor Dorough commented on the use of the baseball field, current use the school system has in place, etc. Regarding a survey, Mayor Dorough advised that Ms. Lucille Harris personally hand delivered the survey to citizens and citizens providing information online. He said that there were only 16 online responses and that Ms. Harris was able to obtain approx., 106 by going door by door. He said his preference is to move forward with the field option and that he will make an option at the business meeting next week, adding that the community center will be well used, etc. Ms. Subadan noted the field and court options and discussed after school programs, pool/court options, improvements to the playground, walking trail (field option) and commented on the basketball courts, event lawn as opposed to a football field, etc. (court option), adding that the project is SPLOST funded and that other projects (gyms) will need to be adjusted to move forward with this project. Commissioner Young stated that he wants the gyms to be considered and asked the status and future plans/adjustments as commitments were made to Ward VI that it would have gyms; he mentioned priorities being shifted. Mayor Dorough stated that funding will be addressed, adding that it will be SPLOST and that he will support moving forward with the projects.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

Yvette Fields, Central Services Director, and Jimmy Norman, Director Utility Construction, discussed information as follows: (copy on file)

1. Right-of-Way Trimming/ECG Piggyback; one-year contract with W.A. Kendall & Company, Inc., and Trees Unlimited re: right-of-way tree trimming services for an est., exp., of \$776,000.00.

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

Mr. Norman pointed out that this is specifically for powerline clearance trimming. The contractors must be qualified/certified to work around high-voltage power lines, with the City having approximately 700 miles to maintain.

Commissioner Warbington questioned getting quotes from local vendors with Mr. Norman agreeing that this type of work is outside the scope of local tree services, which lack qualifications to work with high voltage lines/wires.

Mayor Dorough asked if this is an item he asked to be researched in-house. Mr. Norman advised that Asst. City Manager Ken Stock forwarded the information to Commissioners; it was a lot more and that information was forwarded on this.

Ms. Fields discussed information (copy on file) regarding the following to include a resolution to move forward.

2. Selection of engineering firm Re: development of the FY21 CDBG-DR program application.

Commissioner Howard questioned the amount for 8th Ave., basin with Mr. Forgey stating that the grant will be for \$1.4 million.

Mayor Dorough asked the amount the engineering firm will be paid. Mr. Forgey reported that the engineer will be paid 11-12% for work going forward and that it is a percentage of the project as structured by CDBG Grants. Discussion followed on flooding/sanitary sewer separation, etc., with Ms. Subadan explaining that this is a project identified on the \$100 million plan and that the City will apply for grants with this grant being close to deadline. DCA requires an authorizing resolution listing the selected engineering firm; a qualified engineering firm is required, adding that the grant application is in the process, etc.

MOU – EMERGENCY MANAGEMENT PERFORMANCE GRANTS PROGRAM USER ACCESS AGREEMENT

Fire Chief Cedric Scott discussed information (copy on file) regarding the request to consider a resolution authorizing an MOU with GEMA/Homeland Security allowing access to submit grant applications through the Emergency Management Performance Grants Program portal. There were no questions or comments on this item.

EXTENDING FAMILY FIRST CORONAVIRUS RESPONSE ACT

Veronica Wright, Managing Director of HR and Risk Management discussed information (copy on file) requesting to adopt a resolution RE: modified City-sponsored provision of the Families First Coronavirus Response Act (FFCRA).

In reply to Commissioner Howard regarding pg. 128 FMLA Leave, Ms. Wright clarified that pertaining to COVID-19, after being employed for at least 30 days, leave time can be taken.

Mayor Dorough stated that this is a modified policy and asked the difference. Ms. Wright explained that this pertains to employees directly affected by COVID, etc., and that it only cuts out childcare and caring

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

for sick loved ones. In reply to Mayor Dorough, Ms. Wright clarified that employees are required to provide documentation from a doctor.

CITY MANAGER'S UPDATE

Ms. Subadan advised that the update will be provided this afternoon. She mentioned the Food for Less project and appreciates Commissioners support. She stated that the City has been actively supporting the vaccine clinic, with there being a pop-up clinic on Saturday.

Commissioner Howard asked if youth basketball began yesterday. Mr. Potter advised that Henderson and Thornton opened and are being sprayed (sanitized) with everyone expected to wear masks and social distance.

ITEMS FOR FUTURE AGENDA(S)

Commissioner Young thanked all for their help in working with Food for Less, adding that they will be opening a pop-up farmer markets and food trucks in the parking lot of Winn Dixie on Oakridge Dr. He also asked where we are with the gyms. Ms. Subadan advised that this will be discussed at the upcoming retreat. Commissioner Young questioned why we are not moving forward with Ms. Subadan stating that this Commission voted to add it to the budget and after work began, we had problems with it being in the flood zone, etc., which puts things on pause, adding that options were looked at to bring up to standard and an estimate to rebuild vs. renovate, with there being no decision made at that point, except getting an overall Master Plan, which will help us decide the best tactic – not just for the gyms, but with several other competing items directly related to recreation.

At this time, 12:31, Commissioner Warbington advised that Commissioner Langstaff had joined the meeting a while back.

Mayor Dorough questioned alcohol being sold on Sunday in the county. Mr. Davis replied that he is not familiar with their rules. Ms. Subadan recalled the referendum item voted on in which the City Commission elected not to allow package sales on Sundays, but the County did. Mayor Dorough stated that citizens should have the right to vote on that.

EXECUTIVE SESSION (Property Acquisition)

At 12: 31 p.m. Commissioner Warbington moved to enter into executive session to discuss property acquisition and personnel matter, seconded by Commissioner Howard, the motion unanimously carried (Commissioner Young did not respond vote was 6-0).

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	yes
Ward V	yes
Ward VI	no response
Mayor	yes

FEBRUARY 16, 2021
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100 (and virtual)

At 1:20 p.m., Commissioner Howard moved to exit executive session, seconded by Commissioner Warbington and, following a roll call vote the motion carried as follows:

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

Mayor Dorough advised that no votes were taken during executive session and, there being no further discussions, the meeting adjourned at 1:23 p.m.

SONJA TOLBERT, CMC
CITY CLERK