

NOVEMBER 14, 2017
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

PRESENT: Mayor Dorothy Hubbard
Mayor Pro Tem Roger Marietta

City Commissioners: Jon Howard, Bobby Coleman, BJ Fletcher (arrived at 9:06),
Bob Langstaff, Jr., and Tommie Postell (arrived at 8:42)
City Manager: Sharon D. Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 8:32 a.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

DONATION OF REAL PROPERTY ADJACENT TO PAUL EAMES PARK

Mr. Davis discussed information as noted (copy on file) regarding the donation of property adjacent to Paul Eames Park, location of the land, which is mostly lake-front and commented on the property taxes and proposed recreational uses. He suggested that this donation of property would substantially benefit the City.

Mayor Pro Tem Marietta thanked the owners for their donation and asked if a beach or marina could be placed there. Mr. Davis explained that it would be challenging, since the majority of the property is wetlands. However, he added that it is possible.

In reply to Mayor Hubbard, Mr. Davis advised that the City did due diligence in searching the title, which showed no liens other than the tax bill, which will be taken care of at the closing. Ms. Subadan advised that TTI performed an environmental check and found no underground storage tanks or any kind of contamination; however they found illegal dumping, which will be a minimum cost to remove and clear.

In reply to Commissioner Howard on the amount of acreage, Mr. Davis advised that there is a total of 172 acres, with more than half of the northern tract being wetlands, etc.

Commissioner Langstaff stated that Mr. Sherman Willis is present and asked if they can move this item and vote now. Mr. Davis advised that due to advertising of the time of the meeting, his opinion is that we cannot jump back and forth between the two agendas.

Mayor Hubbard thanked the owners and Mr. Davis for his due diligence in researching, etc. There were no additional comments on this item.

PUBLIC SAFETY MATTERS

ANNUAL ALCOHOL LICENSES BLANKET RENEWALS FOR 2018

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Marshal Walter Norman discussed information as noted (copy on file) regarding blanket renewals for 2018, adding that there was a reduction from 209 to 198 with applications pending for next month. He explained the process in working with all public safety agencies to inspect establishments, ensuring that all State and local license/permits are up-to-date, including monitoring of restaurants, etc. He briefly discussed partnering with APD to monitor nightclubs in an effort to reduce situations that could have a negative outcome by conducting frequent walk-throughs. Additionally, he advised that club owners and their employees will be responsible for monitoring the atmosphere inside the clubs i.e. combative behavior of patrons. Also, the alcohol handler's card/program has been revised to make those employees more aware of aggressive behavior, over-intoxication, etc. The research determined that there has been no drain on police resources and no reason to not renew the licenses for the listed establishments. He advised that staff recommends approval

Mayor Pro Tem Marietta noted that #9 and 16 are in Ward 3.

Commissioner Howard mentioned the situation that occurred in a club on Radium Springs Road and asked if this is an ongoing investigation. APD Chief M. Persley stated that the subject involved was arrested by Camilla PD; however, it is still under investigation and another person most likely will be charged

Commissioner Coleman asked if the club owner complied with all rules and regulations; Chief Persley stated that they are still investigating. In reply to Commissioner Coleman, Marshal Norman stated that at this time there is no reason to deny the club owner his license. (Commissioner Postell arrived at this time).

In reply to Commissioner Postell regarding the number of categories, Marshal Norman explained the process and how it is broken down by ward, etc. Commissioner Postell questioned the violence that is going on in the various wards and asked if Marshal Norman has this information. Marshal Norman stated that he has a copy of the report, but advised that he cannot speak to the report since crimes fall under the police department to investigate. Commissioner Postell commented on recent events happening in Tampa, FL and stated that he does not want the same things happening in Albany, suggesting that the Gang Task Force should also be involved in the obtaining of alcohol licenses. He blamed the expedited process of obtaining a license for most of the situations that happen. A brief discussion ensued with Mayor Hubbard and Commissioner Postell commenting on this item, the length of the agenda, including the vast amount of information in attachments, etc. Mayor Hubbard suggested that questions be addressed on Monday before the meeting on Tuesday.

Commissioner Howard noted a typo on page 158 and advised that The Sand Trap Lounge is in Ward 6. There were no additional comments on this item.

PUBLIC WORKS MATTERS

ACCEPTANCE OF SANITARY SEWER EASEMENT RE: MONROE HS PROPERTY

Bruce Maples, Director of Engineering, discussed information as noted (copy on file) regarding acceptance of an existing City owned sanitary sewer line contained within the Monroe HS property at 900 Lippit Dr., adding that approval will give the City the right to work on this property. Mayor Hubbard asked about future funding, with Mr. Maples advising that the City is responsible for maintenance. There were no additional comments on this item.

REVISION OF EROSION, SEDIMENTATION & POLLUTION CONTROL ORDINANCE

Mr. Maples discussed information as noted (copy on file) regarding the amending of the Erosion, Sedimentation & Pollution Control Ordinance as it pertains to the various revisions, especially the Clean Water Act and complying with state regulations.

In reply to Mayor Hubbard, Mr. Maples stated that contractors are aware of this since the information is sent to them once adopted, and advised that the City monitors. There were no additional comments on this item.

Mr. Maples discussed the following three items:

RAILROAD CROSSING IMPROVEMENTS RE: LOCKETT STATION ROAD, WESTOVER BLVD. AND S. MOCK ROAD

Mr. Maples discussed information as noted (copy on file) regarding railroad crossing improvements at Lockett Station Road, Westover Blvd., and S. Mock Road, advising that all will be funded through SPLOST VII. He advised that they will be working with all three railroads to reduce the cost, if possible, and mentioned the work being completed in December.

Commissioner Howard asked for a list of railroads that will be improved in the future. Mr. Maples said he can provide the information he has and explained the process regarding his conversations with railroad reps.

Commissioner Postell asked the rulings of the railroads regarding hazardous conditions when crossing tracks. Mr. Maples explained that the rules/regulations come from the federal government to GDOT, which uses guidelines to evaluate and determine what needs to be done based on elevation/deterioration /etc. He discussed the process and said that in spite of the numerous challenges, they have made progress in developing relationships with the railroads, and improvements are forthcoming. In reply to Commissioner Postell, he discussed concrete paneling, asphalt, timber, etc., as it pertains to repairs; evaluations by the federal government, etc.

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Mayor Pro Tem Marietta stated that he has constituents/ reps present to make comments. Ron Vargo, President of Indian Creek Watch Assn., said they appreciate the work done on Lockett Station and Westover Blvd., adding that there is a lot of traffic, including semi-tractor/trailers. He relayed an incidence in which his tire blew-out because of running over something wedged in a railroad tie. Mayor Pro Tem Marietta thanked them for supporting SPLOST, adding that railroad crossings were a primary issue in garnering support for the last SPLOST. There were no additional comments on this item. Mayor Hubbard noted that adding to the difficulty is having to work with three different railroads.

Regarding S. Mock Road, Mr. Maples reported that it will be a southern crossing at MCLB. Commissioner Howard mentioned that everyone using Mock Road will appreciate the improvement.

There were no additional comments on these items.

PUBLIC FUNCTION MATTERS

REQUEST TO AMEND LAND BANK INTERGOVERNMENTAL AGREEMENT

Paul Forgey, Planning Director, discussion information as noted (copy on file) regarding the request from the Land Bank Authority to amend the Intergovernmental Agreement to align operations to the fiscal year as used by both the City/County governments instead of using the calendar year. He advised the County approved and asked for approval from the City.

In reply to Commissioner Postell, Mr. Forgey clarified the purpose of the request as noted. There were no additional comments on this item.

UPDATE TO E. ALBANY REVITALIZATION PLAN

Kerrie Davis, Transportation Planner, discussed information as noted (copy on file) regarding updating the E. Albany Revitalization Plan.

Commissioner Howard briefly discussed the lack of economic development in E. Albany and the poverty level there. He mentioned that US HWY 300 is a major thoroughfare and suggested that it is a bad reflection on Albany.

Commissioner Coleman also commented on investing in E. Albany, which has been neglected, and suggested offering incentives to assist businesses.

Commissioner Postell asked Ms. Davis how long she's work with the City with Ms. Davis stating she has been with the City for two years. Commissioner Postell commented on the racial issues dividing Albany. There were no additional comments on this item.

COMMUNITY AND ECONOMIC DEVELOPMENT MATTERS

APPLICATION FOR 2018 CHIP GRANT

Shelena Hawkins, Director of Community & Economic Development, discussed information as noted (copy on file) regarding the application for the 2018 CHIP (Community HOME Investment Program) Grant and explained funding/matching funds, etc.

Mayor Hubbard asked the source of the matching funds; Ms. Hawkins explained that funding will come from CDBG or HOME Funds, etc.

In reply to Commissioner Coleman, she explained that the program to which he is referring (re: Dougherty County) does not have anything to do with the CHIP grant. There were no additional comments on this item.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES

Dale Henry, Buyer II, discussed the following (copy on file):

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| 1. | Heavy Duty Trencher – Ditch Witch | |
| | Total expenditure | \$113,812.14 |

In reply to Commissioner Postell, he explained the bidding process and awarding the bid. There were no additional comments on this item.

Mr. Henry discussed the following (copy on file)

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| 2. | Liquid Chlorine – J.C.I. Chemicals; Jacksonville, FL | |
| | Estimated expenditure | \$75,600.00 |

Commissioner Fletcher commented on the bidding process, specifically two local bidder and asked if they had an opportunity to bid. Mr. Henry stated that the information was on the website and was in the newspaper, adding that they can be contacted in the future.

Commissioner Coleman agreed with Commissioner Fletcher regarding reaching out to local vendors.

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Commissioner Postell questioned the award of the contract and was advised that it is not the same company that was awarded the bid for Monroe High School. There were no additional comments on this item.

Joshua Williams, Buyer II, discussed the following (copy on file)

3.	Copiers – Ricoh USA	Est. annual expenditure	\$58,486.80
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Mayor Pro Tem Marietta referenced page 83, stating that the local bidder was within 5% and suggested considering the local bidder. Mr. Williams explained that based on the annual amount, the award is beyond 5%, adding that Ricoh had a local presence in the City. In response to Commissioner Fletcher, he explained that they are undergoing restructuring of their sales staff; while they do not maintain an office here, they have local reps based here. Discussion followed on awarding to a local vendor.

Commissioner Postell questioned changing terminology of the bid that could result in lawsuits.

In reply to Mayor Hubbard on local preference, Mr. Davis agreed that the 5% is in place. Mayor Hubbard stated that if that's the case, the question becomes 'was the local bidder offered that option'.

Commissioner Fletcher asked Mr. Davis if there is an option to negotiate if the bid is this close. Mr. Davis stated that the City cannot negotiate bids and explained that part of being the low bidder is also being a responsible bidder. He added that because of objective factors, the City does not have to choose the low bidder if there are concerns about service, quality, etc.; the most responsible bidder could be in second place.

Additional discussion followed with Mayor Pro Tem Marietta stating that the local bidder can be picked if they are willing to match the bid. Mr. Davis stated that it has to be within 5%. Ms. Subadan explained that the price isn't reduced, but latitude is allowed if within the 5% to go with the local preference. Yvette Fields, Director of Central Services, stated that the City can exercise the option to go with the local preference, but they have to match the low bid, if they are within 5%. Commissioner Coleman asked if the 5% can be amended with Mr. Davis stating that it is possible as long as there is a reasonable basis for moving that percentage. Commissioner Fletcher said that since she has been a Commissioner it went from 3% to 5%. There were no additional comments on this item.

Mr. Williams discussed the following (copy on file):

4.	Turnout Gear – Municipal Emergency Services	Total expenditure	\$367,400.00
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Commissioner Langstaff asked AFD Chief Ron Rowe the age of the old turnout gear. Chief Rowe explained that NFPA requires a ten year lifespan and they are in the tenth year. Commissioner Langstaff asked how many sets we have; Chief Rowe replied that the City has 153 full-time suppression personnel and 36 with part-time. He explained that the majority of their gear has aged-out; the new gear will provide protection to personnel who are exposed to carcinogens on a regular basis to have a fresh set when the old gear becomes contaminated. Commissioner Coleman asked what will be done with the gear not being used with Chief Rowe stating that it will become surplus.

Ms. Subadan added that funding for this will be put in reserve because of not being able to complete the purchase in FY 2017, adding that she will be seeking a budget amendment to move the funding from reserves into the operating budget as it pertains to this item.

GIRMA MEMBERSHIP APPLICATION

Derrick Brown, Finance Director, discussed information (copy on file) regarding the City's membership with the Georgia Interlocal Risk Management Agency (GIRMA), as it pertains to HB 146 and providing cancer policy/benefits to firefighters.

Commissioner Langstaff questioned the cost with Mr. Brown stating that the cancer policy is the selected option; the choice is either/or, and the City only wants option 'B, the cancer policy. He advised that the cost is approx. \$34,000/annually and this is the only additional fee to be paid to GIRMA.

In reply to Mayor Hubbard, Ms. Subadan advised that she has seen other policies that were not as affordable, etc., as it pertains to membership,

GO! TRANSIT AGREEMENT

Tennasha Gresham, Transit Planner, Transit Planner, discussed information (copy on file) regarding the agreement with the State Road and Tollway Authority to receive the GO! Transit Award in the amount of \$1.9 million.

Commissioner Langstaff asked if the total estimated project cost is \$10.4 million; Ms. Gresham agreed. Commissioner Langstaff asked the breakdown with Ms. Gresham providing the following information: Federal funding of \$6.8 million; State funding of \$611,190.50 (as well as 10% local match) and Go! Transit funding of \$1,973,528 of which the other portion of \$2.5 million will be in SPLOST VII funds; total funding for the project is \$10.5 million. Ms. Subadan advised that the \$2.5 million is SPLOST and \$1.9 million is Go! Transit with the balance coming from Federal/State funds and \$190,000 local funding. Commissioner Langstaff clarified that \$2.5 million is from SPLOST with David Hamilton, Transportation Director, reporting that the 10% local match is \$611,190 and currently the funding source is the general fund. Commissioner Langstaff asked if it was in the CIP with Ms. Subadan stating that it should be; however, the project will not be built in this budget year. Commissioner Langstaff asked, besides the \$2.5

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million in SPLOST what else is the City allocating; Mr. Hamilton stated that the City is providing \$611,190.

In reply to Mayor Hubbard, Mr. Hamilton stated that the Go! Transit funds will be available for five years from the time the Commission approves.

Discussion followed on the breakdown of the project, property acquisition (page 125), etc., with Mr. Hamilton stating that we do not know the cost of the property acquisition, which is an estimate. Commissioner Langstaff commented on the potential sale of the property, acceptance, Go! Transit acceptance, FTA not reaching a deal to purchase from the owner, etc., with Mr. Hamilton stating that funds can be returned and/or another location can be chosen if the proposed site is not purchased. Ms. Subadan commented on the 18 years that the project has been going on and several million dollars being lost in the process, adding that the board gave her permission to proceed with the location, etc. If the site is not selected, she advised that her preference is to look at another site and not lose the money. Mr. Davis advised that FTA will require an appraisal of the property and we will have to pay that price. Commissioner Langstaff asked if we are waiting on the environment assessment (EA) with Mr. Hamilton advising that they cannot move forward until the EA is complete with the public comment period currently scheduled for January. He explained the future process, with Ms. Subadan stating that she is not in a hurry to get an appraisal so that it is not dated, once that point is reached.

In reply to Commissioner Howard, Mr. Hamilton stated that they are looking at the bus station and adjacent property (Jackson and Highland). Ms. Subadan stated as far as having to look at other sites, she is looking at that possibility; however, the consensus was to locate it at the proposed site. She said she will know by the first quarter of 2018 and if plans change, she will have to regroup and look at other possibilities.

Commissioner Postell commented on the prior history of this project and asked the cost with Mr. Hamilton stating that currently we are at \$350,000 for the EA. In response to Commissioner Postell, Ms. Subadan stated that the total project is over \$10.0 million; \$3.11 million will come from the City (\$2.5 from SPLOST and \$611,000 from CIP). The request today is approval to accept the grant of approximately \$2.0 million from the State, which is a different funding source than what was previously allocated from FTA.

Mayor Pro Tem Marietta commended Mr. Hamilton for persevering during the process.

There were no additional comments on this item.

CITY MANAGER'S UPDATE

Ms. Subadan stated that open house is tonight at 6 p.m. at the Candy Room for the new contractor, CAA, which will handle the building permit process. She advised that the Christmas parade is scheduled for the first Saturday in December (December 2nd) at 6 pm.

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OTHER BUSINESS

Commissioner Howard asked that the drug unit and Gang Task Force come to the next meeting to give an update

Mayor Pro Tem Marietta stated a few years ago, the City started work on a landlord ordinance to require certain standards, i.e., insulation, appliance, living conditions in apartments, etc. This pertains to substandard rental units and requiring these to be up to code. He asked that this is moved forward regarding air conditioning, heating, insulation. He announced that at 6 pm tonight, ASU-East will have Ga. Relief and Recovery to help people on the west side of town deal with stress. ROOM E-101 is reserved for the next six months to help people deal with post-storm recovery. He also stated that for a future agenda, since the final report has been received, to move forward on the independent CVB process as soon as possible

There being no further business, the meeting adjourned at 10:06 a.m.

SONJA TOLBERT
CITY CLERK