

SEPTEMBER 26, 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, Bob Langstaff,
Jr., and Tommie Postell
City Manager: Sharon D. Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:11 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

APPOINTMENTS

The Clerk read the following, with Mayor Hubbard stating that nominations will be taken and voted on at the regular meeting.

1. One appointment to Albany Utility Board to fill an unexpired term ending January, 2019
2. One appointment to Albany/Dougherty Planning Commission to fill an unexpired term ending January, 2020

TRAVEL

Commissioner Howard moved to approve the following, seconded by Commissioner Fletcher; the motion unanimously carried.

1. S. Subadan, City Manager, GMA Hub Cities Summit; Atlanta, GA; November 2, 2017
2. N. Davis, City Attorney, 64th Annual Institute for City and County Attorneys; Athens, GA; Sept. 13-15, 2017 November 2, 2017

INCREASE FINES TO MAXIMUM ALLOWABLE UNDER STATE LAW RE: MUNICIPAL COURT

Mr. Davis discussed information as noted (copy on file) pertaining to raising fines in Municipal Court. In reply to Commissioner Coleman, he explained that raising the fine gives the Municipal Court Judge more discretion regarding fines. There were no additional comments on this item.

RESTRICTIVE COVENANT FOR 2221 & 2223 S. MADISON ST.

Mr. Davis discussed information as noted (copy on file) pertaining to guidelines, rules, regulations notifying the public that these properties are in the floodplain and cannot be built on. In reply to Commissioner Postell regarding citizens who were told to move, Mr. Davis stated that the City will now be complying with regulations before a problem occurs. Shelena Hawkins, Community & Economic Development Director, advised that information has been communicated to those who have to be moved.

In reply to Commissioner Howard, Ms. Hawkins explained the process which brought this item to light requiring restrictive covenants; as for as the property in question, she explained that the existing structures will be demolished and are not currently occupied. There were no other comments on this item.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS

The Clerk read the following:

1. Tr2 LLC, d/b/a The Rocket; 1935 Dawson Road; T. Underwood/Agent; Beer and Wine Consumption; WARD 4
2. The Grille House; 105 W. Broad; C. Walker/Agent; Liquor, Beer and Wine Consumption; WARD 3
3. Jabs BBQ; 1111 Dawson Road; B. Fletcher/Agent; Beer and Wine Consumption; WARD 3

In reply to Commissioner Postell, Marshal Walter Norman stated that there are no problems with any of the items.

Mayor Pro Tem Marietta mentioned lighting and said he has reported lights that are out, etc. There were no additional comments on this item.

ALBANY POLICE DEPT. UPDATES

Using Power Point (copy on file), APD Chief M. Persley discussed recruiting/hiring, personnel actions, etc. (2016- present).

Mayor Pro Tem Marietta questioned promotions and pay raises with Chief Persley explaining the process, which is at minimum 2.5%, with most being 5%.

Continuing with the presentation, Chief Persley discussed the Police Academy/hiring process, and advised that the next hiring process will begin in April 2018.

Mayor Hubbard asked the normal rate of passing once they complete the academy, with Chief Persley stating that the passing rate is approximately 95%.

Commissioner Howard asked for clarification regarding post-academy participants passing the course with Chief Persley explaining the process, which requires additional payment if the course is not passed the first time. In reply to Commissioner Howard, Chief Persley advised that applicants come from all over the country, but are mainly from Georgia, South Carolina and Florida. Commissioner Howard asked how many officers are we short; Chief Persley replied that

there are 30 entry level positions (patrol/police officers) that are vacant and explained the hiring process at this level. He added that he cannot hire corporals, sergeants, lieutenants, which have to be affected through promotions. Commissioner Howard expressed concern regarding the 15 homicides committed within the community and the calls he has been receiving, asking what can be done to expeditiously hire more officers. Chief Persley said homicides are challenging since many are crimes of passion. He commented on other crimes, i.e., robbery, drug related, etc., and, in reply to Commissioner Howard, he explained that he competes with other agencies when it comes to recruitment and retention. There were no additional comments on this item.

PUBLIC FUNCTION MATTERS

SPECIAL APPROVAL APPLICATION

The Clerk read the following:

1. Special Approval #17-038 - LaShava Lamar, applicant; Mary M. Owens, owner: request Special Approval for property located at 2314 Temple Avenue to establish a Child Caring Institution for six (6) residents. PC approved 6-0. Ward 3

Commissioner Postell questioned the status of employees at centers since some of the institutions are closing. Paul Forgey, Planning Director, stated that the State licenses and oversees these type child care institutions, adding that the applicant is present and can answer questions during the public hearing portion of the next meeting. There were no additional comments on this item.

COMMUNITY AND ECONOMIC DEVELOPMENT MATTERS

2017-2018 ENERGY SOLUTIONS GRANT AWARD FROM DEPT. OF COMMUNITY AFFAIRS

Ms. Hawkins discussed information (copy on file) regarding the grant award for homeless people in the amount of \$40,000 with the request for Commission approval. She commented on prior awards/matching funds that were granted and gave stats.

Commissioner Postell asked how long the homeless have been living in Dougherty County; Ms. Hawkins explained that they have to reside within the city for 12 months per requirements from Dept. of Community Affairs (DCA). She added that they are declared homeless based on DCA's definition and discussed DCA's criteria to be declared homeless.

Mayor Pro Tem Marietta mentioned monies in CDBG Grants that will be awarded, with Ms. Shelena stating that she feels she will manage the funds, since it comes to the City from the State.

Regarding the County receiving funds, she explained that the County receives CHIP/HOME funds through DCA and are administered through the Regional Development Commission in Camilla. There were no additional comments on this item.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

Ms. Fields discussed the following (copy on file):

1. Development Services; Charles Abbott Associates, Inc. (CAA)
Estimated expenditure not to exceed 89% of fees collected

In reply to Commissioner Postell, Ms. Fields explained that the initial proposal was 95% of collected fees. A calculation of the average over five years indicated \$398,045, which resulted in a reduction of the percentage to 89%. She said that a sliding fee structure was included in the Commission package. Phil Roberson, Asst. City Manager, advised that the annual threshold is \$540,000 and, anything over that reduces the percentage to 79%. He discussed information on estimated costs and advised that a power point will be shown that may answer questions.

In reply to Commissioner Coleman, Mr. Roberson explained that the contract is a five-year annual renewal.

Commissioner Fletcher asked if there will be job loss and mentioned replacing employees, which she felt will be a savings to taxpayers. Discussion followed on the process of hiring employees. Mr. Roberson stated that this process came from necessity, which is a public/private partnership and not considered outsourcing. Mayor Hubbard commented on being impressed with the company, retaining/and the cross-training of employees, etc.

Bill Duck, CAA, Inc., showed a power point (copy on file) with information pertaining to the company, i.e., 33 years of experience, number of customers/municipalities in Georgia, average retention of 16 years with clients, organizational charts (current and proposed), transition plan, local outreach, permitting software, operations (old process vs. new processes), quality of service (ISO rating), and, the CAA difference and their commitment.

Commissioner Marietta mentioned a complaint he received today regarding electrical inspections and asked how this will be handled. Ron Grider, CAA, Inc., rep, explained the inspection process when requests are made, which will help improve the flow of inspections. There were no additional comments on this item.

CITIZEN COMMENTS

Mayor Hubbard recognized Chad Warbington, who had signed up to speak. Mr. Warbington addressed the process of contracting services, savings that have not been realized, what department will be contract out next, etc., adding that the frustration began after the first storm in January and has gotten worse to this point. He asked the numbers on the amount of savings we will have, office space, representing the City when inspecting, cost factors, frustration with the current system and not fixing it instead of throwing it out.

Regarding outsourcing, Commissioner Langstaff stated that it makes sense to save money. He asked Finance Director Derrick Brown to explain the numbers and mentioned cross training being critical with the proposed process, opposed to having individual training/inspectors, adding that this is a process that is popular (among municipalities). Mr. Brown gave saving costs, which will be approximately \$60,000 and commented on cost of building permits, etc., where there will be high/low costs.

Commissioner Fletcher said that this may not be the last service/department to be outsourced, adding that if outsourcing will help us - the Commission has made a commitment to move forward. There were no additional comments on this item.

Ms. Fields discussed the following (copy on file); there were no comments on this item.

2.	Training Equipment; Action Target of Provo, UT	
	Total expenditure	\$62,845.00

Ms. Fields discussed the following (copy on file), adding that rates have not been raised with no anticipation of raising rates.

3.	Broker Service for Employee Group Insurance; ShawHankins, of Cartersville, GA	
	Estimated expenditure	\$87,780.00

There were no additional comments on this item.

Ms. Fields discussed the following (copy on file): There were no comments on this matter.

4.	Tractors	
	Total expenditure	\$157,326.69

APPROVAL OF 2018 EMPLOYEE GROUP BENEFITS PLAN

Dr. Dwight Baker, HR Director, introduced Scott Hankins, Broker with ShawHankins. Mr. Hankins used power point (copy on file) in discussing medical administration, stop loss, self-funded medical plan changes, self-funding medical – total funding, Medicare advantage, dental, vision, and life/disability. He advised that next year there is a projected \$300,000 savings from

the pharmacy card alone. Commissioner Howard asked why employees are required to pay \$60 for not participating in the Wellness Program. Dr. Baker explained the process/requirement, with Commissioner Howard discussing his concern over discrepancy in lab work performed by the clinic versus his personal healthcare provider. He said he feels the surcharge forces employees to use the wellness center. Ms. Subadan stated that a stability in healthcare has been seen due to allowing employees to get preventive care and discussed the benefits of having the wellness center; she encouraged the Commission to maintain the clinic, adding that non-participation is penalized. She said the benefits go beyond the City realizing great savings by having the clinic, employees are experiencing better health by participating in a variety of programs offered by the clinic.

In reply to Mayor Hubbard, Dr. Baker said that the plan goes into effect in January of each year. In reply to Mayor Hubbard, as it pertains to affordable healthcare, Mr. Hankins discussed Medicare, costs, co-pays, etc. In reply to Ms. Subadan, Dr. Baker stated that there are 110 participants in the program.

FUNDING FOR FRONT STREET MARKET IMPROVEMENTS

Jimmy Lindsey, ADICA Chairman, used a slideshow presentation to show the property and discussed proposed improvements, with the target business being a restaurant/gathering place. He gave credentials of the proposed developer, Glen Singfield, adding that he feels this is the right person to do the project.

Latoya Cutts, Downtown Manager, discussed information (copy on file) and stated that the request is to approve funding for ADICA to complete white box improvements for the property at 112 Pine Ave.

Commissioner Howard asked why the information is just being presented, with the request to vote tonight, and asked Ms. Subadan if the Commission should have received information in advance. Ms. Subadan explained the process with the request for funding to complete improvements, adding that additional information will be forthcoming, as well as details of a MOU. Commissioner Howard said he will support the item, adding that better management keeps Commissioners involved if presented earlier, suggesting that the way this was presented was unprofessional and cocky.

Commissioner Fletcher stated that the building belong to the City and taxpayers and must be fixed up, whether or not the business going in succeeds or fails. She asked Ms. Cutts how much has been invested in downtown with Ms. Cutts stating approximately \$3.0 million. She stated that she had called other cities and related the following information: Valdosta (\$40. Million) and Columbus (\$100 million), to compare what they have invested in their downtown to Albany, adding that even the small city of Camilla has invested \$24 million in its downtown, adding that it opens a city up to grants and other funding.

Commissioner Langstaff said he loves the food at Albany Fish Company and that he would love to see Mr. Singfield prosper. He expressed concern of the City taking on too much risk with this project, which is not fair to those who came before and those who will come after this project,

adding that he thinks this is a set up for Mr. Singfield to fail. He gave his reasons as it pertains to the business plan that was submitted and gave a detailed explanation as to why he feels this project may not be successful based on Mr. Singfield's 'break even number' and the amount of space involved in the project. Regarding the Microbrewery, he reminded the Commission that they authorized the City Manager to negotiate funding not to exceed 20%, adding that the Albany Heights project was loaned \$500,000. He suggested that the numbers, as it stands, will be a 50% deal, which is not consistent with what was done with the Microbrewery and Albany Heights. He proposed to do the same deal that was done with the Microbrewery and Albany Heights, i.e., the City Manager to negotiate a MOU and authorize her to do up to 20% of the total deal. He said he would be agreeable to selling the building to Mr. Singfield, which will be closer to a 25% deal. He also expressed that if the building is retrofitted and white boxed for a restaurant, nothing else can go there in the event the Singfield's are not successful.

Commissioner Postell discussed developing downtown Albany without filibustering, adding that he does not particularly care for Messrs. Lindsey and Rolfe (ADICA members) in participating. He asked if the money came from the Long Term Finance Planning Committee, which was not properly authorized by that Committee and asked that the Commission move forward and not subject themselves to rhetoric.

Mayor Pro Tem Marietta spoke in support of Mr. Singfield making the project work. There were no additional comments on this item.

OTHER BUSINESS

Mayor Pro Tem Marietta mentioned Proctor and Gamble bringing jobs to Albany, which is a good trend that helps unemployment drop.

Commissioner Postell thanked Commissioner Fletcher for giving information she received from other cities regarding downtown.

Commissioner Coleman said he is running for re-election, he plays by the rules and said he has called the City Manager and spoken with code regarding signs on city right of way. Candidates with signs on city right of way should be visited by Code Enforcement.

There being no further business, the meeting adjourned at 8:06 p.m.

SONJA TOLBERT
CITY CLERK