

APRIL 11, 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 (arrived at 9:11 am)
City Manager: Sharon D. Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 8:33 a.m., and reminded those in attendance of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

SPEAKER APPEARANCE

1. Tony Williams – distributed information (copy on file) and asked for the Commissioners to support the Rabbitman’s Extravaganza scheduled for May 28, 2017. Mr. T. Williams discussed last year’s event, in which approximately 1000 people attended and, in reply to Mayor Hubbard, he explained that monetary donations and assistance with cleaning up the park and removal of graffiti are the needs. Mayor Hubbard asked if donations are tax deductible with Mr. Williams advising that they are not non-profit.

Commissioner Coleman asked how long they have been hosting this event; Mr. T. Williams replied that this is their third year with the event growing each year and, in reply to Commissioner Coleman, he stated that with the presence of APD, DCP, Gang Task Force, they have not experienced any problems; this year Bishop Williams, founder of the Stop the Violence Initiative, will be speaking.

Commissioner Fletcher asked if they rent from ADICA; Mr. T. Williams replied in the affirmative. Commissioner Fletcher mentioned taxpayers’ money and giving cash, especially when in-kind services have been provided, i.e., APD, DCP, etc. She thanked them for what they do for the youth and asked that they report graffiti removal to Keep Albany/Dougherty Beautiful.

In reply to Commissioner Howard, Mr. Johnny Williams said he reported graffiti last year, but it wasn’t removed and, in reply to Commissioner Howard, he gave the location of the graffiti. Mayor Hubbard asked Ms. Subadan to get with Ms. Bowles (KADB) about graffiti removal. Mr. J. Williams asked the City to provide a banner as a show of support.

2. Using a power point presentation, Kay Brooks, CEO, ASPIRE distributed information (copy on file) and discussed the services provided by ASPIRE, which focuses on treatment/recovery of those with mental illnesses. She played a short video about recovery, as it pertains to getting help and assistance to those in need. She discussed the counties they are in, staff, payroll, expansion, and payments options, etc.

Babs Hall, Corporate Compliance Officer, continued with the presentation and provided stats of clients served and then discussed: types of services provided, including those in schools and the Crisis Center; Assertive Community Treatment (ACT); residential homes in Albany/Dougherty

County and advised that the bulk of services are locally provided. She briefly discussed the various programs in place.

Mayor Pro Tem Marietta thanked them for the work they do and services they provide. Mayor Hubbard asked about data as it relates to assessments with Ms. Hall stating that physical/emotional/financial needs are tracked and reported to appropriate agencies.

Commissioner Fletcher stated that they are an amazing staff, which works on holidays, etc., and also thanked them for what they do.

Commissioner Howard challenged the Mayor/Commissioners and Clerk tour the facility to see firsthand the type of things that staff encounters at the facility.

Commissioner Coleman said he has seen the facility as he used to drop off/pick up patients. Mayor Hubbard said she has also toured the facility and commended the job that they do in providing these services.

3. MLK Elementary School Students – re: Robotics Lego Team. Mayor Hubbard stated that she participated in judging the Robotics event and discussed the school’s project. The students distributed information (copy on file) regarding the ‘Mosquito Bug Me’ project that they presented at the event. Ms. Alisha Hayes (teacher) discussed the process of the Robotics event and asked the eight students, who participated, to give their names. The students acted out a short skit regarding their mosquito project, emphasizing that it is chemical free. In reply to Mayor Hubbard, information was provided on the cost of the pond liner and pump as noted in the information that was distributed.

In reply to Mayor Pro Tem Marietta, Ms. Hayes discussed additional educational information available to the public and agencies, which they consulted with on the project. In reply to Mayor Hubbard, the students (and Ms. Hayes) advised that they won first place in round one of the competition (Region 2 champions), winning a trophy. Mayor Hubbard thanked the students for their accomplishments and encouraged them to continue being good students.

APPOINTMENTS

1. Seven appointments to the Downtown Development Authority - two for 2-year terms ending April, 2019; five for 4-year terms ending April, 2021; and one of the seven appointments can be the Mayor, a Commissioner or Commission appointee, including those who have submitted letters/resumes for consideration

Mayor Pro Tem Marietta referred to the list of potential appointees, stating that James Lindsey and Alexander Rolfe, serve on ADICA as Chairman and Vice-Chair respectively; and asked if they should be included for consideration. He stated that he thought the intent was to have two separate Boards with different people on each and asked Ms. Cutts for her recommendation. Latoya Cutts, Downtown Director, stated that this is a decision of the Commission and said she prefers to not make a recommendation. Mayor Pro Tem Marietta moved to appoint #3-9 (as noted on page 9 of

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the agenda packet). Hearing no second, Mayor Hubbard advised that the motion failed. Commissioner Langstaff stated that the vote will be taken at the regular meeting, which follows this meeting.

Commissioner Postell arrived (9:11 am)

Commissioner Langstaff said he would be willing to serve on the DDA as the Commissioner appointment and questioned the qualifications as noted on the advertisement. Ms. Cutts listed the criteria which makes James Lindsey, Thelma Johnson, Martin Carter, CamMia Hopson and Carl White eligible to serve on the DDA (all either represent downtown or have a downtown interest). Commissioner Langstaff asked if all reside within the city limits. Ms. Cutts explained that as long as they are a resident of Albany or Dougherty County they qualify and it was determined that all who applied are qualified. Ms. Cutts stated that if a Commissioner is appointed, the term does not expire after two or four years. In reply to Commissioner Fletcher, she advised that the Commissioner appointment will have a vote on the board.

Commissioner Postell asked Ms. Cutts if she has a recommendation. Ms. Cutts said she feels all who applied are qualified and will be satisfied with whomever the Commission appoints. In reply to Commissioner Postell regarding the two and four year terms, Mr. Davis advised that the appointment process complies with state law. In response to Commissioner Postell, Ms. Cutts said that a member cannot be removed, they serve until their term expires.

Discussion followed on the number of appointments, benefits of continuity by having some appointed from ADICA to DDA, etc., with Ms. Cutts explaining the process – using bonds as an example of fund allocation, projects using funds, etc. Mayor Pro Tem Marietta stated that the first seven are/were on the ADICA board.

In reply to Commissioner Howard, Ms. Cutts gave the names of those currently serving on ADICA who have applied to be on the DDA and explained that having people who understand the aspects of finance and development, etc., bring a variety of skill sets that help strengthen the Board especially when more complex projects are being considered. She added that the benefit of having a person serving on both Boards allows that person to relay information from one Board to the other, which creates continuity. Commissioner Langstaff agreed that continuity should be maintained and also agreed that there should be at least some on both boards.

Commissioner Coleman agreed with Commissioner Langstaff's comments as it pertains to continuity, but cautioned that politics come into play. He asked Commissioner Langstaff if he is willing to keep the Commission in the loop with what happens on that Board; Commissioner Langstaff assured him that he will.

Commissioner Postell asked if ADICA's attendance record is kept with Ms. Cutts stating that there have been no issues with attendance, adding that the Board meets once monthly. In reply to Commissioner Postell, Ms. Cutts advised that minutes are provided to the City Clerk. Commissioner Postell mentioned members on other boards who are not engaged. Mayor Hubbard asked if there is an attendance requirement; Ms. Cutts replied that members are not allowed more

than two unexcused absences, but attendance cannot be a factor to remove members from the Board. In reply to Mayor Hubbard, she explained that a member can resign from the Board; the Chairman can speak to a member about their attendance and if there are circumstances preventing them from attending, the Chairman can strongly encourage them to resign. She agreed with Mayor Hubbard that the law is contradictory regarding attendance. Commissioner Postell mentioned a previous meeting in which this was explained to the Commission that it was not complete. Ms. Cutts advised that what he is referencing relates to ADICA and was about an amendment to the ADICA bill that clarified the purpose of both ADICA and the DDA (public vs. private projects/development); the presentation was an overview of both boards.

Mayor Hubbard stated that thanks is owed to the legislative delegation for pushing this bill forward.

Commissioner Fletcher asked about boundaries and suggested that there seems to be confusion about what is/is not considered ‘downtown’. Ms. Cutts advised that the boundaries remained the same, however the Commission controls the boundaries and this can be brought to the Commission for consideration to extend boundaries.

TRAVEL

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

1. Mayor D. Hubbard; Annual Chamber Meeting w/Federal Delegation; Washington D.C.; Mar. 20-22, 2017; \$1,495.32

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATION

1. Northside Lounge LLLP, d/b/a Northside Lounge; 2238 Palmyra Rd., C. Ross & R. Sherman/Agents; Liquor, Beer and Wine Consumption; WARD 2

Commissioner Howard asked for clarification of the location with Marshal Walter Norman stating the location and agreeing that this is the location of the former Billy Boys.

There were no additional comments on this item.

ALCOHOL LICENSE APPLICATION - Transfer of Ownership

1. Mel's Bar; 1408 W. Broad Ave.; C. Bence/Agent; Liquor, Beer and Wine Consumption; Transfer Ownership from M. Suber; WARD 3

In reply to Commissioner Postell, Marshal Norman stated that the previous owner sold to a new owner.

There were no additional comments on this item.

PUBLIC FUNCTION MATTERS

LAND BANK IMPLEMENTATION

Paul Forgey, Planning Director, introduced Angel Gray, Planning and Code Specialist, to discuss information (copy on file). Mr. Forgey distributed additional information (copy on file) and, he and Ms. Gray jointly discussed the history of Georgia's land banks; the mission, purposes, and reasons to develop a land bank, with a primary function being to address blight and getting dilapidated property transferred for development/improvement. He stated that back taxes on property can be cleared and the property put back on the tax rolls. Commissioner Postell questioned the property rights of those who do not want to get rid of their property; Ms. Gray explained that the Land Bank does not take property from unwilling owners and briefly discussed avenues used to get property owners in compliance before they are taken to court as it pertains to taxes. Once the property is put up for sale on the courthouse steps, the Land Bank is legally entitled to bid on the property. Mr. Forgey advised that there will be a Land Bank Board and a process adopted.

Continuing with the presentation, Mr. Forgey discussed the Land Bank Board (LBA Board) and appointment process and explained that the Land Bank must be created with both the City and County's approval through an intergovernmental agreement, strategy, etc. Commissioner Fletcher discussed the need to ensure that only those who have the capacity to carry out the functions of the Board should be appointed and asked if judges will be a part of the process. She also asked if they [judges] are the reason we have so many dilapidated properties because they keep cases pushed back. Mr. Forgey explained the process. Commissioner Fletcher reiterated the need to have capable appointees on the Board, as opposed to those appointed as a political favor. A brief discussion followed regarding property donated by a property owner to a non-profit organization. Mr. Forgey advised that the land bank is technically a non-profit and having it in the process expedites the transfer of property; however, a land bank is set up to create housing, new retail and commercial uses, public spaces, etc. In response to Commissioner Coleman, Mr. Forgey stated that once the property is transferred to the land bank, it becomes responsible for the property.

Continuing with the presentation, Mr. Forgey discussed acquisition of property, funding land bank operations, etc., and called attention to the intergovernmental agreement in which 75% of new taxes from property that is developed out of the land bank's efforts could be given to the land bank for a period of five years for operation, after that, the governments receive 100% of the taxes. He added that the land bank has sole discretion and decisions regarding its budget; therefore, it makes real estate decisions. Mayor Pro Tem Marietta mentioned the recent presentation to Dougherty County, in which *The Albany Herald* reported that the City and County would commit \$30,000

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each, but he (Mr. Forgey) recommended \$50,000 each. He said he felt it was a good point to make and felt that neither [city nor county] would want to underfund it. Mr. Forgey stated that the quote is not fully accurate, adding that presently the land bank is funded at \$30,000 from each entity. However, elements within the County are pushing for \$50,000 each. In reply to Mayor Hubbard, Mr. Forgey advised that the County did not approve; it was only discussed. Additional discussion followed on funding as it pertains to salaries, etc. In reply to Mayor Hubbard, Ms. Subadan explained that the question she has pertains to eminent domain.

Commissioner Howard commented on the lack of redevelopment in certain areas, etc., and said that the land bank authority in Macon is a good one and should be Albany's model in eradicating slumlords

CITIZEN COMMENT

Mayor Hubbard recognized William Wright, who had submitted a Citizen Comment form regarding the establishment of a Land Bank.

Mr. Wright provided information (copy on file) pertaining to the establishment of a Land Bank Authority and spoke in opposition of this item because it has the force and effect of imminent domain.

Mayor Hubbard advised Mr. Wright that this is not being voted on today and the Commission can take his information into consideration.

At this time, Mayor Hubbard moved the following from the end of the agenda due to time constraints.

CITY OF ALBANY/ALBANY STATE UNIVERSITY TRANSPORTATION AGREEMENT

Mayor Hubbard advised that Albany State students are present and have to return to classes so this item is being moved up on the agenda.

David Hamilton, Transportation Director, discussed information (copy on file) as it pertains to Albany Transit increasing ridership by establishing a route to ASU's East and West campuses, which will also be open to the general public. Tennasha Green, Transit Planner introduced the four students who were present representing Albany State University. Discussion followed with Maya Palmer, Student Government Association President E. Campus, reporting on the work of the focus group regarding the proposed agreement. Additional discussion followed on other ASU students being involved in the process, in which town hall meetings were conducted to inform students, etc. Commissioner Fletcher asked the percentage of students without transportation and was told that this information is not available. Mayor Pro Tem Marietta said he is proud of the focus group and mentioned that he has worked with some members of the group who are present; he thanked the group for their presentation.

Mr. Hamilton advised that staff's recommendation is to approve the transportation agreement. There were no additional comments on this item.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES

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

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| 1. | Generators | Total expenditure | \$148,160.00 |
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There no were no comments on this matter.

Mike Trotter, Procurement Manager, was present to answer questions regarding the following (copy on file); however there were no questions/comments on this item:

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| 2. | Walking Gas Leakage Survey, Gulf Coast Survey Company, Troy, AL | Estimated expenditure | \$79,875.19 |
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Joshua Williams, Buyer, discussed the following (copy on file):

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| 3. | Training Simulator, Milo Range, Ann Arbor, MI | Total expenditure | \$48,390.00 |
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In reply to Commissioner Postell, Mr. Williams stated that there is a simulator at APD. APD Chief Michael Persley advised that the current simulator is outdated and cannot be serviced anymore; a trade-in was made, with the new system being more interactive. No additional comments were made on this item.

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

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| 4. | Street Light Rehabilitation - Over and Under General Contractors Inc., Suwanee, GA | Estimated expenditure | \$134,979.00 |
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Commissioner Langstaff mentioned replacing damaged light bulbs and asked if it is being done with an eye toward the City's potential LED project pertaining to this item and the next, asking if LED lighting is being considered at this time. Jimmy Norman, Director of Utility Operations, said the next agenda items ties in and will be replaced with LED lighting. Additional discussion followed on replacement lighting, etc.

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In reply to Commissioner Postell, Mr. Norman explained the replacement of street lights as a result of damages during the January storms. No additional comments were made on this item.

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

5.	Street Lights - E. Sam Jones Distributor, Inc.	
	Total expenditure	\$148,932.50

Mayor Pro Tem Marietta asked why SPLOST VII was not used and if reimbursement will come from FEMA. Ms. Subadan replied that no monies have been collected from SPLOST VII at this time adding that the first collection will come in May. In reply to Mayor Pro Tem Marietta, she listed funding reimbursement from FEMA/GEMA and percentages of reimbursement. No additional comments were made on this item.

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

6.	Reclosers - Power Connections, Dothan, AL	
	Total expenditure	\$235,248.00

There were no comments on this item.

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

7.	Pump Repairs - Xylem Water Solutions, USA, Inc.,	
	Estimated expenditure	\$178,456.98

There were no comments on this item.

Yvette Fields, Central Services Director discussed the following (copy on file):

8.	FF&E - 401 Pine Ave.	
	Estimated expenditure	\$406,714.00

Commissioner Howard expressed concern regarding the estimated expense with Ms. Fields stating that she researched furnishing a building, adding that 90+ employees will be moving into this building, those from the Utility building and a few from the Government Center. She listed the number of rooms, reception areas, etc., for the four floors and the furnishings of all areas and compared furnishings at Valdosta State, which moved 50 people into a building at \$300K+, adding that by comparison, twice the amount of people are being moved and at less funding. In reply to Commissioner Howard, she advised that the purchase is from state contract, which discounts the cost.

Commissioner Postell clarified those employees who are moving into the building and asked if the building is ready for move-in. Ms. Fields said the building is currently being remodeled and is not quite ready for move-in. In reply to Commissioner Postell, Stephen Collier, Asst. City Manager,

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advised that the City Manager's office will be moved into the building and that a conference room is available for meetings. He listed departments that will be moving, adding that telecom is also part of the move, as well as getting a new call center. Commissioner Postell asked what is happening to the current building; Mr. Collier advised that the intent is to utilize the building in redeveloping downtown.

Commissioner Fletcher mentioned the current cost of utilities in this building and suggested that reduced utility costs will pay for the new building in nine years.

Mayor Hubbard asked for a list of those moving into the building; Mr. Collier stated that the list is available. Commissioner Postell stated that the Commissioners should also have the list.

Commissioner Coleman said he is not against the move; however, he would like to have the FF&E identified. Ms. Fields provided a brief description of necessary office needs/equipment. Mayor Hubbard asked if some of the current equipment, etc., will be used with Mr. Collier stating that some of the equipment will be sold, etc., with computers, etc., being moved to the new building. There were further comments on this item.

CITY MANAGER'S UPDATE

Ms. Subadan mentioned the 'all hands meeting' at the Municipal Auditorium on April 19 and asked the Commissioners to attend.

OTHER BUSINESS

Commissioner Fletcher asked for an update on the root ball roundup. Ms. Subadan said she will bring back information on this.

Commissioner Howard asked Ms. Subadan to bring back a detailed report on the contract with Ceres re: tree pickups, etc. Ms. Subadan said a report will be brought back at the next meeting; however, the contract was extended with Ceres with reimbursement at 75% for the second 90 days. She mentioned the County's contract for damages from the second storm (in January) within the city. Regarding root balls, she again said that information will be brought back on this as well.

Commissioner Postell asked that debris in the alleys and tree limbs in the street in his ward be picked-up.

Commissioner Coleman discussed the name change of Jackson Heights Elementary School to Robert Harvey Elementary School; the fitness center is still called Jackson Heights Fitness Center. He said he will present a suggested name change for the fitness center, which he wants to rename after a constituent. He added that he spoke with the City Attorney about the policy's 'two years after death' before someone can have a building named after them and he plans to challenge this policy.

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Mayor Hubbard asked how data is collected for the storms and asked Ms. Subadan to bring back information on what is available to the City and how to get the maximum amount of monies, etc., adding that the County has hired someone to look at this.

There being no further business, the meeting adjourned at 11:02 am.

SONJA TOLBERT
CITY CLERK