

JANUARY 5, 2016
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 120

PRESENT Mayor Dorothy Hubbard
Mayor Pro Tem Bobby Coleman
City Commissioners: Jon Howard, BJ Fletcher, Roger Marietta, Bob Langstaff,
Jr., and Tommie Postell
City Manager: Sharon Subadan
City Attorney: CN Davis

Calling the meeting to order at 8:31 a.m., Mayor Hubbard wished everyone a happy New Year. She advised that the speaker listed on the speaker appearance form is running late and asked Fire Chief Ron Rowe to update the Commission on the recent flooding at this time.

Ms. Subadan expressed her appreciation for being part of the team, which works really well together. She acknowledged Chief Ron Rowe who has worked 14 straight days because of the flooding and Asst. City Manager Phil Roberson, APD Chief Michael Persley and other employees who went out in teams, to ensure that the community felt safe and helped those who needed to move out of the flood's way. The dedication and support of the team is commendable, especially since this happened over the holiday season when many had other plans.

Chief Rowe agreed with Ms. Subadan about the teamwork displayed during this event. He discussed the initial efforts beginning on Christmas Eve, in which local TV stations were alerted to events that were happening. He discussed opening of the EOC, the flooding on Lovers Lane Road, crests of the river, and sand bags being provided by Public Works. Fortunately, there were no reports of homes taking on water and no evacuations orders issued. He and Mr. Roberson were part of the team going to doors and checking on citizens and reiterated the great team effort put forth to ensure that Albany/Dougherty County was protected.

In reply to Commissioner Postell, Mr. Roberson stated that two flood control structures were put in after the flood of 1999 at Southgate and Joshua Street, which were closed when the river reach 26 feet. He said there are seven gates that can be closed, but only four were closed this time. He added that the floods of 1994 and 1998 taught local authorities ways to mitigate the effects of flooding. Commissioner Postell asked about the process of preventing sewer and storm water off streets. Mr. Roberson explained that what recently happened was only storm water and the gates were closed. He discussed the great job of employees at the waste water treatment plant. Commissioner Postell commended the efforts of everyone to prevent S. Albany from flooding.

SPEAKER APPEARANCE:

Yvonne Gamble, Executive Director of Charitable Connections, Inc., addressed the Commission regarding a request for a plenary session for returning citizens; she recognized Michelle Uchiyama to give a presentation (copy on file). Ms. Uchiyama, founder and CEO of Charitable Connections, an Atlanta-based organization, discussed the history of her organization, its mission/goals and programs. She recognized Angela Stanton, who was vital in bringing the needs of Albany to their attention, adding that she has specialized experience relating to youths and re-entry projects for parolees. She mentioned that she worked with Albany Dougherty 2000

years ago and said they are here today regarding their prison re-entry projects. She said Ms. Stanton asked to replicate the ‘Reclaim It Atlanta’ here in Albany, a successful program geared toward rehabbing homes and gave a brief overview of the program, which provides training opportunities for hard to employ individuals. She said the request is to work with the City of Albany and bring other local organizations together that serve ‘returning’ citizens in Albany, which not only includes parolees, but the homeless, those with mental health/substance abuse issues and veterans returning from the military, as well.

In response to Commissioner Postell, Ms. Uchiyama reported that she worked with Albany/Dougherty 2000, an educational initiative that was State-driven and when the work with the program was completed, they left Albany. Commissioner Postell asked if this pertains to the closing of mental hospitals; Ms. Uchiyama replied that they are not directly affiliated with that issue; they mainly focus on the needs of those being released from prison and are returning to society. In response to Commissioner Postell, Ms. Uchiyama explained she is not here to ask for money, but rather to create economic capacity for the work they do. They will be bringing a store and off-shoots of housing manufacturing jobs. They want to partner with the City, because it has oversight of zoning, planning and development.

Mayor Hubbard introduced Leslie Lamb, Community Coordinator of the Governor’s office of Transition, Support and Re-entry. Ms. Lamb stated that she and Ms. Gamble and talked and that they both have been doing this type work for several years. She recognized Ms. Persley, Coordinating Chief for the Department of Community Supervisor. She stated that Georgia’s recidivism rate (27%) is the lowest in the nation. The program helps those on parole/probation find employment, food, clothing, and emergency housing. She mentioned that a stakeholder’s meeting is scheduled to discuss and address priorities adding that top priorities are employment and housing.

Commissioner Fletcher stated that she met with some of the individuals yesterday and learned that they are looking for a 12,000+ sq. foot building. The potential exists for approximately 500 jobs being created here, paying between \$12-17.00/hour. She said she is impressed with the results of the program in Atlanta and thanked them for considering Albany. The need is great here and she said she is hopeful that the results will be the same here.

Ms. Gamble thanked the Commission for their support and asked them to consider participating in the upcoming meeting.

Commissioner Postell asked Angela Stanton to speak. Ms. Stanton, Program Director for Reclaiming Albany said she is the point of contact for this area and explained that as a convicted felon and single mother, she has first-hand experience of the multitude of challenges faced by those trying to re-enter society. She said she is certain that Albany will greatly benefit from this program.

DEFINED CONTRIBUTION/DEFERRED COMPENSATION FOR ELECTED OFFICIALS

Randy Logan, GMA Employee Benefits Counselor, introduced Steve Durden, Dep. Director of Marketing. He distributed information (copy on file) regarding the GMA program that has been in place since 2001 and said the updated brochure provides details about the program. About two years ago they developed a new business model that will enhance services and reduce the cost for members. They are moving away from MetLife as their record-keeper and have secured Newport Group, which only provides record-keeping services for the program. As part of the goal to enhance and simplify investment line-up, they have hired a consultant who will review and monitor that aspect of services.

In reply to Commissioner Howard, Mr. Logan discussed the defined benefit program GMA provides. Employees can choose to participate in the program; elected officials can participate in this as an add-on program. He mentioned a Board of Trustees, which oversee policies for GMA's programs, adding that one, long-standing policy is that elected officials cannot participate in the defined benefit program by themselves, it is simply as an add-on. He discussed defined contribution versus defined benefit programs, saying that elected officials can participate by themselves in a defined contribution program.

Commissioner Postell asked whether this combines resources for City employees and elected officials. Mr. Logan explained it is a city-employer paid contribution, which is flexible in the benefit provided with the average benefit across the state being approximately \$25.00 per month times years of service.

In response to Commissioner Howard, Mr. Logan clarified that the formula is a set amount per month times years of service. Commissioner Howard asked if Mr. Logan would come back to implement for elected officials; Mr. Logan agreed. Commissioner Howard said this should have been implemented years ago and suggested that a program is implemented for future elected officials.

Mayor Hubbard thanked Mr. Logan for coming and for the information he provided.

APD/GANG TASK FORCE/DRUG UNIT UPDATES

Chief Persley referenced information that was distributed (copy on file) pertaining to crime, adding that there was decrease in property crime, but an increase in domestic incidents with choking now being a felony and falls under aggravated assault. He discussed response time and explained how it is calculated, adding that the time is monitored on the time/length of calls; traffic accidents; downtown parking citations; etc.

Commissioner Postell asked about parking for commissioners and people parking in those areas, asking if the word 'only' should be added to the sign. Chief Persley said he and the City Manager can draft a letter to send out to Boards, Authorities, etc. regarding those parking spaces.

Commissioner Marietta asked about enforcing running red lights and speeding; Chief Persley replied that they are always a focus. Discussion followed on traffic violations, fines, etc.

Continuing with the presentation, Chief Persley discussed part 1 and part 2 crimes, gang unit activities, drug unit update, promotions within APD, etc.

Commissioner Howard noted the higher concentration of crime in Wards 1-3, asking if the number can be compressed. Chief Persley stated that the dense population of those three wards is one reason for the high amount of crime, with a large number of crimes being domestic in nature. He explained that personal crimes are harder to predict than property crimes. Commissioner Howard mentioned his concern about the Roses and Walmart shopping center areas. Chief Persley mentioned Exxon and Home Run Foods which are also becoming targets. He added that they are looking at these areas to determine ways to curtail crime. Commissioner Howard asked that Motel 6 and Deep South be monitored due to activities in the area. Additional discussion followed on crimes, charges, etc.

Commissioner Postell said he is concerned about saggy pants and asked that it be included in the report. Chief Persley said he spoke with School System to inquire about their assistance with saggy pants.

Commissioner Marietta mentioned saggy pants and said he sees more incidents of it, suggesting that it is a part of gang initiation and is mainly on campus. Chief Persley said he has been in talks with ASU and Chief of DCSS Police. Mayor Hubbard suggested that this is something professors can curtail by not allowing it in their classrooms.

SUBORDINATION OF RIGHT OF FIRST REFUSAL RE: 1300 & 1306 NEW TON ROAD

Mr. Davis discussed information as noted (copy on file) pertaining to 1300 & 1306 Newton Road. He explained the subordination as it pertains to foreclosure and items on pages nine and ten.

Commissioner Postell questioned the advantage to the City with Mr. Davis discussing provisions, adding that there are no down-sides. He stated that it is a policy decision and he does not feel that the Commission wants to be in a position of having to buy it back; he discussed the foreclosure process. In response to Commissioner Postell, Mr. Davis said he would send him the outline regarding ad valorem tax sales on the courthouse steps.

Commissioner Langstaff asked when the property was sold; Mr. Davis replied that it was December 18, 2014. In reply to Commissioner Langstaff, he advised that Coleman and Talley from Valdosta drafted the documents. Commissioner Langstaff expressed concern regarding Exhibit 'B', restrictions and rights of first refusal and the City being forced to buy it if foreclosed and state/national objectives were not followed regarding CDBG funding. Mr. Davis commented on covenants remaining in full effect. Commissioner Langstaff said the language would have to be included in the deed to restrict the transfer. Discussion followed on

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recording/rerecording of the deed, etc., with Commissioner Langstaff asking Mr. Davis to confirm before the night meeting. Mayor Hubbard asked who monitors if the property is used for low to moderate income, Mr. Davis referred to page ten, paragraph ten, which stated that this is reported to Community and Economic Development. Additional discussion followed regarding first refusal with the City having the opportunity to purchase. Shelena Hawkins, Director of Community Development, discussed provided reports, adding that she is ok with it as long as the City Attorney researches.

Commissioner Marietta said he hesitates deleting the language. Commissioner Howard asked the face value of the sale with Ms. Hawkins stating \$331,000 with the appraised amount of \$1.1 million.

Commissioner Postell asked about dilapidated property; Ms. Subadan stated that there is a campaign called Fight Albany Blight, which will deal with distressed properties, pulling out of the court system, etc., which may require code changes.

In reply to Mayor Hubbard, discussion followed on postponing a decision until the night meeting on this matter.

TRAVEL:

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

1. Mayor D. Hubbard – GMA Christmas Motorcade, Milledgeville, GA; Dec. 1, 2015 - \$158.70
2. Mayor D. Hubbard – GMA Board meeting, Greensboro, GA; Dec. 3-4, 2015 - \$185.15

VOTING DELEGATE RE: GMA SPECIAL CALLED MEETING – MAYORS’ DAY CONFERENCE

Commissioner Postell moved to appoint Mayor Pro Tem Coleman, seconded by Commissioner Howard; the motion unanimously carried.

DECLARING RESULTS OF CITY GENERAL ELECTION HELD ON NOVEMBER 4, 2015

Commissioner Langstaff moved to approve, seconded by Commissioner Postell; the motion unanimously carried.

2016 ANNUAL APPOINTMENTS

The consensus was to discuss at the night meeting.

ITEM(S) FOR FUTURE AGENDA

Commissioner Fletcher asked to get quarterly reports from Municipal Court. Mayor Hubbard encouraged Commissioners to visit the court. Commissioner Marietta agreed with Commissioner Fletcher about the backlog of cases, asking if it is being addressed. Officers were instructed to stop writing tickets because of the backlog. Mayor Pro Tem Coleman agreed that Municipal Court should provide updates to stop rumors. Commissioner Postell questioned EDC and the Chamber of Commerce being allowed to appoint people to the committee. Commissioner Howard asked to implement small business women's and minority office in Albany and that SPLOST 7 projects include street lights and sidewalks improvements.

EXECUTIVE SESSION – Property Acquisition

At 10:28, Commissioner Howard moved to enter into executive session, seconded by Commissioner Postell, the motion unanimously carried as follows:

Ward 1	yes
Ward 2	yes
Ward 3	yes
Ward 4	yes
Ward 5	yes
Ward 6	yes
Mayor	yes

At 10:56 a.m., Commissioner Howard moved to exit executive session, seconded by Commissioner Postell; the motion unanimously carried as follows:

Ward 1	yes
Ward 2	yes
Ward 3	yes
Ward 4	yes
Ward 5	yes
Ward 6	yes
Mayor	yes

There being no further business, the meeting adjourned at 10:56 p.m.

SONJA TOLBERT
CITY CLERK