

JANUARY 19, 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, and Tommie Postell
City Manager: Sharon Subadan
City Attorney: CN Davis

Mayor Hubbard called the meeting to order at 9:30 a.m.

TERMINATION OF LEASE AT 102 S. LEE ST. RE: KAPPA ALPHA PSI

Mr. Davis discussed information as noted (copy on file) and referenced page five from Kappa Alpha Psi's letter regarding their request to terminate the lease.

Mayor Hubbard asked if there was a term limit on the contract; Mr. Davis replied that it started out as a five year lease, which could have been renewed had Kappa Alpha Psi wanted to do so.

In reply to Commissioner Postell's request for additional information, Mr. Davis explained that the cost of repairs/maintenance upkeep is a major factor and a better use of their money is to find another location that did not require as much work. In reply to Commissioner Postell, Mr. Davis stated that they took the property 'as is' and the City had nothing invested when the lease was signed. In reply to Mayor Hubbard he stated that they have paid on time.

Commissioner Postell moved to approve, seconded by Commissioner Howard. Commissioner Howard asked if staff had inspected the location. Mr. Davis replied that he was prepared to ask Tripp Swilley, Director of Facilities to inspect the area, dependent upon the Commission's action today. Commissioner Postell asked if a report from Mr. Swilley can be provided by the night meeting.

Hearing no further comments, the motion unanimously carried.

APPOINTMENTS:

1. Commission appointments to Citizens Advisory Committee for two-year terms ending January 2018

Commissioner Marietta moved to approve all with the exception of Ward V and VI, seconded by Commissioner Howard; the motion unanimously carried.

2. One City, one Joint and one rotation appointment to Joint Electrical Board for one-year term ending January 2017

Discussion followed with Commissioner Postell questioning whether or not those reappointed were electricians. The Clerk advised that all are with the exception of the joint rotating appointment which is a citizen appointment per the enabling resolution which she said she can provide copies of. Commissioner Postell asked that the information provided regarding those

asking to be considered for reappointment by the night meeting. Discussion followed on having annual meetings of all boards. Commissioner Marietta moved to ask the City Clerk to notify all boards that they have to meet annually. Mayor Hubbard suggested that the Clerk not be involved, but rather the staff member assigned to each board make notification. Following additional discussion, Commissioner Postell seconded the motion to have the City Clerk notify boards that they must meet at least once per year. Hearing no further comments, the motion unanimously carried.

TRAVEL:

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

1. Mayor D. Hubbard – Chamber of Commerce Albany/Dougherty Day Meetings; February 2-3, 2016; Atlanta, GA
2. Mayor D. Hubbard – Chamber of Commerce meetings with Federal Delegation; March 15-17, 2016 – Washington, DC
3. City Manager S. Subadan – Mtg. with State Officials; January 26-27, 2016; Atlanta, GA
4. City Manager S. Subadan - Chamber of Commerce Albany/Dougherty Day Meetings; February 2-3, 2016; Atlanta, GA
5. City Manager S. Subadan - Chamber of Commerce meetings with Federal Delegation; March 15-17, 2016 – Washington, DC

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

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

1. Mobile Broadband Plan, Verizon Wireless

Annual expenditure	\$75,460.20
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Commissioner Howard moved to approve, seconded by Mayor Pro Tem Fletcher. In reply to Commissioner Postell, Mr. Williams stated that currently APD has 165 cars. Mayor Hubbard noted that the calculations are incorrect (correct amount \$75,220.20). Mr. Williams stated that the amount will be corrected by the night meeting.

Hearing no further comments, the motion unanimously carried.

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

2. Software/Hardware Maintenance, Motorola

Annual expenditure	\$96,312.57
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Dale Henry, Buyer, discussed the following (copy on file):

3. Ready Mix Concrete, Concrete Enterprises, Albany, GA

Estimated expenditure	\$310,400.00
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Commissioner Marietta moved to approve, seconded by Commissioner Howard.

Commissioner Postell asked how the concrete will be use. Commissioner Marietta interjected that it states curb and gutter. Asst. City Manager Phil Roberson added that the concrete will be used by the Public Works Department Street Division for sidewalks and road repair.

Commissioner Howard asked if the time has come to change the design of sidewalks to prevent grass from growing between them. Mr. Roberson mentioned bringing back a proposal to herbicide sidewalks, right-of-way; it is not a concrete problem; the issue is maintenance. He said that during discussion of the Right-of-Way Maintenance Program this will be addressed. During the transition, some measures may have been skipped or postponed, but will be put back in.

Commissioner Postell briefly discussed trying to control vegetation between the joints of sidewalks. Mr. Roberson added that applying a contact herbicide will kill the grass between joints when it starts emerging.

Hearing no further comments the motion unanimously carried.

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

4. Signs and Posts, Vulcan Signs, Foley, AL

Total expenditure	\$48,901.73
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Commissioner Howard moved to approve, seconded by Commissioner Postell. Mayor Hubbard mentioned the higher number of bid response. Commissioner Marietta asked if this is an annual, one year expenditure and does it save money. Stephen Collier, Asst. City Manager, stated that we still have a sign division which falls under Traffic Engineering. Bruce Maples, Director of Engineering stated that the 'sign maker' position was eliminated as a cost saving measure. Commissioner Marietta asked Ms. Subadan to look at this as it was presented as a cost cutting measure, but he cannot see that the City is saving money, while losing response time and flexibility. Discussion followed on cost of signs, length of time it takes to have signs ready, etc.

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In reply to Commissioner Postell, Mr. Maples discussed the shop, which made signs, etc. Commissioner Postell mentioned the number of stop signs that are replaced with Mr. Maples discussing the number of signs that are taken/destroyed by the public especially on weekends.

Hearing no further comments, the motion unanimously carried.

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

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| 5. | Uniforms, Nafeco, Decatur, AL | Estimated expenditure | \$51,367.75 |
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Commissioner Postell asked how often uniforms are replaced and how many are issued to each employee. Fire Chief R. Rowe said that uniforms are purchased once a year; each of the 170 employees are allocated four working uniforms and one dress uniform for special occasions. Commissioner Postell moved to approve, seconded by Commissioner Marietta; the motion unanimously carried.

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

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| 6. | Upgrade – Internet Bandwidth, Georgia Public Web | Total expenditure | \$417,420.00 |
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In response to Commissioner Postell, Jimmy Norman, Director of Utility Operations, replied that it is basically the entire broadband width serving customers and explained that it is similar to the City purchasing power from MEAG. This is the service the City purchases from Georgia Public Web, which is resold to city customers, adding that it is a \$1,000 increase per month to the current cost. Commissioner Postell asked the number of customers using this service. Mr. Norman said he does not have the number, but will provide. Mr. Collier stated that there are approximately 75 more IP to offer new customers and the City is running out of the ability to grow IP addresses and offer services. Commissioner Postell asked if we still have Phoebe, DCSS, etc. as customers; Ms. Subadan and Mr. Collier replied in the affirmative. Mr. Collier added that a proposal is on the table to grow Phoebe's services.

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

Commissioner Marietta clarified that this gives the capacity to serve more customers; Mr. Collier replied in the affirmative.

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

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| 7. | Walking Gas Leakage Surveys, Heath Consultants, Houston, TX | Estimated expenditure | \$81,060.00 |
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TRANSFER TITLE TO VEHICLES

Mr. Henry discussed information as noted (copy on file) and asked for approval. Commissioner Marietta moved to approve, seconded by Commissioner Howard.

Commissioner Postell asked the amount of revenue generated from sales of used vehicles. Mr. Henry discussed the auction, adding that the return is exceptional; the last figure exceeded \$2.5 million from sales of surplus equipment.

Hearing no further comments, the motion unanimously carried.

PUBLIC FUNCTIONS MATTERS

MATTERS FOR PUBLIC HEARING AND CONSIDERATION ON TUESDAY, JANUARY 26, 2016, 6:30 PM, ROOM 100; GOVERNMENT CENTER BUILDING, 222 PINE AVE.

Ms. Subadan stated that she asked staff to bring information to the work session regarding the zoning applications but that Commissioner Langstaff asked that discussion not take place on item #1 since he is not present today. Commissioner Marietta suggested tabling and agreed that this item is controversial due to the location, etc. He recommended/moved to table for a month to allow questions to be answered. In reply to Mayor Hubbard, Mr. Davis stated that it can be tabled, but it will have to be re-advertised with a cost of upward of \$500. In reply to Commissioner Postell, Commissioner Marietta clarified the issue of this item. Commissioner Postell discussed the previous application made by the applicant and suggested that nothing new will be brought to the table this time either. Mayor Hubbard asked about the applicant's compliance if a convenience store is put there. Paul Forgey, Planning Director, briefly discussed the history of the application, in which they initially were not specific about what they wanted to put there, buffer between the neighborhood and commercial activity. He advised them of the Commission's and neighborhood's concerns and to be specific about the use. He mentioned the sound/lighting studies performed for their proposed convenience store with attached restaurant and discussed the Planning Commission's vote, adding that it can be tabled and re-advertised.

Mayor Pro Tem Fletcher agreed with Commissioner Postell's comments that nothing new will be brought to the table, and said she feels tabling for seven days will suffice and Commissioner Langstaff can get his questions answered.

In reply to Commissioner Postell, Mr. Forgey said the Planning Commission voted 5-4. Commissioner Postell agreed with Mayor Pro Tem Fletcher to not table for a month.

In reply to Mayor Hubbard, Ms. Subadan said she recommends delaying discussion until the night meeting since Commissioner Langstaff is not present today.

Commissioner Marietta commented on the trip generation as noted in the presentation and said he doesn't see how more traffic can be accommodated in the area and is not a good location for a drive-in restaurant. Mr. Forgey discussed the method to calculate traffic and explained that most trips will be siphoned off on Dawson Road. In reply to Mayor Hubbard, he stated that conditions can be more/less restrictive by making less uses available such as not allowing a convenience store.

Mayor Pro Tem Fletcher suggested that discussion has gone too far today with Commissioner Langstaff not being present to give his comments.

Mayor Hubbard agreed adding that if it is tabled, the appropriate time to do so would be at the night meeting. Mayor Pro Tem Fletcher added that it is also up Commissioner Langstaff as well. Commissioner Postell stated that the vote was a majority from Planning Commission and suggested that if Commissioner Langstaff has something to voice, this should not be delayed for another month.

In response to Mayor Hubbard, Commissioner Marietta withdrew his motion to table.

The Clerk read the following:

1. Zoning Case #15-056 – PS & J Patel/Owner; Lanier Engineering, Inc./Applicant; request to rezone property located at 2402 Whispering Pines Circle from R-1 to C-2. PC approved 5-4 **conditional** - Ward 5
2. Zoning Case #15-058 – JA Investments Realty, LLC/Owner; William Hancock/Applicant; request to rezone property located at 1705 N. Slappey Blvd., from C-1 to C-2. PC Approved 6-3 – WARD 3
3. Zoning Case #15-060 – S. Investments, LLC/Owner; C. Patel/Applicant; request to rezone property located at 1701 N. Slappey from C-1 to C-2. PC approved 9-0 – WARD 3

PUBLIC WORKS MATTERS

ENCROACHMENT AGREEMENT

Mr. Davis discussed information (copy on file) and asked for approval. Commissioner Howard moved to approve, seconded by Mayor Pro Tem Fletcher; the motion unanimously carried.

INFRASTRUCTURE UPDATE

Ms. Subadan stated that no vote/decision is required at this time; today's presentation is for information and to gauge Commission feedback.

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Using a power point presentation (copy on file), Mr. Roberson discussed street resurfacing, sewer, storm water, alley paving and sidewalks.

1. Street resurfacing procedure, status (# of miles, maintenance, etc.); street review/condition; map showing last 15 years of street resurfacing; SPLOST - \$4-5.0 million every six years or approximately \$1.5 million annually.

2. Sanitary Sewer – three types of systems; stats; combined sewers/rerouting; EPA/EPD potential future mandates; repair/rehabs; funding of repairs (grants/loans); sewer failure areas.

3. Stormwater (Mr. Maples discussed) – 290 ponds in city limits, both private and public; 252 miles canals and ditches, with most maintained by Dougherty County; map of storm infrastructure and pump stations citywide; map of outfalls reported to EPD – private and public, which are physically inspected for annual report; storm water management program activities, including inspection and maintenance; river flooding, photos of river flooding at 31.5 in 2016; Holloway Basin boundaries/info; map of Davis St and Broad Ave flooding; option 1 updates to storm water infrastructure – pros/cons (box culverts); option 2 holding ponds pros/cons cost of both options option 1 = \$50-70 million; option 2 = \$18-20 million, staff recommends option 2.

4. Alley paving – (Mr. Roberson discussed) project highlights – over 11 alleys in the city, some paved with SPLOST V and VI with current cost \$125 LF; photo of before/after alley paving; photo of crushed asphalt alley, which is cheaper than regular alley paving; summary of using crushed asphalt; recommendation of 70/30 split using crushed asphalt; future funding.

5. Replaced sidewalks; handicapped ramps installed; curb and gutter replacement; SPLOST funding; progress of project map; map of sidewalk challenges (cracks); summary of funding using SPLOST and T-SPLOST, which are large funding sources, with street resurfacing having a shortage of \$3.14 million; and summary of storm water/sewer – Alley/sidewalks, including funding.

Ms. Subadan stated that copies of the presentation will be provided.

The following discussion/questions-answers ensued:

Commissioner Howard asked when alley paving phase 2 will be bid. Mr. Maples said it is going out for bid now; Ms. Subadan added that crushed asphalt is cheaper and can be done faster. Mr. Roberson discussed funding from prior SPLOSTs, crushed asphalt, upcoming SPLOST, etc.

Commissioner Marietta asked the number of alleys; Mr. Maples stated that it is one alley per ward. Discussion followed on number of alleys, funding in SPLOST, etc., with Commissioner Marietta expressing concern on the amount of money/number of alleys, flood path of the Flint River, creation of the dam, etc., ADA compliance (or lack of) particularly on Dawson Road /wheelchairs on sidewalks. Mr. Roberson briefly discussed the Commission's decision regarding sales tax focus on downtown and the department go as far as funding allows. Commissioner Marietta questioned reallocation of SPLOST funding with Mr. Roberson stating that the

Commission makes those decisions with the direction given by the Board to staff was accessibility to hospitals, elderly care, and downtown. Commissioner Marietta asked why the City can't handle resurfacing and have it done in a timely manner. Mr. Subadan stated that an in-depth analysis can be provided, however costs are high, specifically equipment. Today's information was an overall status update; SPLOST collection is spread out over a six year period, with funds accumulating and some funds set aside for projects are not sufficient. She mentioned GEFA funding, which will be brought back to the Commission for review; with financing under 2%. She said she would like to discuss some options, i.e., using the under 2% financing for some of the projects and use SPLOST allocations to pay for the debt service. In pulling SPLOST votes, she stated that Dawson Road sidewalks were not in the referendum, but were discussed if should there be any additional funds, but there are no additional funds. She said she is the one who must decide to in-source/outsource, and she looks at the entire picture of funding with the cost of equipment being extremely expensive.

Mayor Hubbard agreed that SPLOST information was not specific and that we are always behind with funding due to waiting on the dollars to come in. She mentioned there not being the same amount of money from previous SPLOSTS.

Commissioner Postell commended staff for the information and agreed that repaving streets is important and mentioned that SPLOST monies/interest earned were handled by the County. He discussed holding ponds, Holloway Basin, and infrastructure deterioration and asked about river flooding and who controls the dam. Mr. Maples said that Georgia Power controls the dam. Commissioner Postell discussed the flood of 1994 and the flooding of S. Albany/E. Albany and the resulting slumlord houses, etc. that boils down to money (or lack of) and agreed that the entire infrastructure needs to be replaced.

Mayor Hubbard asked about resurfacing with Mr. Roberson explaining the preliminary repair of curb/gutter.

Mayor Pro Tem Fletcher said she feels the problems have been identified and something should have been done years ago. It should be handled like a business with a timeline to include years of maintenance, breakdown, etc. Regarding crushed asphalt, she said she's seen saw this in alleys and agreed that it works.

Mayor Hubbard agreed that a financing discussion needs to take place. Mr. Roberson said this was for information; staff will come back to the commission with a plan to include a funding mechanism.

Commissioner Coleman clarified the purpose of the meeting, which was informational and asked that we move forward with the meeting.

Commissioner Howard asked about a timeline for another update on infrastructure. Ms. Subadan said she would like to come back next month with funding considerations/proposals, adding that information has been shared with the state delegation, who suggested exercising options. Commissioner Howard asked for a breakdown from SPLOST 1-6 to determine if there are monies in SPLOST 2-4 to be used for projects.

ITEM(S) FOR FUTURE AGENDA

Commissioner Marietta commented on a letter he sent to the Utility Board requesting that electric rates be reduced by 5% to match Georgia Power's rate reduction, which he learned was 3%. He also said he would like for the Utility Board to look at raising the ceiling from 650 kW to 850 kW for summer months and determine the impact, which he believes will be revenue neutral.

Commissioner Coleman said he received a call from a constituent regarding her son again being ticketed for parking on Delta Street. He asked that information be brought back on this.

Commissioner Howard stated that he had previously asked for a three way stop sign at York Town and Lexington Avenue.

EXECUTIVE SESSION – Pending Litigation

At 11:47 a.m., Commissioner Postell moved to enter into executive session, seconded by Commissioner Howard; the motion unanimously carried as follows:

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

At 12:09 p.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	absent
Ward 6	yes
Mayor	yes

There being no further business, the meeting adjourned at 12:09 p.m.

SONJA TOLBERT
CITY CLERK