

MARCH 15, 2016
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 120

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

Mayor Hubbard called the meeting to order at 8:48 a.m.

TRAVEL:

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

1. City Manager S. Subadan - GMA 2016 Annual Convention; Savannah, GA; June 24-28, 2016
2. Asst. Clerk S. Kelly - IIMC Region III Conf.; Carolina Beach, NC; February 16-19, 2016; \$1,113.10

COMMISSION EXPENSE REPORT

Mayor Hubbard stated that a copy of Commissioners expense report was provided in their packets and is available for the public if requested.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS

Mayor Pro Tem Fletcher moved to approve the following, seconded by Commissioner Coleman; the motion carried 6-1 with Commissioner Howard voting no.

1. Approval of Alcohol License Application - Padma K. Chhetri (Agent) d/b/a Albany Store Inc., 1701 E. Oglethorpe Blvd. Beer/Wine Package - WARD 1

PUBLIC FUNCTION MATTERS

MATTERS FOR PUBLIC HEARING AND CONSIDERATION ON TUESDAY, MARCH 22, 2016, 6:30 P.M., ROOM 100; GOVERNMENT CENTER BUILDING, 222 PINE AVE

1. Zoning Case #16-005 - Land Coordinators, Inc./Owner; Baxter Brown/Applicant; request to rezone property located at 235 E. Oakridge Dr. from R-3 to C-3. PC approved 9-0. Ward 6.

Commissioner Postell stated that this is in his ward and asked for additional information. Planning Director Paul Forgey explained that the owner is not wanting to develop it, but rather wants to sell it, with a commercial designation being a benefit to do so. He mentioned other businesses in the vicinity, stating that the location is perfect for a commercial venture. In response to Commissioner Postell, he said that the person who buys the property would be allowed to put anything that is allowed in a C-3 zone and explained that the property fronts on Oakridge, with the rear of the property being adjacent to residential. There would be buffering requirements should any commercial enterprise be developed there. A typo was noted, it should have been 235 E. Oakridge rather than E. Oglethorpe; Mr. Forgey stated that it is on the corner of Oakridge and Radium Springs. Mayor Pro Tem Fletcher interjected that the current owner wants to make the property more attractive to potential buyers with the commercial designation. Mr. Forgey added that from inception of zoning, the property has always been residential and is not suitable for residential fronting on Oakridge. A brief discussion followed on the zoning request being posted and adjacent residents and the church being notified; Mr. Forgey stated that no citizens attended the Planning Commission meeting to oppose this application.

The Clerk read the following:

2. Zoning Case #16-006 - Coley Musgrove, LLP/Owner/Applicant; request to rezone property located at 2901 W Oakridge Dr. and 901 Lockette Station Rd from AG to R-2. PC approved 8-1- Ward 4
3. Approval of Zoning Application - PG 40
Approval of Zoning Case #16-009-Sherwood Properties, LLC/Owner/Applicant; request to rezone 2816 & 2818 Nottingham Way from C-7 to C-2. PC approved 9-0 - Ward 2

Discussion followed on item 3 regarding the location of the property and whether it is listed as the correct ward with the consensus being that it is located in Ward V.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASING

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

1. RFP #16-031 Collection Services - Collection Services, Union Credit Corporation of Albany, GA - Estimated expenditure \$81,813.20.

In response to Mayor Pro Tem Fletcher, Mr. Williams agreed that the fee is based on what they collect. In response to Commissioner Marietta regarding bad debt, Mr. Collier said that it is in the millions. Ms. Subadan interjected that it is a total number, which accrues; the City has not implemented a write-off policy, which is something needing to be brought to Commissioners; she assured Commissioner Marietta that the bad debt report will be submitted to the Commission. In response to Commissioner Howard, Ms. Subadan stated that the bad debt is mostly for utilities: sewer, solid waste and storm water. Prior to the merger it was concentrated in Water, Gas & Light, but now the entire utilities are being looked at and includes telecom. She added that this contract will be comprehensive.

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

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

2. Refuse Trucks (2) Front-loader Refuse Trucks, New Way, of Scranton, Iowa
Total expenditure - \$458,930.08

Commissioner Postell asked what the trucks are used for. Mr. Henry replied that one is a demonstrator, with approximately 8-9,000 miles; it was discounted by \$8,000 (\$225,383.79) and has a full warranty. The cost for the new one is \$233,546.29. He reported that the City could possibly receive \$10-14,000 for the ones surplus.

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

OTHER PUBLIC ADMIN. AND FINANCE MATTERS

Fiscal Year 2015 Audit Results - Presentation of FY15 Audit

Meredith Lipscomb, partner with Maudlin & Jenkins in charge of the City's annual audit (copy on file), stated that she is present to discuss information from the report and stated that Greg Moye, Director, is also present.

In response to Commissioner Postell, she agreed that she works for the same firm which conducts the audit for the Utility Department. She briefly discussed the merger of the Utility Department (formerly Water, Gas and Light) into the City's structure and prior reporting process/financial reporting requirements, etc., with all operations now a part of the City. Commissioner Postell mentioned when the City's budget was held back because of the Water, Gas & Light audit. Ms. Lipscomb explained that in the course of one audit, the City and WG&L finance directors had to

get together to ensure that the figures matched regarding what WG&L owed the City. Mayor Hubbard interjected that the City's budget now includes the Utility budget as part of the audit; Ms. Lipscomb agreed.

Ms. Lipscomb stated the City's audit was submitted to the State by the December 31, 2015 deadline and that an unmodified, clean opinion was submitted. She continued the review and discussed: the impact of the merger on the reporting process; the City having to adopt GASB 68, regarding the pension plan (now reported as a liability, in the amount of \$54.0 million, but does not affect the general fund); total general fund balance of approximately \$21.5 million at end of FY2015; majority of the City's enterprise funds being self-sufficient; the City supplementing funds for: Transit, Airport, and Civic Center, which is typical of those type operations as they are for the public's benefit.

In response to Commissioner Marietta, Ms. Lipscomb and Ms. Subadan explained that the increase in debt service was because of the merger with the Utility Department. In response to Commissioner Marietta, Ms. Lipscomb explained the oversight regarding 'unbilled accounts receivable for utility related accounts.

Commissioner Postell asked the division between the financial structure of the City and Water, Gas. Ms. Lipscomb replied that Water, Gas & Light no longer exists; all the former operations have been completely moved to the City and all accounting is done within the City. Commissioner Postell asked what was done in 2012 versus what is being done now. Ms. Subadan interjected that Finance Director Derrick Brown has a summary showing how all fund balances changed, will that help clarify his concern. Commissioner Postell replied in the affirmative. Mr. Brown assured Commissioner Postell he will submit copies of financial statements for two-three years that preceded the merger.

The Finance Department was commended for the phenomenal job it has done, especially in regard to the merger. Commissioner Postell mentioned the decrease of the Utility Department transfer, stating he wants to know where the money is going.

ITEMS FOR FUTURE AGENDA

Commissioner Howard asked about establishing a small, minority, women-owned business office because of funding for transportation/roads/infrastructure; he thinks an office geared toward local small, minority businesses would help bring funds to Albany.

CITY MANAGER'S UPDATE

Ms. Subadan stated that she has nothing to report.

There being no further business, the meeting adjourned 9:35 a.m.

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SISSY KELLY
ASST. CITY CLERK