

APRIL 19, 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, and Bob
Langstaff, Jr., and Tommie Postell
City Manager: Sharon Subadan
City Attorney: CN Davis

Mayor Hubbard called the meeting to order at 8:33 a.m., and welcomed Dougherty County School System students. She stated that this is Georgia Cities Week, which is sponsored by the Georgia Municipal Association, with various activities scheduled all week long. She gave students a brief overview pertaining to the establishment of Albany.

SPEAKER APPEARANCE

1. Johnny Williams asked the Commission to support ‘Rabbitman’s Extravaganza’ at the Skate Park on May 22nd.

Commissioner Postell asked the amount of funding required to assist with the program. Tony Williams said the budget is \$8,000; however, he said he is asking for whatever support can be provided; last year they gave out prizes such as skateboards, scooters, etc. In reply to Commissioner Postell, he agreed that each Commissioner can give a donation.

Commissioner Marietta mentioned tournaments last year, which drew people to Albany; Johnny Williams explained that part of their plan this year is encouraging use of city parks. Commissioner Marietta suggested that Mr. Williams reach out to the CVB because they have grants available and this event may qualify for one.

TRAVEL

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

1. Mayor D. Hubbard – Chamber of commerce Mtg. w/Federal Delegation; Washington, DC; March 15-17, 2016 - \$1,674.92
2. City Manager S. Subadan – Chamber of Commerce Mtg. w/Federal Delegation; Washington, DC; March 15-18, 2016 - \$1,922.33
3. City Clerk S. Tolbert – GMA Annual Training Conference; Savannah, GA; June 24-28, 2016
4. Asst. City Clerk S. Kelly – GMA Annual Training Conference; Savannah, GA; June 24-26, 2016

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS:

1. American Eagle Food, 2704 Ledo Rd., Q. Ahsan/Agent; Beer/wine consumption; WARD 3

Commissioner Langstaff moved to approve, seconded by Commissioner Marietta: the motion carried 6-1 with Commissioner Howard voting no.

2. 1017 Bar and Lounge, 1017 W. Broad Ave., F. Davis, Jr./Agent, Liquor, beer/wine consumption – WARD 3

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

ALCOHOL LICENSE APPLICATIONS – TRANSFER OF OWNERSHIP

1. The House of Jazz, 730 W. Highland Ave., R. Patel/Agent; Liquor, beer/wine consumption. Transfer from A. Noble – WARD 3

Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Coleman.

Commissioner Postell questioned the approval of applications and teenagers frequenting clubs. Marshal W. Norman reported that his staff conducts quarterly after-hour inspections of establishments; patrons are carded and a check for proper licensing at the establishment/alcohol handling cards monitored for current dates, etc. Commissioner Postell asked how violations are reported. Marshal Norman explained that the owners are cited, the establishment is monitored and the following month they added to the list with periodic checks to follow-up. In reply to Commissioner Postell, he stated that he has six employees who conduct checks.

Commissioner Howard asked if there are residential requirements for those applying for licenses. Marshal Norman replied in the affirmative, adding that an agent/manager who is a city/county resident may have the license in their name. Commissioner Howard asked if the Marshal's office also investigates incidents at clubs. Marshall Norman stated that initially, APD is responsible for investigating incidents; his office follows up with monitoring, then proper action is taken (possible revocation of license). Commissioner Howard questioned 1301 E. Broad with Marshal Norman stating that they are investigating this location and explained the process, which includes consultations with the City Attorney, etc.

Commissioner Coleman clarified that guidelines are in place and staff monitors to provide information to the Commission for further action.

Hearing no further comments, the motion carried 6-1 with Commissioner Howard voting no.

2. Liquor Locker, 633 W. Ogleshorpe Blvd., H. Patel/Agent; Package liquor, beer/wine. Transfer to H. and S. Patel – WARD 3

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

NON-PREFERENCE WRECKER POLICY

Commissioner Langstaff moved to approve, seconded by Mayor Pro Tem Fletcher.

In response to Commissioner Postell, Fire Chief Ron Rowe discussed information (copy on file) pertaining to the non-preference wrecker policy.

Discussion followed with Chief Rowe stating that this is an update of the 30+ year old policy; currently, 11 wrecker services are on a rotation list, with the aim of the updated policy to enforce compliance. In response to Commissioner Postell, Chief Rowe reported that any wrecker service gouging rates are removed from rotation. Mr. Davis stated that an attachment on rates will be included in the resolution to assist with enforcing.

Commissioner Howard asked for a list of the 11 wrecker services and if they are qualified to haul large trucks. Chief Rowe explained that this is inclusive; owners will be given four months to become compliant and properly equipped, which was a recommendation from the wrecker service providers. Commissioner Howard also asked for a list of where vehicles are stored. Chief Rowe replied that currently there are no requirements that vehicles be stored in Albany/Dougherty County with the proposed policy including that requirement. He added that the Marshal's office will monitor the ban against subcontracting to other businesses and will monitor for compliance of the policy.

Commissioner Coleman also asked for a list and the policy before the vote next week, specifically the response time, because traffic is a factor that the servers have no control over.

Commissioner Marietta asked who is responsible for cleanup. Mr. Davis stated that state law requires cleanup of glass, etc., with Chief Rowe stating that large debris, etc., cleanup is required.

Mayor Hubbard asked if the policy is within state guidelines; Chief Rowe agreed, adding that Mr. Davis, Department of Public Safety and others were involved in the process.

Commissioner Postell agreed with Commissioner Coleman regarding additional documentation. Chief Rowe stated that Mr. Davis is drafting information that will be forthcoming. Mr. Davis stated that he will put a copy of the information in all Commission boxes today. Discussion followed on the timeline to have this adopted. Commissioner Postell moved to table for additional information, seconded by Commissioner Coleman, the motion failed with Mayor Hubbard, Mayor Pro Tem Fletcher, and Commissioners Marietta and Langstaff voting no. Mayor Hubbard called the question on the original motion which carried 4-3 with Commissioners Howard, Coleman and Postell voting no.

PUBLIC FUNCTIONS MATTERS

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

The Clerk read the following:

1. Zoning Case #16-018 – Evangelical Faith Vision Ministries, Inc./Owner; Felix L. Revills/Applicant; request to rezone property located at 2230 S. Madison St., from R-3 to C-5. PC Approved 7-0 **conditional** – WARD 6

In reply to Commissioner Postell, Paul Forgey, Planning Director, gave a brief summary of the application, reporting that the property was operating as a day care, but lost its grandfather status when it ceased operations and must now rezone to C-5 to resume operating as a daycare.

Commissioner Marietta stated that he is in favor of the rezoning with Mayor Hubbard advising that a public hearing will be held next week.

COMPREHENSIVE PLAN – TRANSMITTAL FOR REVIEW

Mr. Forgey provided an overview of the plan (copy on file), which is required to be updated every ten years. This is the 2016-2035 Comprehensive Plan, which covers topics such as natural resources, community facilities/services; economic development, housing, transportation and land use. Part of the plan is a five year community work program, which is submitted to the Dept. of Community Affairs for review prior to final adoption; this year final adoption, by the City and County is required by June 30. He discussed population/income declines in the region, etc., in Albany/Dougherty County and explained the approval process. The request is for the Commission to approve the updated plan to send to the State for review.

Commissioner Postell moved to approve to be brought back at the June work session, seconded by Commissioner Marietta.

Noting page 3 of the Executive Summary and page 54 in the plan, Commissioner Marietta opposed certain language (City minimizing cost for conversion of undeveloped land, which should fall on the free-market to address) and referred to infrastructure initiatives/future plans pertaining to SPLOST. Mayor Hubbard asked the rationale behind the statement; Mr. Forgey explained that due to the extreme costs, the focus is to repair and continue using existing infrastructure when possible instead of new development. Commissioner Marietta mentioned the GRAD initiative near the airport, industrial park in E. Albany, etc., which is key to economic development and suggested not limiting expansion into under developed areas and again asked to re-word the paragraph in order to be more positive and in-line with what the City is doing.

Referring to the work program, Ms. Subadan stated that SPLOST initiatives were included relating to infrastructure, with many being unachievable, however, rewording of the paragraph will make it more appropriate. She added that many projects were included as well as the ‘wish list’.

Commissioner Postell stated that infrastructure is a broad statement and the plan must be approved by the State, adding that changing the concept is not necessary in his opinion. Additional discussion followed with Mayor Hubbard stating that points raised will be taken into consideration. She asked about public hearings with Mr. Forgey advising that there were a dozen public hearings; attendance was varied, some had better than average attendance, while it was very sparse at the rest.

Commissioner Howard mentioned demographics listed in the document with this area continuing to lose population and, referring to incarcerations, he asked the criteria when data is gathered. Mr. Forgey explained that the incarcerated populations are treated/counted differently, but does not affect numbers/data. Discussing population change, he said that it is stagnant and is not radically shrinking or growing. The trend has become that those who can afford to move have done so and with that the median income drops. He suggested that improving quality of life and infrastructure will help retain citizens and/or bring them back to Albany/Dougherty County. In response to the questions posed by Commissioner Howard, the majority of students present indicated that they intend to attend college outside of Albany; only a few indicated that they will eventually return to Albany following graduation.

Mayor Pro Tem Fletcher, while agreeing that these students may not have a reason to return to Albany after graduating, stated that she cannot leave this on a negative note. She suggested that local leaders must realize that they have an obligation and the power to turn this situation around because our young people hold the future of Albany in their hands. She said she would like for all to return to Albany and believe in Albany and suggested making changes downtown and talking positive about the community. She implored the students to help make Albany the best it can be as they are the future leaders.

Mayor Hubbard encouraged the students to continue participating in the community forums and giving feedback/input.

Commissioner Coleman agreed with Mayor Pro Tem Fletcher, and suggested that when policies are made pertaining to the youths that they be included at the table.

Commissioner Marietta stated that the comp plan is the future and suggested not limiting ourselves as it pertains to infrastructure. He offered a friendly amendment motion for the City Manager to re-work the paragraph so that it is less limiting pertaining to infrastructure as noted on page 54. Commissioner Postell accepted the amendment.

Hearing no further discussion, the motion carried 6-1 with Commissioner Howard voting no.

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COMMUNITY & ECONOMIC DEVELOPMENT MATTERS

COMPETITIVE PUBLIC SERVICE GRANT AWARDS – FY 2016-17

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

2016-17 ACTION PLAN

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

2016-2021 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS

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

FY 2013-15 ACTION PLAN SUBSTANTIAL AMENDMENTS

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

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

1. Electrical Upgrade/Lighting Installation, Metropower Inc.,
Total expenditure \$80,500.00

Commissioner Langstaff moved to approve, seconded by Commissioner Marietta.

Commissioner Coleman asked if MetroPower is based in Albany. Yvette Fields, Central Services Director, replied in the affirmative, adding that it is Albany Electric and it was an open bid.

Hearing no further comments, the motion unanimously carried.

2. 457(b) Deferred Compensation Plan, GebCorp/ACCG Retirement Services,
Atlanta, GA

Commissioner Langstaff moved to approve, seconded by Mayor Pro Tem Fletcher.

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Commissioner Howard asked if the 457 plan includes elected officials. Ms. Subadan stated that all who are receiving benefits, even elected officials, are included. Discussion followed with Commissioner Howard asking for clarification about elected officials who retire. Ms. Subadan stated that when retiring, they have separated from the City and that due to legal ratifications it is not possible because of how the plan is designed based on contributions. Commissioner Howard mentioned that other cities provide a stipend when elected officials retire. Ms. Subadan discussed retirement for City employees, and explained that if something of that nature is approved, it would not affect current, sitting officials. Mr. Davis explained the qualified pension plan that the City has, which requires contributions from employees. Commissioner Howard said he will bring this up under Other Business and stated that other cities have something in place for elected officials who retire from office. He said he believes elected officials should be compensated for their service when they leave public office.

Commissioner Langstaff explained that part of the vote relates to who administers the plan with the other part being the change regarding the City matching 50% of the first 4% of employee contributions with Commissioners being included if they want to participate. The match equates to a compensation increase and there are rules that have to be followed. Mr. Davis stated that it would have to be advertised etc., and this applies when increasing salary, travel, etc., as explained to him by GMA. Commissioner Langstaff stated that it would be approximately a \$300 match yearly by the city.

Commissioner Postell mentioned prior discussions on this issue. Commissioner Marietta said he cannot vote for it in its current form if it includes Commissioners. Commissioner Langstaff said he feels Commissioner Marietta does not quite understand as this is similar to health benefits and will be offered to Commissioners as well. Discussion followed with Mayor Hubbard stating that Commissioners are not required to take advantage of this option. Ms. Subadan explained the process as it pertains to employees.

Hearing no further comments, the motion carried 6-1 with Commissioner Marietta voting no.

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| 3. | Electrical Transformers, Gresco, Forsyth, GA | |
| | Total expenditure | \$50,889.00 |

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

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| 4. | Mobile Truck Lifts, SterilKoni, Stevensville, MD | |
| | Total expenditure | \$70,996.00 |

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

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| 5. | P25 Master Site Equipment, Motorola | |
| | Total expenditure | \$5,758,198.00 |

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Commissioner Marietta stated that Motorola does not guarantee product support as noted (copy on file). He said he will feel better if there was a bid for this, adding that there are other radio systems available.

Commissioner Langstaff mentioned emails from Commissioner Marietta and Mr. Collier's (Asst. City Manager) response, adding that a consultant was involved and recommended Motorola due to compatibility. He numerated various reasons making Motorola the best option and stated that he is satisfied with Mr. Collier's explanation.

Mayor Hubbard suggested sharing this information with the other entities.

Commissioner Howard asked the reason it was not bid and mentioned having to explain to constituents. Mr. Collier discussed and explained using state contracts, which was the case with this item. State contracts include discounts and the recommendation to continue with Motorola is partly based on past investments. Going to another company would require negotiations between Motorola and the other company's system, which sometimes can be hostile. He said the recommendation is to use the state contract.

Commissioner Postell asked the major change with P25. Mr. Collier explained that this is a national format pushed by the federal government years ago to have entities utilizing digital technology, which allows communication among all agencies. It will replace our switch and a new server/control will be in place; also, Lee County will pay to operate off of this switch. Commissioner Postell asked the cost of the Motorola towers placed in E. Albany; Mr. Collier replied that it was approximately \$1.0 million. Commissioner Postell asked if the system will help in eliminating crime. APD Chief Persley said that the ability to share information will certainly have an impact on crime.

Commissioner Marietta asked the cost for the associates' analysis; with Mr. Collier stating approximately \$14,000. Commissioner Marietta stated that he heard there are too many people on the radio; Mr. Collier agreed that it happens and that this is why a consultant was hired to make sure we knew what we were getting. Commissioner Marietta asked if there is a way to limit the number of people responding during an emergency situation. Chief Rowe explained that the Federal government developed P25 to help make it easier on first responders/emergency personnel to communicate with each other and each entity has their own frequency/channel.

Commissioner Coleman asked if the cost includes the amount other counties will be paying. Mr. Collier replied in the negative and advised that an intergovernmental agreement will be in place with payment information. Discussion followed on costs offsets with Mr. Collier adding that being on one system is a plus.

Hearing no further comments, the motion unanimously carried.

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| 6. | Herbicide Spray Truck, Peach State Truck Centers, Norcross, GA | |
| | Total expenditure | \$157,021.00 |

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

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| 7. | Utility Poles, TR Miller Mill Co., Brewton AL | |
| | Total expenditure | \$89,302.90 |

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

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| 8. | PVC Pipes & Fittings Consolidated Pipe, Leesburg, GA | |
| | Total expenditure | \$43,401.50 |

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

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| 9. | Utility SUV, Sunbelt Ford Town, Albany, GA | |
| | Total expenditure | \$55,994.00 |

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

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| 10. | Consulting Services, Thomas & Hutton Engineering Consultant | |
| | Estimated expenditure | \$57,300.00 |

Commissioner Marietta moved to approve, seconded by Mayor Pro Tem Fletcher.

In response to Commissioner Howard, David Hamilton, Transit Director, discussed information as noted (copy on file) as it pertains to the six priorities of the Commission. He explained the process of GRAD Certification regarding undeveloped land near the airport and preparing it for potential business development. He introduced Jason Chambliss with Thomas & Hutton Engineering, who discussed the project initiative and process.

Commissioner Marietta commended Mr. Hamilton and Ms. Subadan for bringing this forward. Mr. Chambliss added that this will be the second aviation GRAD site in Georgia.

Commissioner Postell stated that the hangers are from WWII and are not in use and asked if this will help eliminate the debris. Mr. Hamilton stated that demolition of the hangers is a separate project. In reply to Commissioner Postell, Mr. Hamilton explained the costs of the services to get GRAD Certification. Ms. Subadan advised that currently there are several initiatives at the airport that will make improvements regarding the functionality for passengers, the aesthetics, and use of building, adding that other procurement items will come before the Commission for approval to include passenger entryway, modifications to parking, etc. This project is specific to economic development and will be good for the community with Albany being only one of two in the state to have land developed near the airport.

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Commissioner Coleman stated that he was recently at Jekyll Island and learned that Jacksonville, FL is doing something similar that will bring jobs.

Hearing no further comments, the motion unanimously carried.

BOARD REQUESTED REPORTS

FIGHT ALBANY BLIGHT STRATEGY

Albany Police Chief Michael Persley discussed information as noted (copy on file) pertaining to blight in Albany and revitalizing neighborhoods.

Commissioner Marietta mentioned the intersection of Gillionville, Slaphey and Dawson Road that have vacant/boarded up buildings and asked that it be included in the target area. Chief Persley said that commercial properties will be looked at, but residential areas is the primary focus.

Mayor Pro Tem Fletcher noted the \$312,000 in the budget and mentioned a problem of burned buildings, which has a smell that lingers until the rubble is completely removed. She said adjacent property owners have to endure that odor and some have complained to her. She asked if a policy can be adopted to hold property owners accountable for removing the remains after fires and asked for a list of burned properties.

Commissioner Coleman asked if anyone has reached out to landlords and asked them to join the fight against blight. Chief Persley replied that it is part of the strategy - public meetings will be held and a sector will be reached out to comply with ordinances and state laws. Commissioner Coleman mentioned Municipal Court's involvement and expediting cases with Chief Persley stating that Mr. Davis will be involved to assist in expediting cases as well.

In reply to Commissioner Howard, Chief Persley said Mr. Davis is involved and other City departments will be involved as well. Ms. Subadan commented on the process, the budget, additional costs, etc., to allow cases to move quicker through the system. Commissioner Howard noted the \$25,000 for material and asked if that is a cost the City will pay. Ms. Subadan stated that all amounts have been identified as a cost to the City; however, staff will be working with owners, but funding is in the upcoming budget when options are exhausted. Commissioner Howard commented on the creation of a Land Bank with Ms. Subadan addressing associated costs as noted to include County participation. Commissioner Howard mentioned lobbying state reps regarding laws made through the General Assembly so that they do not supersede local ordinances regarding this issue and asked Mr. Davis about property liens. Mr. Davis explained that liens become dormant after seven years and if they are not revived the fi fa is no longer effective. Commissioner Howard agreed that the land bank is a step in the right direction, adding that housing sales are sluggish in E. Albany.

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Commissioner Marietta asked if Commissioners will have input, with Chief Persley stating yes and added that recommendations are forthcoming. Commissioner Marietta commented on a blight tax, which is not mentioned in the handout, adding that he feels it will be a good tool, i.e., increasing property taxes to force clean-up of structures.

Mayor Hubbard clarified that there will be time for Commission input, with Ms. Subadan stating that individual meetings with Commissioners will be scheduled to develop a work plan; information today was presented for review only and to provide a written strategy.

ITEMS FOR FUTURE AGENDA

Commissioner Marietta commented on the hiring of an Asst. City Attorney and recommended postponing executive session until the next meeting due to this being Georgia Cities Week and the Dougherty County Students who were present.

MANAGER'S UPDATE

Ms. Subadan welcomed students in attendance and invited them to visit the showcase in the lobby.

EXECUTIVE SESSION

As previously discussed, this item was postponed for a future meeting.

Mayor Hubbard said she will be presenting a proclamation acknowledging Georgia Cities Week and asked the students to meet all Commissioners. She encouraged students to plan for the future because those who 'fail to plan, plan to fail'. She then read the proclamation.

There being no further business, the meeting adjourned at 10:57 a.m.

SONJA TOLBERT
CITY CLERK