

JUNE 21, 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 Tommie Postell
City Manager: Sharon Subadan
City Attorney: CN Davis

Mayor Hubbard called the meeting to order at 8:30 a.m., and welcomed Commissioner Postell back after his illness.

SPEAKER APPEARANCE

Henry Waters – was not present

Henry Mathis discussed infrastructure/sidewalks in parts of E. Albany. He stated that school children walking to school near Turner are literally walking in the road, creating a trail, which is the first issue he wants to bring to the attention of the Commission. The second issue he discussed was with the utility board pertaining to paying service fees, i.e., having a trash can delivered to the proper location. He mentioned the new E. Albany pool and its benefit to the youth, adding that in the past, the Commission allocated \$5,000 to the three, local baseball programs to offset costs; he asked that this be revisited and said Dougherty County gives \$180,000. He said the citizens/public will benefit from consideration being given three items.

Commissioner Howard mentioned receiving numerous calls and discussions he and Commissioner Coleman have had regarding information that DOT will not expand Clark Avenue. He mentioned the list of 50+ projects for SPLOST VII and agreed that sidewalks are needed in various E. Albany areas.

APPOINTMENTS

The Clerk read the following:

1. Appointments to Community Development Council for one-year term expiring June, 2017
2. One appointment to Board of Health for six-year term expiring January, 2022
3. One joint City/County appointment to SWGA Regional Commission to fill unexpired term ending January, 2017
4. One appointment to Albany Housing Authority to fill five-year term expiring June, 2021 (Mayor's Appointment)

Following a brief discussion, the consensus was to vote on appointments at the night meeting.

TRAVEL:

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

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1. City Manager S. Subadan – Municipal Development Meeting, Greenville, SC;
June 16-17, 2016

CHANGING MEETING DATE/TIMES

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

Commissioner Howard stated that he is in opposition to changing meeting dates/times and suggested it remain as is, adding that he will vote in opposition.

Commissioner Coleman agreed with Commissioner Howard, adding that the policy can be amended instead of changing dates/times.

Commissioner Postell asked Marshal Walter Norman to give a briefing on the status of alcohol license, i.e., a comparison of licenses issued now vs. those issued six months ago. Marshal Norman discussed the process of licenses being discussed at the work session and approved at the night meeting. Discussion followed regarding the issuance of alcohol licenses; Commissioner Postell added that he does not see a need to change [meeting dates].

Ms. Subadan discussed the proposed change which allows for two official meetings each month, adding that it affects purchasing items and the change will make the City more business friendly with routine items being moved through the process faster. Additional discussion followed on the process, with Ms. Subadan suggesting that at the night meeting many times things are not remembered from work sessions held three weeks prior. The intent is to get matters through to a final vote in a more efficient manner and to expeditiously meet the needs of the public.

Commissioner Coleman asked if the change in policy could be dependent upon the urgency of the issue. Mr. Davis opined the only meetings in which Commissioners can officially vote are the regular Commission meetings and Special Called meeting; it is a major policy decision.

Mayor Pro Tem Fletcher mentioned discussion at the recent retreat with the aim to be more efficient and effective. She agreed with the City Manager about the time frame, remembering discussions from work sessions, etc.

In reply to Commissioner Postell, Mr. Davis explained the rationale behind the proposed change, which provides two times during the month to vote on i.e., alcohol licenses instead of the current one monthly business meeting.

Mayor Hubbard agreed that the City should be business friendly and mentioned new businesses coming to Albany that often run into issues that set them back; approving some items quicker expedites the process and prevents some of the obstacles new businesses face in opening up.

Commissioner Coleman countered that what Mayor Hubbard stated is what he means - changing the policy allows for action Commissioners need to take. In reply to Mayor Hubbard, Mr. Davis explained the process of official meeting(s). In reply to Commissioner Coleman, Mr. Davis said he will check the statute. Ms. Subadan interjected that the change in policy would be the City

conducting two official meetings each month, adding that in unlike Florida, work sessions cannot be considered an official meeting.

Commissioner Howard stated that the wheels of government turn slow in all states and asked Mr. Davis if a special called meeting can be held when needed. Mr. Davis discussed the process of official meetings. Commissioner Howard mentioned that Commissioners are part-time and some have full-time jobs.

Additional comments were made regarding the change by Commissioner Postell commenting on the timeframe of the proposed meeting changes; Mayor Hubbard mentioning bids being approved in a timely manner, etc., as it pertains to being business friendly and not holding up the process.

Regarding government wheels turning slowly, Ms. Subadan said she respectfully disagrees, it is a choice for governments to grind slowly and the Commission has the opportunity to affect this.

Hearing no further comments, the motion failed 4-2 with Mayor Hubbard and Mayor Pro Tem Fletcher voting in the affirmative.

AMENDMENT TO ETHICS ORDINANCE

Mayor Pro Tem Fletcher suggested that this proposed ordinance is in violation of common sense and after speaking with judges she said it is a violation of the first amendment and asked that it be stricken from the agenda. She added that it oversteps the bounds of the Commission.

Commissioner Coleman asked names of the people that are on the Ethics Board with Mr. Davis giving the names of Michael von Bremen, Tommy Duck, a citizen member and a chairman. In reply to Commissioner Coleman he stated that this was a suggestion from the Board and commenting on the statements of Mayor Pro Tem Fletcher, he mentioned a Supreme Court decision regarding limiting/restricting campaign financing and raising money. He also discussed the difference in appointed officials vs. elected officials.

Commissioner Postell suggested removing this item and abiding by the state law with the consensus being to remove this item from the agenda.

PUBLIC WORKS MATTERS

EASEMENT/RIGHT-OF-WAYS RE: TALECRIS PLASMA RESOURCES, INC.,

Bruce Maples, Director of Engineering, discussed information as noted (copy on file) and asked for approval. Commissioner Howard moved to approve, seconded by Mayor Pro Tem Fletcher. Commissioner Howard mentioned ingress/egress of the Plasma Center in E. Albany and said this is an example of the need for sidewalks.

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In reply to Commissioner Postell, Mr. Maples explained zoning requirements of having sidewalks for businesses, adding that taxpayers' dollars are not used; he also gave the location of the sidewalks.

PUBLIC FUNCTIONS MATTERS

MATTERS FOR PUBLIC HEARING AND CONSIDERATION ON WEDNESDAY, JUNE 29, 2016, 6:30 P.M., ROOM 100; GOVERNMENT CENTER BUILDING, 222 PINE AVE.

The Clerk read the following:

1. Zoning Case #16-022 – Carlton Davis – Owner/Applicant; request to rezone property located at 968 South Street from R-3 to C-2. PC approved 8-0 **conditional** – WARD 1
2. Zoning Case #16-023 – Dunes Properties, LLC/Owner; Lanier Engineering, Inc./Applicant; request to rezone property located at 1705, 1721 & 1801 Schley Ave., from R-3 to C-R. PC Approved 8-0. WARD 2
3. Zoning Case #16-024 – Ledo Plaza Condominium Assn./Owner; Calvin King/Applicant; request to rezone property located at 2726 Ledo Rd., from C-2(N)c to C-2. PC approved 8-0 **conditional**. WARD 5

In reply to Commissioner Howard, Paul Forgey, Planning Director, discussed conditions on the first zoning application and advised that the applicant was in agreement to the conditions.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES

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

1. Pump Rebuild Lift Station, Waco Electric, Sandersville, GA
Total amount \$45,976.34

Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Howard. In reply to Commissioner Howard, Mr. Maples gave the location of the pump station. Hearing no further comments, the motion unanimously carried.

2. WorkForce Timekeeper, Kronos, Chelmsford, MA
Total expenditure \$255,180.00

Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Marietta; the motion unanimously carried. Commissioner Postell asked if this is SPLOST VII and was told no.

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3. Elevated Water Tank Maintenance, American Tank, Warthen, GA
Total expenditure \$2,610,468.00

Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Postell (who asked if this is SPLOST VII funding and was told no).

In reply to Commissioner Howard, Phil Roberson, Asst. City Manager, discussed the maintenance requirements. Commissioner Howard asked if the new logo will be included; Ms. Subadan replied that it was included in the bid, but will only be done if it is affordable; adding that this is done on a case by case basis.

Hearing no further comments, the motion unanimously carried.

4. Albany Humane Society Contract
Total expenditure \$240,420.00

Commissioner Postell moved to approve, seconded by Mayor Pro Tem Fletcher; the motion unanimously carried. Mayor Hubbard asked for a copy of the Humane Society's financials.

5. Re-skinning of Gyms, Climate Masters Heating & Cooling, Albany, GA
Total expenditure \$157,000.00

Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Postell. In reply to Commissioner Postell, Joel Holmes, Recreation Director, said a copy of information regarding all gyms can be provided, which explains the early closing of some gyms. In reply to Mayor Hubbard, he said when there is a change in hours of operation, advance notices are posted on doors, information is sent to schools and social media is used.

Commissioner Marietta asked that the budget be increased to allow gyms to open on the weekends.

Hearing no further comments, the motion unanimously carried.

6. Office Supplies, Staples
Estimated expenditure \$104,000.00

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

In reply to Commissioner Postell, Josh Williams, Buyer, discussed prior years expenses of office supplies, use of P-cards, etc.

Hearing no further comments, the motion unanimously carried.

MANAGEMENT AGREEMENT – THE CLUB AT THORNTON

Mr. Holmes discussed information (copy on file) and asked for approval.

Commissioner Howard stated that after reviewing the agreement, his concerns are: 1) baseball field [Mr. Holmes said the City will continue to maintain the field adjacent to the gym]; 2) the five-year agreement, which can be amended or terminated and 3) asked for a report in September that shows the number of children using the pool. He mentioned that senior citizens asked for a time schedule of when they can use the pool. Marvin Laster, Director of the Boys and Girls Club said a report will be provided showing the five different classes of swimmers and advised that any affinity group including seniors are able to sign up by contacting them. Commissioner Howard asked if a fence can be erected to prevent the cut-through. Ms. Subadan advised that a quote has been obtained and it will be fenced in phase II.

Mayor Pro Tem Fletcher stated that the partnership with the Boys/Girls Club and the City of Albany is amazing; children of citizens who are the future leaders are having recreational needs cared for, etc.

Commissioner Postell stated that Bob Hutchinson was instrumental in bringing about the change. Mr. Laster also commented on his role with the Boys and Girls Club and mentioned that Mr. Hutchinson is his mentor and friend.

Ms. Subadan acknowledged the amazing partnership with the Boys and Girls Club, which is an investment in the youths of Albany.

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

SPLOST VII PROPOSED PROJECT LIST

Ms. Subadan distributed SPLOST VII information and explained that the information is provided for information only at this time, adding that a joint meeting is scheduled for June 29th with Dougherty County. She also showed a brief video to showcase past SPLOST projects and to educate the community.

Commissioner Postell asked to see information about the County being in control of SPLOST.

Mr. Davis stated that this is a county tax and Dougherty County calls for the first meeting (June 29th); he explained the state statute, election, City/County split/intergovernmental agreement, etc.

In reply to Commissioner Howard, Mr. Davis explained the option to collect SPLOST for six, rather than five years, use for projects, when the money begins to be received (2017), etc. Referring to the proposed list, Commissioner Howard asked that sidewalks from Broadway on Clark, and Broad Street down to Walmart be extended to include street lights. Regarding high mass lights, he asked that lights also be put at Oglethorpe and at Proctor and Gamble ramp. Regarding #8, he recommended looking at the need for sidewalks in all wards. He said his concern with #52 rails to trails is that the citizens in Albany/Dougherty County is being taken care of first. Ms. Subadan stated that the last page contains items that were requested but were not recommended; even though Rails to Trails is on the list, the intention is to use MGAG proceeds rather than SPLOST. She mentioned item #17 and advised that Georgia Power indicates that they

are ready to move forward with LED street lights and the intent is to implement a comprehensive city-wide street light program. She said it has been suggested to lump funding and work with each Commissioner to determine the highest need areas, similar to alley paving. Referring to #27, transportation center, she said this will be funded at a lower level, which will increase funds for other projects, i.e., sidewalks. In reply to Commissioner Howard, she stated that the amount is lowered to \$2.5 million (from \$5.0 million).

Commissioner Howard referred to #3 regarding railroad crossings improvement. Mr. Maples explained that the railroad is slow to respond, and when they do they contend that they have no money to spend in this region, etc. He said a package was put together for various intersections and, regarding the funding of concrete panels, he advised that the panels are not paid for by the railroads, they will pay for timber crossings; however, the Commission desires smoother crossings. In reply to Commissioner Howard, he explained the policy of the railroad, adding that in SPLOST IV, the County paid for some improvements. Discussion followed with Mayor Hubbard commenting on the relationship with the railroad and Mr. Maples and Roberson stating that the railroad will supply the labor if the City provides the supplies.

Commissioner Coleman referred to an email that was sent regarding the infrastructure, which was designed to obtain feedback from the Commission. He said he takes offense to the question ‘who would benefit’, adding that it benefits taxpayers. He said he resents and takes offense that this project was in the same paragraph as ‘special interest’, adding that he represents all of Ward II and when needing help from his colleagues, he sends for it, but if none is forthcoming, help cannot be expected from Ward II in the future.

Commissioner Postell asked for clarification on requested items; Ms. Subadan explained the amount to be received in SPLOST and staff’s recommendation vs. requested items, which were separated. Commissioner Postell questioned the County’s portion with Ms. Subadan stating that she can share their list.

Mayor Hubbard stated that the Commissioners can get with the City Manager to discuss. Commissioner Howard asked for a list SPLOST I-VI to see if any money is left. Ms. Subadan said there is no money left in SPLOST I-IV for the City, but there are some funds in SPLOST V-VI, which will be brought back to the Commission.

At 10:08 – Commissioner Marietta said he had to leave to deliver Meals on Wheels

BOARD REQUESTED REPORTS

1. Justin Strickland, EDC Executive Director, was present to answer questions. Commissioner Howard stated that \$250,000 is allocated yearly and commented on jobs that have been created or will be created and asked for an update on P&G’s biomass plant and Webrestaurant. Mr. Strickland discussed both projects. In reply to Commissioner Howard regarding the need for more jobs in the community, Mr. Strickland explained the time spent on workforce development, the new program with Albany Tech that will benefit under-trained citizens, the partnership with Commodore Conyers College and Career Academy and being on the advisory council at ASU as it pertains to workforce training.

Ms. Subadan commented on the recent tour she had of the bio-mass plant and advised that to-date, they have expended 300 man hours on the facility and hired local contractors, etc. She stated that they struggle to get qualified applicants, adding that the partnerships are critical in order to have citizens with required work skills. In reply to Commissioner Howard, Mr. Strickland commented on the number of permanent and temporary workers who will be employed at the biomass plant. Ms. Subadan encouraged the Commissioners to take the tour. Additional discussion followed on the training, testing, etc., re: workforce development; Mayor Hubbard encouraged supporting the academy and higher learning institutes.

Commissioner Howard asked that more information be provided to the City Commissioners so that the public is also aware and that a spreadsheet be submitted on a quarterly basis showing what is being done re: job opportunities.

Mayor Pro Tem Fletcher said she is on the EDC Board and agreed that workforce is crucial and suggested that adding the City Manager to the Board has been helpful. She said the door is open to get information and suggested that all entities bring spreadsheets and be held accountable. She thanked Mr. Strickland for his services.

Ms. Subadan stated that a quarterly report is prepared on all agencies that provides information on their financials, etc.

Commissioner Postell asked the status of the beer brewery. Ms. Subadan said it is a Downtown Albany project, but they are close to closing within 30-45 days. Information will be provided on the groundbreaking as the project progresses. Commissioner Postell commented on the workforce with the lack of people being trained who are unemployed and the ‘field-hand’ mentality.

Mayor Hubbard said there are other things that are discussed regarding what potential employers looks for when scouting Albany and suggested that skilled labor is definitely one of the things looked at and needs to be improved.

2. Rashelle Beasley from the CVB was present to answer questions. Mayor Hubbard stated that a forum on Tourism will be held today at the Welcome Center from 4-6 pm.

In reply to Commissioner Postell, Ms. Beasley advised that there was only one person hired from Leesburg. Commissioner Postell mentioned people who lived in Leesburg and worked at the Chamber of Commerce. In reply to Commissioner Postell, Ms. Beasley listed the jobs of those working at the Welcome Center, who are local people. She stated that all hotels/motels are in Albany and they work to draw people to Albany. Mayor Hubbard stated that Ms. Beasley works to bring groups to Albany, including family reunions, school reunions, sporting events, etc.

Mayor Pro Tem Fletcher commented on tourism in Albany and said Ms. Beasley does a good job of filling hotels and mentioned the many awards she has won. She asked Ms. Beasley to provide financial information to the Commissioners.

Commissioner Howard commented on the last retreat, in which it was said that the CVB had \$200,000 in reserves. Ms. Subadan stated that it was put in a local bank with the funding still in

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place. The CVB board handles the day to day operations, etc., and are funded through the hotel/motel tax. In reply to Commissioner Howard, Ms. Subadan stated that they are given \$750,000.

Commissioner Postell asked the status of the Gordon Avenue Complex improvements. Mr. Holmes asked Commissioner Postell to go with him to visit the park and said he will provide a full report on what has been added, including rentals being up, etc.

OTHER BUSINESS

Commissioner Coleman asked where we are with Fight the Blight and said he has a petition from E. Town Subdivision and Colonial Village regarding of the condition of a building in the area. He asked that someone address the issues at the next meeting. Mr. Roberson advised that the Fight the Blight committee will meet tomorrow and a report will be brought back. Commissioner Coleman asked if citizens can be notified of the meetings, adding that Hampton Court and Colonial Village requested to be notified.

Commissioner Howard asked for a drug unit update. Ms. Subadan said that it was scheduled for August, but that can be moved to July.

Commissioner Coleman said he will be meeting with Chief Persley regarding a matter.

Mayor Hubbard mentioned reminders as noted.

CITY MANAGER'S UPDATE

Ms. Subadan asked if there were questions for the Recreation Department and reminded the Commission that the budget is scheduled to be adopted at the meeting next week.

Commissioner Coleman referred to the \$2.2 million lost at the Civic Center asked Mr. Holmes for clarification/verification. Mr. Holmes explained the statement regarding the \$2.2 million, adding that there is only \$0.5 million in net loss. He then deferred to Finance Director, Derrick Brown, who agreed that the Civic Center is not expected to turn a profit this year and is subsidized by citizens, hotel/motel monies and the general fund. He said there are specific numbers showing expenses/revenues, etc., as it pertains to transfers of funds. In reply to Commissioner Coleman, he advised that \$1.2 million was transferred and \$1.0 million came from those visiting the city, with local taxpayers financing \$200,000. Commissioner Coleman questioned staff, maintenance, etc., and asked the salaries. Mr. Brown discussed personnel cost (\$660,000), operating (\$1.6 million), etc., including being under budget in expenses. Discussion followed on funding/expenses, etc. Commissioner Coleman asked how many employees are at the Civic Center with Mr. Holmes stating there are 13 full time and there are temporary helpers during events. He then discussed events as noted in the handout (copy on file) and said the Civic Center is used very frequently.

Mayor Pro Tem Fletcher stated that the stats presented should be made public so that citizens know the goings on and suggested partnering with Ms. Beasley.

Commissioner Coleman mentioned that Commissioners need to lead by example and attend events.

Commissioner Howard asked for a list with the location of all parks and mentioned the Georgia Firebirds with Mr. Holmes advising that they plan to be back next year. Commissioner Howard asked the condition of Paul Eames Park with Ms. Subadan stating that a report will be brought back. Commissioner Howard asked if a decision was made on the tennis courts; Ms. Subadan stated that was a county project and that information will be brought back as well.

Mayor Hubbard asked the amount of the hotel/motel tax that goes to the civic center. Ms. Subadan stated that the amount is budgeted at \$1.2 million and gave the year to date total.

EXECUTIVE SESSION– Personnel Matter

At 11:09 a.m., Commissioner Coleman moved to enter into executive session, seconded by Mayor Pro Tem Fletcher; the motion unanimously carried as follows:

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	absent
Ward V	absent
Ward VI	yes
Mayor	yes

At 11:16 a.m. Commissioner Howard moved to exit executive session, seconded by Commissioner Coleman; the motion unanimously carried as follows:

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	absent
Ward V	absent
Ward VI	yes
Mayor	yes

There being no further business, the meeting adjourned at 11: 16 a.m.

SONJA TOLBERT
CITY CLERK