

AUGUST 9, 2016  
COMMITTEE OF THE WHOLE  
GOVT. CTR. – RM. 100

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

Mayor Hubbard called the meeting to order at 8:30 a.m., and announced that with this being the first meeting of the new meeting schedule, citizen comments are encouraged. She mentioned the form citizens sign to address topics on the meeting's agenda, which are to be completed and returned to the City Clerk. Groups are asked to have one person speak on behalf of the group and comments are limited to three minutes. The normal procedure to get on the agenda is the same and the Speaker Appearance Form can be obtained from the City Clerk's office.

SPEAKER APPEARANCES

1. Dr. Anthony Parker, President of Albany Technical College, stated that he is present to discuss two items, for which he is asking for support. He mentioned the Industry Roundtable, which determined the skill set necessary for expansion, resulting in new jobs for people in this area. Anyone obtaining a certificate in manufacturing operations management will be interviewed and if hired will be working this fall or early winter. He briefly outlined the program, which will have scholarship resources available courtesy of the industries. The goal is to enroll 100 students, who will graduate in December; he asked the Commission to encourage citizens to participate. He reported that the CDL program had costs that ATC did not anticipate years ago, but scholarships became available to help remove barriers that were encountered. He mentioned dual enrollment for high school students, allowing them to earn college credits through the Move on When Ready program. There are no tuition costs or fees for books and in many cases transportation is provided. Referring to the brochure that he distributed regarding the program, he also mentioned adult education dual enrollment for older students trying to obtain their GED. Regarding a recent national news story, which cast a bad light on Albany, he said he realizes there are issues needing attention, with education being a primary issue, which can be addressed and supported through opportunities: for those who are underemployed, for high school students to obtain a college degree before graduating high school and for adults to go to school.

Mayor Hubbard asked the age range regarding the Industry Roundtable and adult education. Dr. Parker explained that the Industry Roundtable age is determined by the manufacturer, with a requirement that individuals be 18 making it more for adults than high school students. Additional discussion followed regarding certificates being a part of the Industry Roundtable with Dr. Parker discussing promotion and advertising for the program.

Mayor Pro Tem Fletcher mentioned individuals she knows working toward their GED and suggested that advisors work with students to help steer them in their career choices. Dr. Parker explained that ATC's Career Center was designed to help students in that area by connecting them with job opportunities. He mentioned that annually, approximately 600 industry jobs are left on the table. In reply to Mayor Pro Tem Fletcher, he said community leaders can help by supporting positive changes being made by the school system, support and encourage high school students to stay in school and taking advantage of the local institutions.

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Commissioner Marietta and Mayor Hubbard thanked Dr. Parker for his comments. Mayor Hubbard said this is good information because jobs are out there, but no one to fill them.

2. Bishop John Burr discussed his grievances due to reckless conduct of Code Enforcement. He mentioned boards on which he has served (ADICA, Gang Task Force and Community Development, etc.), adding that he has never had problems. He referred to an issue dating back to August, 2014 pertaining to a new tenant, who brought a rat infestation and other concerns when she moved into one of his apartments. After he discovered the rat problem, he asked her to move; however, she contacted Code Enforcement and Mr. Hicks came to inspect the property. The tenant convinced another tenant, who had never reported a problem with mice/rats, to support her claim. He said he started the eviction process because she violated her lease. Approximately a month later, the other tenant said he did not have to pay any more rent because Mr. Hicks planned to shut down both complexes and remove the meters, adding that Mr. Hicks had not cited him with any violations. He said he brought the information to Ms. Subadan, advising that he had asked for punitive damages. Later, Mr. Carter made a visit to his property and wrote up things needing to be done.

Mayor Hubbard advised Bishop Burr that the City Manager will look into his concern.

3. Wendy Laramore – spoke from a prepared statement regarding the conditions in this community (crime, exorbitant medical costs, etc.) and, lack of investment by industries. She discussed problems with APD, lack of police reports on filed complaints, her concerns with processes/procedures and no follow-up when reports are made. She asked the Commission to take back and restore Albany to the Good Life City.

Mayor Pro Tem Fletcher told Ms. Laramore that there is a lot positives things taking place in Albany and said she will provide Ms. Laramore her personal cell number and they can talk about her concerns.

Commissioner Howard asked Ms. Laramore to remain at the meeting to hear discussions by APD Chief Persley, who will be making a report later. He stated that challenges in the city must be attacked one-on-one and implementations.

TRAVEL:

Commissioner Howard moved to approve the following, seconded by Commissioner Marietta; the motion unanimously carried:

1. City Manager S. Subadan – MEAG Power Annual Mtg. Amelia Island, GA; July 10-13, 2016 - \$1,021.45
2. City Attorney C. N. Davis – Annual City/County Attorney’s Institute; Athens, GA; Sept. 14-15, 2016
3. Asst. City Clerk S. Kelly – Clerk’s Fall Training; Athens, GA; Sept. 11-13, 2016

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RESOLUTION RE: CITY OF ALBANY AND ALBANY UTILITY BOARD RE: MEAG TRUST

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

## **PUBLIC SAFETY MATTERS**

### ALCOHOL LICENSE APPLICATIONS

Mayor Pro Tem Fletcher moved to approve the following, seconded by Commissioner Marietta; the motion carried 4-1 with Commissioner Howard voting no.

1. 240 Lounge & Grill LLC, d/b/a 240 Lounge, 242 W. Broad Ave., Suite A&C; A. Banks/Agent; Liquor, beer and wine consumption – WARD 3

Mayor Pro Tem Fletcher moved to approve the following, seconded by Commissioner Marietta; the motion carried 4-1 with Commissioner Howard voting no.

2. Zaibadil Enterprise, Inc., d/b/a/ Needs 2. 1600 McArthur, Z. Mian/Agent; Beer package – WARD 6

### PARKING ENFORCEMENT

Chief Persley discussed information (copy on file) pertaining to downtown parking and the moratorium that was imposed. Due to complaints by citizens regarding downtown parking, the recommendation is to reinforce downtown parking, which is defined as 8:00 a.m. – 6:00 p.m. Monday – Friday. Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Marietta.

In reply to Commissioner Marietta, Mayor Pro Tem Fletcher said this is a good recommendation to improve parking downtown.

Commissioner Coleman asked the penalty; Chief Persley advised that the fine is \$35.00 for parking over the allotted time. In reply to Commissioner Coleman, he explained that there will be no warnings; however, ample notice will be given to alert the public of the changes and the media will broadcast the changes. In reply to Mayor Pro Tem Fletcher, he agreed that this will begin after Labor Day.

Hearing no further comments, the motion unanimously carried.

ALBANY POLICE DEPARTMENT QUARTERLY UPDATE

Chief Persley reviewed information as noted (copy on file) pertaining to crime stats, personnel changes to the Gang Unit, drug unit and traffic enforcement.

Commissioner Howard asked the number of officers his department is short; Chief Persley replied approximately 29 entry levels and 20 other positions, which are promoted positions. Commissioner Howard said he is concerned, as a citizen, with problems throughout the city especially those associate with gang activities and mentioned drive-by shootings. Referring to Ms. Laramore's issue, he suggested adopting a panhandling ordinance.

Mayor Pro Tem Fletcher stated that when she worked at the Hilton, panhandlers were a major issue; information was given to APD and they handled the situation. She asked Chief Persley to look into areas where people have buckets on the weekend asking for money (near Wendy's, Krispy Kreme Donuts and Walgreens); they stand in the road and often intimidate senior citizens. In reply to Mayor Hubbard, Mr. Davis stated that he will provide the rough-draft of an aggressive panhandling ordinance.

Commissioner Marietta thanked Chief Persley for the job APD does and mentioned individual citizens in his ward stepping up, taking photos and sending to APD to assist in reporting concerns in their neighborhood. He asked about a recent homicide with Chief Presley stating that they have warrants for someone and are looking for him. In reply to Commissioner Marietta, he stated that the homicide is not gang related. Commissioner Marietta again thanked Chief Persley and APD and mentioned also calling Dougherty County Sheriff's Department with Chief Persley explaining the cooperation with all enforcement agencies. Chief Persley said they are looking at non-violent offenders as it pertains to Commissioner Howard's concern.

Commissioner Coleman suggested thinking outside the box pertaining to beggars; criticizing instead of empathizing is not a resolution to the issue. He listed challenges faced by those who panhandle and incarceration cannot be the only answer address this issue.

Commissioner Howard agreed that panhandling is a problem and mentioned the area in E. Albany at a restaurant where people continually ask for money. He asked that something be done on weekends in locations where people use children to do carwash fundraising. He concurred with Commissioner Coleman regarding incarnations, etc., and commented on mental health facilities being closed.

Mayor Pro Tem Fletcher said she have a zero tolerance on panhandling at her business and suggested getting information to businesses to let them know that panhandling is unlawful. Mr. Davis again said he will distribute information.

Ms. Subadan stated that some of these people are homeless and they should not be criminalized and suggested reaching out to the Homeless Coalition and other social service agencies to link the homeless with those who can help. While businesses need to be protected, those whose life circumstances have resulted in their homelessness need help. The Homeless Coalition is very active here and it may be that the board needs to come before the Commission to discuss what they

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are doing. Commissioner Coleman agreed and stated that the problem has been identified and now we are looking for a solution to help prevent them from the cycle of getting out of jail only to be rearrested.

Commissioner Marietta stated that if citizens stand up to panhandlers and threaten to call the law, they will leave citizens alone. If panhandlers are going to reenter society, they must know the rules that certain behaviors will not be tolerated.

Mayor Hubbard stated that many times it is a mental health issue. The State created the problem by closing facilities and turning those with problems out on the street. Threatening to call the police only causes them to move from one area to another and the problem continues. They need to be connected to services designed for their particular issue. Locking them up is not the answer because taxpayers bears the burden for that. She also thanked Chief Persley and his officers for their efforts in addressing issues we confront.

## **PUBLIC WORKS MATTERS**

### E. BROAD AVE., ALLEY EXTENSION RE: DELTA STREET

Engineering Director Bruce Maples discussed information as noted (copy on file) pertaining to a solution to Delta Street traffic issues. He displayed slides (copy on file) showing aerial views of the area and proposed solutions and introduced Charlie Clark, Civil Engineer Project Superintendent, to discuss project cost estimates. Mr. Clark discussed information on costs which are higher than normal. Mr. Maples explained that added costs due to the purchase of property for right-of-way, in which an appraisal and Phase I environmental assessment are necessary.

Discussion followed on the time of development (1940's/50's), standards for commercial alleys and not having regulations at that time, the reason for the recommendations today, etc. Ms. Subadan gave a brief history of the conflict regarding traffic movement in the area, parking pertaining to the residential home and enforcement of the no parking zone in front of the home, which was a temporary solution to a long-term problem. She mentioned flooding issues, improving the area on Broadway, etc. In reply to Mayor Pro Tem Fletcher, explained that some cost will be property acquisition for easements/right-of-way. In reply to Commissioner Coleman, Mr. Maples said the recommendation improves the area and solves a lot of conflict there.

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

## **COMMUNITY DEVELOPMENT MATTERS**

### 2016-17 ESG AWARD

Shelena Hawkins, Director, discussed information (copy on file). Mayor Pro Tem Fletcher moved to approve, seconded by Commissioner Howard.

In reply to Commissioner Marietta, Ms. Hawkins said there are brochures that can be distributed through the Homeless Coalition, adding that she will provide the information.

Commissioner Howard asked the status of property on S. Jefferson that were for homeless people with Ms. Hawkins stating that they have been converted to rental housing. Discussion followed on when people can be housed (December/January); number of apartments (15) and those who qualify for the ESG program.

In reply to Mayor Hubbard, Ms. Hawkins said the resolution will reflect today's date.

Hearing no further comments, the motion unanimously carried.

## **PUBLIC ADMINISTRATION AND FINANCE MATTERS**

### PURCHASES

Mayor Pro Tem Fletcher mentioned reaching out to local contractors and noted that their bids were much higher than out-of-town bidders. She suggested that local contractors need to be more competitive and then moved to approve the following, seconded by Commissioner Howard; the motion unanimously carried.

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|----|---|-----------|
| 1. | Roof Replacement, Jenkins Roofing, Tallahassee FL |           |
|    | Total expenditure                                 | \$124,500 |

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

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|----|--|-------------|
| 2. | Enterprise One Support Services, Denovo Ventures |             |
|    | Estimated annual expenditure                     | \$61,500.00 |

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

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|----|-------------------------|-------------|
| 3. | AT&T Telephone Service  |             |
|    | Est. annual expenditure | \$62,400.00 |

## **BOARD REQUESTED REPORTS**

Commissioner Marietta referred to ADICA expenses, asking why roof repairs were not shown. Ms. Subadan explained that the report reflects ADICA's expenses, with this being funding that flows through ADICA from the City and said any repairs to Front and Pine Streets were paid out of their budget and voted on by their Board. Commissioner Marietta clarified that this was City funds; Ms. Subadan agreed. Commissioner Marietta questioned the Chamber/CVB sharing expenses with time cards being provided to the accountant who works with both and asked if there are checks and balances in place. Mayor Hubbard asked who monitors with Mr. Davis stating that time slips should be provided. Ms. Subadan stated that information was submitted several months ago showing details and said time slips and all the backup can be provided. She stated that an annual audit is conducted and provided by those agencies. Commissioner Marietta asked for a copy of the report and was told that it will be provided.

Mayor Hubbard suggested that the Commissioners get with Ms. Subadan on what additional information they would like to have provided.

## **OTHER BUSINESS**

Commissioner Marietta mentioned the widening of intersections/roads at Magnolia/Dawson and Nottingham near Stuart, which are funded, but appear stalled because of land acquisition. He asked to see this moved forward and brought back for consideration due to traffic issues.

Mayor Pro Tem Fletcher mentioned Fight Albany Blight, which will have expenses that include water and signs. She mentioned getting the community involved and providing water for those helping. She asked if there is funding to provide water and signs made. Ms. Subadan said this will be provided and mentioned the 8am-1pm kickoff for the first targeted area on Saturday August 13<sup>th</sup>. Mayor Hubbard asked that a schedule be provided so that she can attend.

Commissioner Howard commented on edging sidewalks citywide and asked Phil Roberson, Asst. City Manager, if there is money in SPLOST for sidewalks. Ms. Subadan advised that a report will be provided at the next work session. In reply to Commissioner Howard, Mr. Roberson said he will provide the schedule to mow, herbicide and edge that also will show where they are on the route for those activities at the next meeting.

Commissioner Marietta mentioned seeing people waiting on buses and suggested they should not have to stand in wet grass waiting for city transportation. He asked that federal funding and/or advertising agencies be looked at to provide shelters/bus stops/sidewalks be looked at to address this.

## **CITY MANAGER'S UPDATE**

Ms. Subadan reminded the Commission that we have the regular meeting immediately following this meeting with the next work session scheduled for the fourth Tuesday at 6 pm in room 100.

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Commissioner Marietta asked that the next meeting begin earlier than 6 pm. Discussion followed with the consensus being to give the first few meetings a trail run before making additional changes. The Clerk stated that ‘tentative’ is listed on the agendas with a note that the time will vary on the exact time the business meeting will begin.

### **CITIZEN COMMENTS**

Omar Salaam commended the Mayor and Commissions for the well-conducted meeting today in which concerns of businesses were discussed, such as the panhandling issue. In reply to Commissioner Marietta, Mr. Salaam related the [traffic] problem at Magnolia to get on Dawson Road.

Another citizen said he is not pleased with what the City is doing in keeping Albany Beautiful and asked that something be done in his area regarding alleys, sidewalks, etc. Calls made to 311 have been made without anything being done.

There being no further business, the meeting adjourned at 10: 21 a.m.

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SONJA TOLBERT  
CITY CLERK