

JUNE 2, 2015
COMMITTEE OF THE WHOLE

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

Mayor Hubbard called the meeting to order at 8:34 am.

SPEAKER APPEARANCES:

1. Josh Thomason gave a brief overview of Pointe N. Village Phase II and distributed a map of the area (copy on file). He discussed the planned unit, which will house those 55 and older.

Commissioner Postell asked which photo illustrates what they are doing in Albany; with Mr. Thomason showing the map and explaining the development. In reply to Commissioner Postell, he stated that he can take photos for distribution.

In reply to Mayor Hubbard, Mr. Thomason stated that construction should be completed by the end of July and they expect to be fully leased.

Mayor Pro Tem Coleman asked the reason for changing to age restricted; Mr. Thomason explained the two phases with one being for seniors and the strength of the market dictating that this is the best housing for the area.

In reply to Commissioner Howard, Mr. Thomason stated that the complex is 'independent' living and will not need assistance as many residents work and drive. Discussion followed with Mr. Thomason explaining the program as it pertains to caregivers moving into the unit; these are handled case by case with 100% of the units being assessable.

Commissioner Postell asked if consideration was given to putting housing in South Albany. Mr. Thomason explained that DCA handles tax credits in Georgia and sets guidelines, rules, etc. To receive these tax credits, they must abide by DCA's regulations. He said it is a competitive process, with a point system for being located near a bus stop, grocery store, etc. He briefly discussed the driving force behind the point system, which is based primarily on the level of poverty and building affordable communities in those areas. Commissioner Postell asked that the south side of Albany be considered for any future development.

2. Patricia Ward discussed crime in her neighborhood, stating that this is a follow-up to her appearance in April; prostitution continues to be a concern. She showed photos she took on Saturday, supporting her concerns, adding that people come by her home with weapons while walking in her yard/home area. She said she called APD because the individuals make verbal threats and taunt her, but she is ticketed, it is harassment and the officers respond with attitudes. She said all she is doing is stepping up and taking back their neighborhood but the officers

JUNE 2, 2015
COMMITTEE OF THE WHOLE

questioned her integrity. The prostitutes get away and she receives a ticket. She challenged the Mayor and Commissioners to clean up the area, especially the two nuisance houses she discussed and asked that the new Police Chief come up with new ideas to bring these problems to a close.

Commissioner Postell asked for clarification about her getting a ticket from APD and the two ladies she took photos of. Ms. Ward stated that she is 'flashed' by these women and threatened. Commissioner Postell stated that he is concerned and asked that APD provide a report on what is occurring in the area to see if more action is needed. He told Ms. Ward that whatever can be done legally will be done to help.

Commissioner Fletcher said Ms. Ward lives in her ward and that APD officers are doing everything that can be done and actions are underway that cannot be discussed in an open meeting.

Commissioner Howard clarified that the homes were reported to APD and the Drug Unit with Ms. Ward agreeing. Discussion followed on the ticket being issued to Ms. Ward with Commissioner Howard commending Ms. Ward for being brave and coming to the Commission to expose this matter, adding that there are other areas in the city with the same concerns. He mentioned Highland Avenue, an area where the same situations occur.

Commissioner Fletcher stated that the neighborhood watch in the area is doing their part however; she said she did not want people to think APD is not doing their job, but records will reflect that they are assisting Ms. Ward. Mayor Hubbard agreed with the comments of Commissioner Fletcher, adding that certain information cannot be discussed in a public meeting. She asked APD to share any documentation.

3. Craig Jeup re: Senior Affordable Housing Development – Withdrew request to speak.

TRAVEL:

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

1. C. Trimble, Asst. City Attorney – Georgia Trial Skills Clinic, Athens, GA; June 25, 2015

ITEM FOR FUTURE AGENDA

Commissioner Marietta asked that the local delegation be made aware of the name change of ADICA to the Downtown Development Board.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

CURRENT BIDS:

Dale Henry, Buyer II, discussed the following:

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| 1. | Bucket Truck, Altec Industries, Inc., Birmingham, AL | |
| | Total expenditure | \$95,065.00 |

Commissioner Howard moved to approve, seconded by Commissioner Postell.

Commissioner Postell questioned auctioning old trucks; Ken Johnson, Fleet Superintendent, explained that the other truck was involved in an accident and is a major loss; it may bring \$15,000 when auctioned.

Hearing no further comments, the motion unanimously carried.

Mr. Henry discussed the following:

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| 2. | Mgmt./Maint. Services, CH2M Hill OMI Corp., Englewood CO | |
| | Total amount | \$1,070,958.00 |

Commissioner Howard moved to approve, seconded by Commissioner Postell. In reply to Commissioner Howard, Mr. Roberson explained the function of waste water treatment, etc., and briefly discussed operations and cost savings, adding that staff has been trained, which greatly reduced the cost. In reply to Commissioner Postell, Mr. Roberson stated that there are no problems with EPD.

Hearing no further comments, the motion unanimously carried.

Mr. Henry discussed the following:

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| 3. | Transit Buses, Gillig Busses, Heywood CA | |
| | Total expenditure | \$1,919,812.00 |

Commissioner Postell questioned the purchase from Athens-Clark County with Mr. Henry explaining the four buses from the pricing of the consortium. Commissioner Postell asked the life cycle with David Hamilton, Transit Director, explaining that it is 300,000 miles over 12 years. In reply to Commissioner Postell, Mr. Roberson stating that there have not been any total losses, but there has been accidents. Commissioner Postell commented on bus drivers speeding with Mr. Hamilton explaining spot checking, cameras, and citizen complaints with disciplinary actions taken.

In reply to Commissioner Marietta, Mr. Henry stated that these are the first of compressed natural gas busses. Discussion followed on bus purchases with Commissioner Marietta asking

JUNE 2, 2015
COMMITTEE OF THE WHOLE

the environmental advantages and Mr. Johnson explaining cost of fuel, maintenance being decreased, etc.

Mayor Pro Tem Coleman asked the con to CNG. Mr. Johnson explained that filters on current buses for emission constantly go down; that issue will be eliminated with buses running on compressed gas; however, they require more maintenance.

Commissioner Postell moved to approve, seconded by Commissioner Fletcher.

In reply to Commissioner Howard, Mr. Henry stated deliver time is 15-18 months with the CNG station being operational in a few months. Commissioner Howard asked other cities using CNG with Mr. Henry stating Tallahassee, DeKalb County and Thomasville, adding that it is cheaper than diesel.

Hearing no further comments, the motion unanimously carried.

BUDGET DISCUSSIONS:

Commissioner Howard stated that in the past the Commission has had only one work session in July. Discussion followed on changing dates for July, i.e., only one work session (July 21) with the night meeting being on the June 28th. Mayor Hubbard asked the Clerk to bring an agenda item back at the next meeting.

Using a power point presentation, (copy on file) Mr. Roberson discussed the proposed budget, which does not include use of MEAG credits, fund balance (reserves), or a millage rate increase. He mentioned organizational/restructuring changes, which are reflected in the budget. Commissioner Postell clarified changes beginning 18 months ago with Mr. Roberson explaining that they (changes) began when Tom Berry was hired as Interim WG&L General Manager, and changes are still taking place. Commissioner Howard expressed concern about one person being in charge of Transit and the Airport, suggesting that each department needs an individual to be responsible, not one person pulling double duty. Mr. Roberson stated that no changes are permanent and may continue to be restructured as we move forward. Continuing with the presentation, he addressed budgeted positions, expenses related to salary adjustments, etc., position control returning to the finance department; transfers from enterprise funds including rates for enterprise funds, anticipated increases; organizational goals, which includes enhanced revenue and incentivizing employees.

Questions included (Commissioner Howard) completion of compensation plan and when can employees receive benefits. Henry Cohen, HR Director, explained the progress, adding that he is working with department heads and the next phase is looking at pay ranges in order to be competitive; July is when they will look at firm numbers. Commissioner Howard asked when employees will get raises with Mr. Roberson explaining that the revenue is programmed in the proposed budget with employees getting raises in the first quarter. In reply to Commissioner Howard, Mr. Roberson stated that approximately 80 took the retirement incentive. Additional discussion followed on employees being re-hired at a lower salary with Mr. Roberson explaining

JUNE 2, 2015
COMMITTEE OF THE WHOLE

FTE's numbers, savings generated by employees retiring, etc. Commissioner Howard expressed concern regarding delivery of service with Mr. Roberson reassuring that service delivery will not suffer; employees will step up and enhance service delivery. Discussion followed on those who get pay increases with Commissioner Howard suggesting employees on the lower end receive raises. Mr. Cohen advised that the City currently has 1,007 employees; he discussed organizational changes, advising that the study is being conducted by Pay Scale. (Commissioner Fletcher) mentioned raises and retaining employees being a victory and the Commission not micromanaging. She asked that this be kept on the front burner so that employees can get what they have been promised and asked that the Commission is alerted when FTE numbers increase. (Commissioner Marietta) questioned utility expenditures and the new water tower with Mr. Roberson stating that it was approved in this budget year for a water tower at Kensington; the purchase order will be issued this week. Commissioner Marietta questioned upgrading technology re: customer service/automated phone lines and asked if this is in the budget. IT Director Jason Gauntt discussed working with procurement to secure a voice switch, mitigating ad hoc phone systems, etc., in this fiscal year. In reply to Commissioner Marietta, he explained how the system will work between departments and after hours (which will be in the next budget). Additional discussion followed regarding phone systems, monitoring usage, etc., with Jimmy Norman explaining proposed new systems and the anticipated process being in place. (Commissioner Postell) asked the number of employees in public safety and the number to be increased in the proposed budget. Mr. Roberson replied that there are 121 full-time officers in uniform. He discussed meeting with the Chief as it pertains to APD having what is needed and said information can be provided regarding back-filling positions. Commissioner Postell questioned the pay study with Mr. Roberson explaining the study, anticipated completion, etc., the cost of salary raises/employee incentive plan. Commissioner Postell expressed concern regarding telecommunications. Mr. Roberson discussed telecom services being aggressive, i.e., Rails to Trails, etc., which will bring in revenue, adding that technology can bring in revenue along with the utility department. (Mayor Hubbard) the last time employees received an increase and a concern of APD having all the needed technology to perform their duties. Regarding decrease in storm water, Mr. Roberson explained the effect during year one. Mayor Hubbard echoed the sentiments of Commissioners Howard and Fletcher, stating that she supports promoting from within and moving young people forward. (Commissioner Postell) - Gang Unit being put under Uniformed (APD) with Chief Persley explaining that the Gang Unit is a separate cost center, but is listed in the Uniform Division. Commissioner Postell asked the number of vehicles added since inception. Chief Persley stated that they have traded out three vehicles for the Interceptors. In response to Commissioner Postell, Chief Persley stated that he does not have specific numbers, but anything coming out of Cost Center 208 (Gang Unit) is spent specifically for the Gant Unit and anything spent in Cost Center 202 (Uniformed) is spent specifically on Uniformed. In reply to Commissioner Postell he stated that he can supply additional information. (Commissioner Howard) mentioned information received regarding employee salaries and raises given to some, adding that there are a lot of employees making lower salaries and asked that this be looked at from the bottom level.

In closing, Mr. Roberson thanked staff for their help in developing the proposed budget and recognized the finance staff and thanked the Commission for their forward thinking.

JUNE 2, 2015
COMMITTEE OF THE WHOLE

ITEMS FOR FUTURE AGENDA

Commissioner Marietta asked that the Commission recommend modifications to the downtown master plan that was presented.

Commissioner Howard asked to bring in other departments: Recreation and independent agencies.

There being no further business, the meeting adjourned at 10:30 A.M.

SONJA TOLBERT
CITY CLERK