

DECEMBER 8, 2015  
COMMITTEE OF THE WHOLE  
GOVT. CTR. – RM. 120

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

Mayor Hubbard called the meeting to order at 8:31 a.m.

SPEAKER APPEARANCE:

Yaz Johnson re: One Way Street Concern – arrived late (comments are at the end of the agenda).

APPOINTMENTS:

The Clerk read the following:

1. Two appointments (Mayor's appointment) to Albany Housing Authority for one-year and five-year terms
2. One member to the Historic Preservation Commission to fill an unexpired term ending August, 2016

TRAVEL:

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

1. Commissioner T. Postell, National League of Cities Training Conference, Nashville TN; November 3-8, 2015; \$2,963.99

## **PUBLIC FUNCTIONS MATTERS**

Matters for Public Hearing and Consideration on Tuesday December 15, 6:30 p.m., Room 100; Government Center Building, 222 Pine Ave:

The Clerk read the following:

1. Zoning Case #15-047 – Chip Leveson & Tim Coley, Owners/Applicants, request to rezone property located at 605 Lockett Station Road from C-7 to R-2. WARD 4 - PC approved 7-0

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2. Special Approval #15-049 – New True Fellowship Missionary Baptist Church, Owner/Applicant, request special approval to allow for expansion of an existing religious institution to property located at 1113 Gillespie Ave. WARD 3 – PC approved 7-0

## **PUBLIC SAFETY MATTERS**

### ALCOHOL LICENSE APPLICATIONS:

1. 3411 Enterprise, LLC d/b/a Levels Bar & Grill, 234 W. Broad Ave., C. Hatcher/Agent. Consumption – WARD 3

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

2. Walmart Stores East, LP d/b/a Walmart #4517, 2586 N. Slappey Blvd. B. Rivers/Agent. Beer/brewers – WARD 2

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

3. Triple Diamond Lounge 2, LLC 1009 Clark Ave., G. Hunt/Agent. Consumption –WARD 2

Commissioner Postell asked if the owners are two females; Marshal Walter Norman replied in the affirmative and will operate the lounge as well.

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

### APPLICATION LICENSE APPLICATIONS – TRANSFER OF OWNERSHIP:

1. The Yellow Store, 903 S. Madison St., C. Gray/Agent. Beer package – WARD 3. Transfer from Roderick Gray

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

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2. Happy Times Holdings d/b/a AB Liquor Store, 723 E. Broad Ave., L. Colquitt/Agent. Package – WARD 2. Transfer from Thomas Adair

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

## **PUBLIC ADMINISTRATION AND FINANCE MATTERS**

### PURCHASE AND REDEVELOPMENT OF ALBANY HEIGHTS

Jean Wright, Buyer, discussed information (copy on file) regarding the redevelopment of Albany Heights.

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

### MOU WITH PRETORIA FARMS, LLC RE: MICROBREWERY PROJECT

Ms. Subadan briefly discussed economic development of the downtown area. Latoya Cutts, Downtown Director, discussed information as noted (copy on file) regarding execution of an MOU between the City of Albany and Pretoria Farms. She recognized Dr. Trip Morgan, who provided an overview of the brewery and the concept of combining organic farming and agri-tourism component to the downtown brewery. He said the project will appeal to those inside and outside of Albany by promoting the industry as a leading economic driver. He discussed the growth of craft beer, which grew during the economic downturn, and his venture into this project.

Commissioner Postell said he feels it is a good project that will stimulate downtown, adding that he feels the LTFPC will move this forward as well.

Commissioner Fletcher stated that a successful community and a struggling community need private partners; she commended Dr. Morgan and his team for all they have done.

Mayor Pro Tem Coleman asked if this will be brought back to the Commission. Ms. Subadan agreed that the MOU will be brought back for vote on December 15 with all the details.

Commissioner Marietta also commended Dr. Morgan for the work he does in the community and his successful business ventures.

Mayor Hubbard thanked Dr. Morgan for the work he has done in bringing the project forward.

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

## **PUBLIC WORKS MATTERS**

### TRAFFIC CALMING PROGRAM RE: ALLEYWAYS

Bruce Maples, Engineering Director, discussed information (copy on file) and asked for approval to use speed tables.

In reply to Commissioner Postell, Mr. Maples stated that his department has gotten prices on the traffic calming measures (speed tables) and Commissioners were contacted to ascertain their selected street. Once policy and procedure is in place and has been met, it will be brought back to the City Manager and will move forward as funding becomes available. Commissioner Postell asked if it will be one street per Commissioner; Mr. Maples replied in the affirmative.

Commissioner Marietta mentioned that the decision was made to go with ‘speed tables’ asking if ‘traffic calming’ is a misnomer. Mr. Maples explained that in 1989 it was called the ‘speed hump policy’; to be consistent the recommendation is to maintain that terminology/policy regarding alleyways, adding that speed tables may not be the solution and Engineering could possibly recommend something and ‘traffic calming’ gives them the option to choose from the various measures available.

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

Mayor Hubbard recognized Speaker Appearance - Yaz Johnson - who arrived late.

Mr. Johnson said he is a pastor and business owner in Albany and that he has been located on Gordon Avenue for 24 years. He mentioned the vision of the City in revitalizing downtown; therefore he left that location and moved downtown. He said a specific concern is that of the one way streets in downtown and suggested that reverting back to two way traffic will improve traffic flow, be more convenient for citizens to get to specific locations and is favored by the public. He asked the Commission to consider changing one way streets to two-way traffic, adding that making downtown more accessible will lead to more people coming downtown. He said he has spoken with the Mayor and several Commissioners on this matter and asked again for consideration of his request.

Commissioner Postell asked Mr. Johnson if he contacted Traffic Engineering since it will involve GDOT. Phil Roberson, Asst. City Manager, stated that Mr. Johnson spoke with staff and

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the only two-way streets being considered are Jackson and Washington. He discussed the cost, which will be millions of dollars and suggested bringing back an updated current study with cost figures and to be considered on the next SPLOST. Commissioner Postell asked that all streets be looked at when this is studied.

Mayor Pro Tem Coleman asked that the reasoning be included in the study. Mr. Roberson explained that the pros and cons from a business standpoint/traffic flow issue will be included. In reply to Commissioner Marietta, he advised that business owners will be surveyed and public hearings are involved. Mayor Hubbard asked how long this will take with Mr. Roberson stating that it will be brought back when discussing SPLOST projects.

#### ITEM(S) FOR FUTURE AGENDA

Commissioner Howard asked if we are in Phase II regarding alleys. Mr. Roberson replied in the affirmative, adding that they have been turned in to Engineering and the design will be completed December 15. Commissioner Howard mentioned that from Clark Avenue to Cordele Road, the ingress/egress is dark. He asked if street lights can be put in the area, to include the intersection where Verizon is located.

Discussing funding for CVB, Commissioner Marietta said it comes mostly from the City and suggested having a Commissioner on this board and explained his concern. It is disconcerting that agencies do not give the City of Albany credit for funding when making presentations to civic groups, which will help with branding for Albany.

Commissioner Postell said he is concerned about streets and potholes being resurfaced. He countered Commissioner Marietta's comments, stating that he sits on the Chehaw Authority and it recognizes the City as a funding source. He said he cannot speak for the others mentioned by Commissioner Marietta, but that he knows Chehaw credits the City for helping fund the Park. He reported that Don Meeks will replace Doug Porter when he retires.

Mayor Pro Tem Coleman asked Mr. Roberson where they are with repaving in Colonel Village. Mr. Roberson discussed the project regarding potholes, adding that it will probably begin after the first of the year, adding that he will call and verify a start date.

Commissioner Fletcher stated that a lot of lights are out in the Whitney and Lincoln area. Mr. Roberson said they are in discussion with APD to help identify lights that are out. In reply to Mayor Hubbard he advised that they are looking at brighter LED lighting.

Mayor Pro Tem Coleman asked if a committee can be appointed to look at Christmas lights and suggested that the City of Albany has the worst lights in the state. Mr. Roberson stated that the lights are probably over 20+ years old and said they will revamp the parade and lighting and it will be brought back during the budget process.

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Commissioner Marietta mentioned contractor performance for street resurfacing and alley paving and asked that they (contractors) be held to a tighter performance schedule so that they will not drag their feet and get around to the City's projects when they have nothing else to do, which is unacceptable. Mr. Roberson stated that this was discussed in Executive Team Meeting yesterday and those issues will be addressed. He said this will be brought back to the Commission for a recommendation, adding that long term contracts give a better unit price. Commissioner Marietta mentioned roads that were resurfaced within the past ten years, which already have cracks in them and suggested this be documented during the bidding process so that their history is evident. Mr. Roberson discussed the issue of most streets in Albany having a soil cement base, which make cracks reflective through the asphalt and is no fault of contractors. He said that the petromat, which was used on Broad Ave., and is a higher grade material, but much more costly to be used. The solution may lie in contracts being six months as opposed to one year; the cost may be more on the front end but more economic in the long run by not having repair of the City's infrastructure on hold.

Commissioner Fletcher agreed with Commissioners Marietta and Postell and suggested a reduction in funds when projects are delayed. She mentioned looking at the more expensive material because cheaper isn't always better. Ms. Subadan said this is being looked at to include cost and quality. She explained that historically, contractors have been given a year, but this will be looked at in moving forward – the next being alley paving. She suggested that we should be on a 15 year re-pavement cycle and stressed that infrastructure is a high priority.

Commissioner Postell referred to public parking established downtown for citizens and asked to look at extending it for six months to help citizens coming downtown taking care of their affairs, i.e., WG&L, business licenses, Courthouse, etc. Ms. Subadan said she will bring back recommendations to the Commission, adding that employees should not park in citizens spaces. Commissioner Fletcher said the problem is especially bad on court days. Commissioner Postell asked how much is received from parking tickets. Ms. Subadan said she will bring back the information.

Commissioner Howard mentioned when the public [citizens] call 311 to report that a light is light and is then is transferred to utilities, which asks for an exact address rather than the block. Jimmy Norman, Director of Utility Operations, explained that they ask for an exact location because when someone goes to replace lights during the day it is hard to locate because the lights are not on. With a specific address, the light can be replaced the next day, whereas if they only have the block it may take a couple of days to locate the fixture.

EXECUTIVE SESSION – Personnel matter

At 9:30 a.m., Commissioner Howard moved to enter into executive session, seconded by Commissioner Postell; the motion unanimously carried as follows:

Ward 1            yes

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Ward 2	yes
Ward 3	yes
Ward 4	yes
Ward 5	yes
Ward 6	yes
Mayor	yes

At 10:11 a.m., Commissioner Howard moved to exit executive session, seconded by Commissioner Postell, the motion unanimously carried as follows:

Ward 1	yes
Ward 2	yes
Ward 3	yes
Ward 4	yes
Ward 5	yes
Ward 6	yes
Mayor	yes

There being no further business, the meeting adjourned.

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SONJA TOLBERT  
CITY CLERK