

AUGUST 19, 2014
COMMITTEE OF THE WHOLE
GOVT. CTR. 120

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

Mayor Hubbard called the meeting to order at 8:30 A.M.

KOREAN WAR MONUMENT

Wes Smith, Asst. City Manager, discussed information as noted (copy on file) regarding the request for a Korean War Memorial in Veterans Park. He then introduced Charles Nicholson to discuss.

Mr. Nicholson showed a drawing of the proposed memorial and discussed the location, which will eventually include a Gulf War memorial (Iraq, Afghanistan and Kuwait) and will be more expensive than the Korean War Memorial. He mentioned the generosity of members of the Veterans Coalitions in raising the money, adding that the memorials honor those who fought serves as a reminder of what this country went through for our freedom. He said he is present to request authorization to proceed once they have ordered the granite; the dedication service is scheduled for November 11, 2014 at 11:00 a.m. and he invited the Commissioners to attend.

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

TRAVEL:

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

1. N. Davis, City Attorney, Annual City/County Attorney's Seminar, Athens, GA; Sept. 10-12, 2014
2. C. Trimble, Asst. City Attorney, Annual City/County Attorney's Seminar, Athens, GA; Sept. 10-12, 2014
3. Commissioner R. Marietta, MEAG Conference, Amelia Island, FL. July 13-16, 2014; \$1,127.34

APPOINTMENTS:

The Clerk read the following:

1. Two appointments to the Aviation Commission for three-year term expiring July, 2017

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2. Five appointments to Chehaw Park Authority for two-year terms expiring July, 2016
3. Four appointments to Historic Preservation Commission for two-year term expiring August, 2016
4. Tree Board appointments for two-year term expiring August, 2016

A brief discussion followed on whether or not to vote on these appointments today, with Mayor Hubbard stating that the votes will be taken at the Tuesday night meeting unless she hears otherwise this morning.

ITEM FOR FUTURE AGENDA

Mayor Pro Tem Howard asked for an update on ADICA at the next work session.

Commissioner Marietta asked to look at incentives for public safety employees. Mr. Berry stated that he will be looking at expanding for all employees to include public safety.

COMMUNITY & ECONOMIC DEVELOPMENT MATTERS

APPROVAL OF PUBLIC SERVICE GRANT THROUGH CDBG FUNDS

Shelena Hawkins, Director of Community & Economic Development, discussed information as noted (copy on file) which is a request from SOWEGA Council on Aging for \$25,000.

Commissioner Postell asked why the number [of participants] was reduced from 29 to 12. Mayor Hubbard interjected that she and Mayor Pro Tem Howard worked for many years to keep the E. Albany center open and in July, the change was made for them to use the new facility. She explained the need for the additional money to feed all those using the new facility now that the E. Albany center is closed, which is the 29 from E. Albany. Ms. Hawkins explained that CDBG Funds will only allow for \$25,000 which will pay for 12 of the 29. The rest of the monies will be raised through SOWEGA Council on Aging.

Ms. Izzie Sadler, Program Director (SOWEGA Council on Aging), stated that there are approximately 85-90 attending the center on a daily basis and commented on state funding being cut and the fundraising efforts of SOWEGA.

Mayor Hubbard added that the budget had already been set and next year they may be able to budget for more people. She advised that they will be looking for additional monies.

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

PUBLIC SAFETY MATTERS

ONE DAY ALCOHOL LICENSE APPLICATIONS:

Commissioner Marietta moved to approve the following, seconded by Commissioner Postell.

1. Easter Seals Southern Georgia, A. Martin/Agent; Music Concert/dinner, Veterans Park Amphitheater, 220 S. Front St., Nov. 8, 2014; 6-11:00 pm

Commissioner Postell mentioned a recommendation that had been made to authorized the City Manager to approve one day alcohol license applications and asked that this be looked into.

Commissioner Marietta stated that he attended this event last year and encouraged everyone to attend this year.

Hearing no further comments, the motion carried 6-1 with Mayor Pro Tem Howard voting no.

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

2. Ducks Unlimited, Inc., M. Bryson/Agent; Annual Fundraising event; Merry Acres Ballroom, 1500-1504 Dawson Rd., Sept. 4, 2014; 6-11:59 pm

ITEM FOR FUTURE AGENDA

Discussion followed on whether a change in the City Code would be needed to authorize the City Manager to approve one day alcohol licenses. Mr. Davis advised that a change is needed with Mr. Berry stating that this will be brought back for approval.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

GMA LEASE POOL

Mr. Davis discussed information as noted (copy on file) pertaining to the GMA Lease Pool.

Commissioner Langstaff mentioned that the amendment to the swap agreement was not attached; Mr. Davis explained that due to the extensive size of the amendment, notebooks were created with one having the original 1988 documents and the other one has the 2014 documents and are in the City Clerk's office.

In reply to Mayor Hubbard, Mr. Davis explained the 40-page amendment.

Commissioner Langstaff asked that a copy of the amendment and resolution be looked at and/or copies provided before the night meeting.

In reply to Mayor Hubbard, Mr. Davis explained the term of the original agreement, which has a 30 year term, interest rate, etc., with Mr. Berry stating that the City does not use it as much as it could be used and explaining how the money can be used. Mr. Davis added that an application can be made to GMA for their approval.

Mayor Hubbard asked that everyone review the information that will be provided before the night meeting and come prepared to vote.

CURRENT BID:

Jean Wright, Buyer, discussed the following:

1. Tenant Upfit Area, Kellerman Construction, Inc., Valdosta, GA
Total expenditure \$92,819.00

In reply to Commissioner Fletcher, Ms. Wright noted other bidders as listed on page 47 of the agenda packet (copy on file).

Commissioner Langstaff reported that last night the Aviation Commissioners voted 4-2 to approve the bid. He advised that he and Sanford Hillsman voted no; Mr. Hillsman voted no due to cost, which doubled and that was also part of his concern along with the best use of CFC money. Yvette Aehle, Airport Director, discussed concerns of not ordering furniture before the State contract expires on September 1 adding that costs will increase. Commissioner Langstaff asked that this be on the night meeting as a conditional item with the City Manager being given time to look at the bid to make a recommendation. Additional discussion followed with Ms. Aehle discussing the use of the concession area with a lack of interest from franchisers due to slight traffic at the airport, increased cost, etc. Commissioner Langstaff commented that often local vendors get busy and do not bid on smaller projects and suggested more flexibility on the timeframe (90 days) to complete in order to give more local vendors an opportunity to bid. He suggested waiting and voting at the night meeting.

Mayor Pro Tem Howard asked if Burger King and McDonald's were looked at. Ms. Aehle explained that there was not enough space for a commercial kitchen and there is no way to cook onsite, which restricted the type of franchise that could locate at the Airport. In reply to Mayor Pro Tem Howard, she advised that there was no way to put in a kitchen; it was not part of the original terminal design and added that the commercial kitchen was never used in the old building.

Commissioner Fletcher said she looked at the package and businesses work off volume - the numbers are not at the airport. She suggested that the best will be high end vending machines and agreed that this is a lot of money for vending machines, seats and a television.

Commissioner Postell mentioned being told that the restaurant would be downsized with the price added later; Ms. Aehle agreed. Commissioner Postell questioned the design of the new airport with Mr. Aehle explaining the design and the space in question. In reply to Commissioner Postell she explained the concept and design of using the space, which was to put in vending, adding that Buffalo Rock committed to putting in three machines. Commissioner Postell asked how much was invested in the airport as of yesterday. Ms. Aehle replied that it is approximately \$18.0 million. In reply to Commissioner Postell she advised that the projected total to spend was between \$17-18.0 million. Commissioner Postell suggested that this was not a well planned design and discussed Ms. Aehle assuring the Commission that no more money would be requested. Additional discussion followed with Commissioner Postell referring to the cost, Aviation Commission and, Jean Wright/Buyer presenting this item, etc. He asked how much beyond the current requested amount will be used for the improvement of the airport. Ms. Aehle stated that the space will be used as a rest area for customers to sit/watch TV and charge their devices.

Commissioner Langstaff stated that there are some vending machines in the secured area of the airport and discussed the unfinished area that is in question. He advised that the airport only makes approximately \$1,000 per year and revenue is not the driving force behind this issue. The issue is passenger comfort, adding that he hopes the City Manager can research to determine what business travelers want from the airport, adding that there is \$900,000 in an account that can be used for other things at the airport. He discussed additional areas needing repairs especially the hangers.

Mayor Hubbard recognized Col. Davis and Pam Jackson, from MCLB and asked Col. Davis's thoughts about the airport discussion. Col. Davis stated that they are mostly business travelers and he personally looks at displays and suggested partnering with the Civil Rights Museum, Art Museum, etc., agreeing that there is not a lot of foot traffic. He stated that this will be a showcase opportunity. Ms. Aehle stated that they are working with CVB and their advertising concessionaire to design something. Col. Davis also suggested the Chamber might want to participate in promoting Albany.

Commissioner Langstaff agreed, adding that the City Manager can look at this, along with the EDC, to showcase Albany.

Commissioner Postell questioned the \$900,000. Ms. Aehle explained the CFC (Customer Facility Charge) and the use of the money that they have had since 2002. In reply to Commissioner Postell she advised that the money is in the Bank of America and the City Finance Department and Airport Director reconcile that account monthly. Commissioner Postell asked if there are other charges being collected and banked. Ms. Aehle stated that they have \$40,000 through the Passenger Facility Charge; however, federal regulations govern this account. Commissioner Postell stated that this information should be brought to the attention of the Commission.

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Jo Brophy, CFO, reported that finance is working on two items; 1) several different funding sources including GMA Lease Pool; CFC and PFC funds, etc. These will be looked at to see what will be used and in what order; and 2) capital needs that have to be figured into the 5-year capital improvement plan. She advised that this will be brought back for the Commission to consider.

In reply to Commissioner Postell, Ms. Aehle stated that airport spending follows the same process to include bid, procurement, etc., with Ms. Brophy agreeing, adding that it all comes before the Commission for approval. She explained that there are restrictions on how Airport funds can be spent.

Mayor Hubbard asked for a list of what was purchased through the Lease Pool.

Commissioner Fletcher commended Ms. Brophy on the job she is doing, adding that she would like to know the amount of monies in each department.

Hearing no further comments, Commissioner Langstaff moved to wait until the night meeting to vote, seconded by Commissioner Postell; the motion unanimously carried.

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

2. Microsoft Enterprise Agreement, Dell Marketing, LP; Round Rock, TX
Total annual expenditure \$239,988.24

PUBLIC WORKS MATTERS

REQUEST TO ACCEPT THE EXISTING 300 BLOCK OF MEADOWLARK DR., AND THE NEW EXTENSION & UTILITY EASEMENTS WITHIN DARTON STATE COLLEGE ON PRIVATE HERBERT HALEY DRIVE

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

ACCESS EASEMENT FOR BELLA ELLIS FOR KENSINGTON COURT

Commissioner Langstaff moved to approve, seconded by Commissioner Postell.

Commissioner Postell mentioned the same project in another form presented two years ago. Bruce Maples, Engineering Director, stated that a rezoning request came to the Commission last year. Discussion followed on the rezoning of the property last year, which is all on the Bella

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Ellis property and the construction of a Holiday Inn Express with Mr. Maples explaining the rezoning last year and the location of the subject property/easement request. In reply to Commissioner Postell, Mr. Maples stated that the easement will provide access to Kensington Court to the northern portion of the 25-acre known as the Beela Ellis Estate. In reply to Commissioner Postell on the cost, Mr. Maples replied that there is no cost to the City.

Hearing no further comments, the motion unanimously carried.

ITEM FOR FUTURE AGENDA

Commissioner Postell commended Public Works on the reconstruction of streets in the city.

PUBLIC FUNCTIONS MATTERS

MATTERS FOR PUBLIC HEARING AND CONSIDERATION ON TUESDAY, AUGUST 26 2014; 6:30 P.M., ROOM 100, GOVERNMENT CENTER BUILDING, 222 PINE AVE.

The Clerk read the following:

1. Zoning Case #14-058 – P.S. Patel; Owner/Applicant; request to rezone property at 2402 Whispering Pines Circle from R-1 to C-1. PC approved 6-0 **conditional** (WARD 5)
2. Zoning Case #14-059 – Estate of Beela Ellis/Owner; Lanier Engineering, Inc./Applicant; request to rezone property located at 3101 Old Dawson Rd., from C-Rc to C-2. PC approved 6-0 **conditional** (WARD 5)
3. Special Approval Case #14-061 – Rev. James Blue & Charlie Lee/Applicants; St. Stephens Baptist Church/Owner; request approval to allow for expansion of an existing religious institution in the R-3 District at property located at 1100 & 1106 E. Third Ave. PC approved 6-0 (WARD 2)
4. Zoning Case #14-062 – Bertha Parrish & Alice Hill/Owners; Roderick Chamberlain/Applicant; request to rezone property located at 1608 & 1706 S. Jefferson St., from C-1 to C-2. PC approved 6-0 (WARD 6)

Noting the first rezoning, Commissioner Langstaff asked if it is not a convenience store, do they still want the rezoning. Mary Teter, Planner, stated that if a convenience store cannot be built, they will do something that will go into a C-1 area. She explained that they have been in discussions with staff for awhile and discussed concerns, i.e., neighborhood, etc. Discussion followed on the request for a convenience store and the C-1 rezoning, with residents being at the night meeting to express comments.

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Commissioner Postell questioned the last zoning case and asked for clarification on the location. Ms. Teter gave the location of the car wash at 1708 S. Jefferson St.

ITEM FOR FUTURE AGENDA

Mayor Hubbard asked if Col. Davis wanted to make a brief statement this morning; if not she asked that he come back to give an update on MCLB. Col. Davis mentioned the Congressional Gold Medal that will be given on base on Friday at 3:00 p.m., adding that he will come back and update the Commission on what the base is doing.

EXECUTIVE SESSION – re: property acquisition, pending litigation

At 9:55 a.m., Commissioner Postell moved to enter to executive session to discuss property acquisition and pending litigation. 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

At 10:50 a.m., Mayor Pro Tem 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 discussion, the meeting adjourned at 10:51 a.m.

SONJA TOLBERT
CITY CLERK