

MARCH 22, 2016

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

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

Mayor Hubbard called the meeting to order at 6:34 p.m.

The Pledge of Allegiance followed the invocation given by Pastor Terry Siniard, Sunnyside Baptist Church.

Commissioner Postell moved to approve the minutes of the previous meeting, seconded by Commissioner Coleman; the motion unanimously carried.

RECOGNITION/PRESENTATION – ALBANY POLICE DEPARTMENT AWARDS

Albany Police Department Chief Michael Persley discussed information on each (copy on file) and presented the following awards:

Partners in Excellence:	Hassan Mohamed and Buddy Blackwell
Commander in Chief Award:	James Sutton
Citizen of the Year:	Tom Gieryic
Civilian of the Year:	Juanita Clark
APD Officer of the Year:	Cpl. Darryl Jones

PUBLIC HEARING

Mayor Hubbard opened the public hearing for the following:

1. Zoning Case #16-005 – Land Coordinators, Inc./Owner; Baxter Brown/Applicant; request to rezone property located at 235 E. Oakridge Dr., from R-3 to C-3.

Using a power point presentation (copy on file) Paul Forgey, Planning Director, discussed the application, stating that the request to rezone will allow commercial development, which is not currently specified. He displayed maps (aerial, surrounding zoning, land use, etc.), explained planning considerations and advised that the Planning Commission recommends approval.

Commissioner Postell stated that this is in his ward and he had requested additional information; he asked what is planned to be developed there. Mr. Forgey reiterated that there is no specified development at this time, adding that the owner wants the property rezoned to sell. He advised that rezoning will allow commercial development, i.e., auto related, convenient store, which requires a buffer, etc. In reply to Commissioner Postell he advised that, if and/or when, the property is rezoned, there is no further approval needed from the Commission. Commissioner Postell expressed concern regarding whether or not the property is located in a flood area with Mr. Forgey advising that it is in the 500 year flood plain, with there being no standards for construction in that flood plain. In reply to Commissioner Postell, he advised that in order to construct commercial development a building permit is required in advance.

Commissioner Marietta commented on the land use map with Mr. Forgey stating that the property is vacant, with the exception of a billboard. He confirmed that Baxter Brown is the owner of the property

Mayor Hubbard advised that no one signed up to speak on any of the rezoning applications.

2. Zoning Case #16-006 – Coley Musgrove, LLC/Owner/Applicant; request to rezone property located at 2901 W. Oakridge Dr. and 901 Lockett Station Rd. from AG to R-2

MARCH 22, 2016

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

Using a power point presentation (copy on file) Mr. Forgey discussed the application and stated that the request to rezone 52+ acres from AG to R-2 allows single family development. He displayed maps (aerial, surrounding zoning, land use, etc.), explained planning considerations, and advised that the Planning Commission recommends approval.

Commissioner Howard requested to see the aerial map asking if the area is hooked up to City water. Mr. Forgey replied that City sewer and water will be available and residents must be on City sewer and water. Commissioner Howard asked about the proposed pipeline; Mr. Forgey stated that he is unsure of the exact route, but advised that it will go through the property, adding that he has seen the maps for the pipeline, but that he is unsure how precise they are.

Commissioner Marietta stated that the pipeline is going through the east section and crosses Lockett Station and Oakridge, with houses being built on the western side.

Commissioner Postell verified that the land is zoned AG and will be rezoned for residential use; Mr. Forgey agreed. Commissioner Postell commented on the area being swampy and asked about sewer/water. Mr. Forgey advised that the developer will have to provide for sewer and water to the development. Commissioner Postell stated that he does not want cesspools in the area.

3. Zoning Case #16-009 – Sherwood property, LLC/Owner/Applicant; request to rezone property located at 2816 and 2818 Nottingham Way from C-7 to C-2

Using a power point presentation (copy on file) Mr. Forgey discussed the application, stating that the request to rezone will allow construction of a restaurant in the area. He displayed maps (aerial, surrounding zoning, land use, etc.), explained planning considerations and advised that the Planning Commission recommends approval

There being no further comments, Mayor Hubbard closed the public hearing.

REPORT OF COMMITTEE OF THE WHOLE

Following the recommendation of the Committee of the Whole, Commissioner Coleman moved to approve the following Alcohol License Application, seconded by Mayor Pro Tem Fletcher; the motion carried 6-1 with Commissioner Howard voting no.

1. Albany Store, Inc., 1701 E. Oglethorpe Blvd. PK Chhetri/Agent; Beer/wine package

ORDINANCES

Commissioner Postell introduced

AN ORDINANCE NO. 16-104

Amending the Zoning Ordinance and Map of the City to Albany to change the status of property located at 235 E. Oakridge Dr. R-3 to C-3

Commissioner Postell then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Langstaff; the motion unanimously carried.

Commissioner Postell introduced

AN ORDINANCE NO. 16-105

Amending the Zoning Ordinance and Map of the City to Albany to change the status of property located at 2901 W. Oakridge Dr. and 901 Lockett Station Rd. from AG to R-2

MARCH 22, 2016

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

Commissioner Postell then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Langstaff; the motion carried 6-1 with Commissioner Howard voting no.

Commissioner Langstaff introduced

AN ORDINANCE NO. 16-106

Amending the Zoning Ordinance and Map of the City to Albany to change the status of property located at 2816 and 2818 Nottingham Way from C-7 to C-2

Commissioner Langstaff then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Postell; the motion unanimously carried.

Commissioner Postell introduced the following Ordinances

AN ORDINANCE NO. 16-107

Amending Article II of Chapter 2 of the Code of Ordinances of the City of Albany changing the regular meeting of the Board of Commissioners from May 24, 2106 to May 25, 2016

AN ORDINANCE NO. 16-108

Amending Article II of Chapter 2 of the Code of Ordinances of the City of Albany changing the regular meeting of the Board of Commissioners from June 28, 2016 to June 29, 2016

Commissioner Postell then offered the ordinances and asked for unanimous consent to dispense with the second reading and asked for adoption, seconded by Commissioner Langstaff; the motion unanimously carried.

RESOLUTIONS

Following the recommendation of the Committee of the Whole, Commissioner Marietta moved to adopt the following resolution, seconded by Mayor Pro Tem Fletcher; the motion unanimously carried.

A RESOLUTION NO. 16-R113

Authorizing use of SPLOST VI Funds for emergency sewer repair at the intersection of Westover Blvd., and Gordon Ave; Ratifying contract with Jim Boyd Construction

Following the recommendation of the Committee of the Whole, Mayor Pro Tem Fletcher moved to adopt the following resolution, seconded by Commissioner Postell.

A RESOLUTION NO. 16-R114

Authorizing the City Manager to make loan application to the Georgia Environmental Finance Authority re: SPLOST Projects; SPLOST Funds to be used to repay the loans

In reply to Commissioner Postell regarding the amount of the loan, Ms. Subadan explained that the total borrowed amount is \$40.0 million for three major projects (Holloway Basin, Booker Ave. and East/Westside Inceptor) with a quote of 0.75% interest rate. However, nothing has been finalized and when it is, it will come back to this Board for approval; the vote tonight is to authorize staff to make loan application.

Discussion followed regarding use of SPLOST VII; Ms. Subadan explained the intent of using those funds to repay the debt service/note. Commissioner Howard asked what happens if SPLOST VII is not passed with Ms. Subadan mentioning bonding the SPLOST as well as other available options. In reply to Commissioner Howard, Ms. Subadan stated that the projects will

MARCH 22, 2016

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE CITY OF
ALBANY, GEORGIA
GOVT. CENTER – RM 100

be shovel-ready when and if SPLOST VII passes. Commission meetings will be setup to discuss, however, currently staff is gathering information and will bring back recommendations based on infrastructure being a high priority. Commissioner Howard asked that the division of SPLOST VII funds be balanced and equitable for all wards.

Commissioner Coleman stated that infrastructure is a citywide concern and recommended earmarking all of SPLOST VII as being dedicated to infrastructure, adding that piece-milling has not worked and will not address the city's infrastructure issues.

Commissioner Marietta suggested defining infrastructure as it could have different meanings to some. Commissioner Coleman replied that however it is defined, the funds collected in SPLOST VII needs to be earmarked for infrastructure.

Commissioner Postell agreed with Commissioner Coleman, adding that the infrastructure in Albany is deplorable and major repair, not patchwork, is needed.

Additional discussion followed on SPLOST VI projects with Commissioner Marietta suggesting prioritizing SPLOST VII projects. In reply to Mayor Hubbard, Ms. Subadan mentioned an update Commissioners receive on SPLOST projects, which are prioritized based on costs. She explained that SPLOST funds accumulate over six years and the City cannot go out on Day 1 and do all of the projects without bonding the entire \$60.0 million. As far as the priority of projects, it is not that some are lower on the scale, but rather funding has to accrue and build up so that projects can be completed, adding that SPLOST reports are provided monthly accounting for every dollar that has been collected. She said that there are fluctuations in collections – spike one month and a collapse the next – with the City being unable to spend funds it does not have; currently we are below the \$60.0 projected in SPLOST VI.

Hearing no further comments, the motion carried 6-0-1 with Commissioner Coleman abstaining.

CONSENT AGENDA

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

Purchases:

- | | | | |
|----|---|-----------------------|--------------|
| 1. | Refuse Trucks, New Way, Scranton, IA | Total expenditure | \$458,930.08 |
| 2. | Collection Services, Union Corp, Albany, GA | Estimated expenditure | \$81,813.20 |

OTHER BUSINESS

Commissioner Postell recognized the Boy Scouts in attendance; the Scout Master stated that they are Troop 15 from St. Paul's, and are working on their citizenship merit badge.

There being no further business, the meeting adjourned at 7:25 p.m.

MAYOR

ATTEST:

CITY CLERK