

APRIL 10, 2018
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

PRESENT: Mayor Dorothy Hubbard
Mayor Pro Tem Bob Langstaff, Jr.
City Commissioners: Jon Howard, Matt Fuller, BJ Fletcher, Roger Marietta and
Tommie Postell (arrived at 8:56 am)
City Manager: Sharon D. Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 8:32 a.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

SPEAKER APPEARANCE

1. Johnny/Tony Williams discussed the upcoming ‘Rabbitman’s Extravaganza - a spring event, which celebrates the end of the school year. This is the fourth year of the event for the public to celebrate, with the skate park being highlighted. Prizes and awards are earned by presenting report cards; over 300 attended the first year with bikes, skate boards, etc., being awarded. In 2016 approximately 1,000 children attended and last year almost 3000 were in attendance. He asked for support from the Commission to assist with food, prizes, entertainment, etc., for the competitions.

Mayor Hubbard thanked the gentlemen for what they do for the community.

TRAVEL

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

1. Mayor D. Hubbard, Annual Chamber Meeting with Federal Delegation; Washington, D.C.; March 20-21, 2018; \$1,155.57
2. Mayor D. Hubbard, Women of Purpose; LaGrange, GA; March 29-30, 2018; \$383.29

CITY OF ALBANY STRATEGIC PLAN

Ms. Subadan advised that in late 2016, The Board of City Commissioners and City Manager decided to begin the process of developing a long-term plan that would serve as a strategic guide for the City over the next five years. She stated that Gordon Maner from the Carl Vinson Institute of Government is present to answer any questions.

Mr. Gordon gave a brief history of working with staff to bring the process to fruition and stated that the City of Albany is moving in a positive direction with the City Manager’s leadership. Mayor Hubbard thank Mr. Gordon for assisting the Commission. Mr. Maner thanked the Commission for allowing him to help move the City forward.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS:

1. Cafe 5.0 LLC, d/b/a Cafe 5.0; 1410 Radium Springs Road; Liquor, Beer and Wine Consumption; WARD 6
2. SNP Vienna Inc., d/b/a Slapppy Food & Tobacco Mart; 2211 N. Slapppy Blvd; M. Khan/ Agent; Beer Package; WARD 3

There were no comments on these items.

ALBANY POLICE DEPARTMENT UPDATE

APD Chief M. Persley stated that his update covers the first quarter of this year. He stated that there is a 2.9% increase in overall crime compared to the first quarter of 2017, but a 3.9% decrease in overall crime compared to 2016; violent crimes (homicides) are the same as last year, property crimes have decreased (burglary) with significant arrests being made. The community has been an important factor in assisting with crime as well as establishing a partnership with federal resources to assist in solving crimes in Albany and other surrounding communities. He discussed the Safe City Coalition plan with short-mid-long-term plans being discussed. Regarding staffing, he said that there are 160 sworn and 27 non-sworn personnel, with 13 candidates being interview in the near future, adding that recruitment at the entry level is a priority due to additional vacancies throughout the department. He mentioned those in the academy and one who had to be dismissed because of not passing the test and advised of job fairs that will be attended to recruit in surrounding areas.

Commissioner Howard asked if there are 26 vacancies, with Chief Persley clarifying and stating that 13 candidates are being interviewed. Commissioner Howard expressed concern and suggested thinking outside the box and being aggressive to improve the numbers. This year he said three businesses have called him from E. Albany with concerns and asking ‘what is wrong with APD’, adding that he called recently to have his residence put on night watch, which has not happened. He stated that he will feel safer with more officers in the streets where crimes continue to take place, i.e., hot spots and areas where senior citizens live, large number of renters, etc., and asked if there is anything the Commission can do to expedite getting officers on the streets in order to feel safer.

Commissioner Marietta asked if tuition reimbursement is used for continuing education for officers, with Chief Persley explaining that the City has this policy in place and explained the tuition policy in place that pays \$1500 yearly. Discussion followed on local colleges giving additional credits for training.

Commissioner Fletcher mentioned times she has called APD with concerns and, timing was an issue. She asked how quickly 911 calls are answered. Chief Persley said he cannot give a precise answer because 911 falls under the Fire Department and calls are based on priority. However, he

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advised that calls can be tracked. In reply to Commissioner Fletcher, he explained the process of calls being routed to APD, which are simultaneously dispatched.

Mayor Hubbard asked if there are problems with hiring in other areas with Chief Persley agreeing and explaining the efforts that are made to recruit because other areas are also competing for the same people.

(Commissioner Postell arrived at this time [8:56 am])

Mayor Hubbard if we have reasons why officers leave with Chief Persley stating that one left to go to the FBI, one left to go to the border patrol academy, etc., professional reasons with some leaving for better opportunities and/or family moves. Mayor Hubbard asked if we are competitive with benefits, salaries, etc., with Chief Persley stating that Albany is competitive and offers more benefits than – i.e., the Atlanta area, even though they pay more.

Mayor Hubbard asked if APD's statistician can provide a report, with Chief Persley replying in the affirmative.

Using a power point presentation Chief Persley commented on this being a new era in APD and part of his challenge is determining what can be done to make officers proud to be part of the Albany Police Department. He showed the patch that was changed under Chief Lumpkin years ago and showed the new patch, new uniforms that are modern, lighter, and cooler with an outer vest and, discussed the design, which will be less stressful on the body. He showed the new motorcycles that will be used, which are leased Harley Davidsons and showed the concept design for new APD vehicles – Ford Interceptors which are more durable, will have the City logo, new color and was designed in-house. He commented on the new Community Safety Officer program, which will be non-sworn personnel with a shorter training period, increased visibility, engaging the public, and acting as public relations checks, etc.; he showed the Public Safety Ambassador program that was started in Marietta GA, discussed what was done in Pittsburg and said that Albany will have five full-time and five part-time employees to be in place by the fall.

Commissioner Postell asked if everything shown today is in the budget, with Chief Presley replying in the affirmative. In reply to Commissioner Postell, he stated that they will be non-sworn employees with no arrest powers, but will be assisting citizens and have access to call officers when needed.

Mayor Hubbard said this is a great idea and commended Chief Persley and his department. Commissioner Marietta asked if the Safety Officers will attend neighborhood watches, with Chief Persley replying in the affirmative, adding that sworn officers will continue to attend as well. He mentioned other programs/projects that will come from the Safe City Coalition and suggestions from others that will benefit Albany. Mayor Hubbard stated that she gives her full support on this initiative.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

Yvette Fields, Central Services Director, discussed the following information as noted (copy on file):

1. Venue Management; Spectra by Comcast - base fee of \$125,000 per year for a five-year term

In reply to Commissioner Postell, she discussed the history of the bid, evaluations, entering into negotiations, with the final contract being presented today. In reply to Commissioner Postell, she explained that the contract is for the Civic Center, Auditorium and Amphitheatre. In reply to Commissioner Postell, she discussed the contract, savings, etc. Derrick Brown, Finance Director, continued discussion on potential savings with expectations to save approximately \$900,000 yearly, etc. He explained that the Commission gave approval to negotiate and this is where we are today. Responding to Commissioner Postell, he advised that Spectra will solely be responsible for staffing the Civic Center. Commissioner Postell expressed concern and asked where the money comes from to support the Civic Center. Mr. Brown stated that it is subsidized with hotel/motel taxes (a transfer of \$1.3/4 million) with the balance coming from tax dollars (\$400,000). He added that with this proposal the hotel/motel taxes will subsidize the entire amount, taking the burden off of taxpayers.

Commissioner Marietta asked if veterans will be charged for use of Veterans Park on Memorial Day, Veterans Day, etc., and asked for a guarantee that they will not be charged and/or blocked from use of the Park. Peter Zingoni, VP, Business Development/Client Relations of Spectra, stated that the clause in the contract relates to businesses and that they will assist the community with other events that are re-occurring, adding that they will honor all local community-type events. Ms. Subadan advised that there is a provision for City use with Spectra aware of in-kind donations, etc., with the commitment to coordinate so there is no conflict with revenue generating events; this has been written into the contract.

Commissioner Howard asked how much will be invested/spread out for the five-year renewal. Mr. Zingoni explained that the \$250,000 investment of capital will go towards revenue producing investments. Commissioner Howard asked Mr. Brown if this contract works to benefit the City. Mr. Brown stated that in his opinion, this is a very worthwhile endeavor, one the City should try because no one is satisfied with the current state of funding the Civic Center and Spectra has a successful track record. Five years from now, if the City is still funding \$1.8 million, at least the effort was made to reduce the amounts subsidizing the facility. In reply to Commission Howard, Ms. Subadan stated that the facility still belongs to the City and explained operations/management of the facility; additional that negotiations regarding deficiencies will be determined for upgrades. Commissioner Howard asked the effective date if approved today; Ms. Subadan replied that the official contract will be executed and become effective very soon; the process will be expedited so as to start moving forward. Commissioner Howard asked if there will be a cost analysis on

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issues such as the boiler when the budget is presented in May. Ms. Subadan replied in the affirmative. Commissioner Howard mentioned the comparison that was made in February of other venues managed by Spectra and asked if they will at least be able to break even. Mr. Zingoni explained that the intent is to breakeven; however, it is too early to know if they will make a profit. He suggested that having studied Albany, and the fact that they represent other areas throughout the state, they are confident that they can make this process work sufficiently by lowering operating costs and driving more revenue into the facility. He mentioned that in the 18 months since assuming operation of Macon’s venue, they have lowered the subsidized amount by \$1.0 million.

In reply to Commissioner Postell, Mr. Zingoni explained that they operate as an agent for the City of Albany and look at the best interest to represent professionalism, expertise, etc., adding that it is a successful track record that they bring with them here and throughout the state of Georgia.

Mayor Hubbard stated that the agreement is drafted and what Spectra has done in other cities has been good, which is a plus. She expressed concern regarding employees, use of the venue by the City during storms/natural disasters, etc., with all these issues being addressed in the proposed agreement, which she supports. Additionally, Mr. Brown, as the Finance Director, will have an opportunity to evaluate the success/failure of this agreement over the next five years and will submit reports to the Commission.

Commissioner Postell asked Mr. Brown how many contracts are being voided, with Mr. Brown stating that there are currently no contracts to be voided.

Calling a point of order, Commissioner Langstaff stated that there are two attorneys present to discuss potential litigation and asked that we enter into executive session at this time and then continue with the committee of the whole afterwards. There were no additional comments on this item.

At 9:41 am, Commissioner Langstaff moved to enter into executive session to discuss pending litigation, seconded by Commissioner Postell; the motion unanimously carried as follows:

Ward I	yes
Ward II	yes
Ward III	yes
Ward IV	yes
Ward V	yes
Ward VI	yes
Mayor	yes

At 10:16 Mayor Hubbard re-convened the meeting and advised that executive session pertained to pending litigation and no vote was taken.

Continuing with the Committee of the Whole meeting, Joshua Williams, Buyer II, discussed the following information as noted (copy on file):

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2. Anti-Virus Subscription - Network Technology Solution, Thomasville, GA
Total expenditure \$56,622.00

Mayor Pro Tem Langstaff, asked why Thomasville was selected and if it were no bid due to it being professional services. CIO Steven Carter replied that that they reached out to other agencies, in addition to Thomasville, which sold the product, but there was no bid. He explained that it done as professional services, not just a software package.

In reply to Commissioner Marietta, Mr. Carter explained that this does not protect from hackers, but is part of our security network.

In reply to Mayor Hubbard, Mr. Carter explained the threat discussed and suggestions from Homeland Security to change vendors. There were no additional comments on this item.

Dale Henry, Buyer II, discussed the following information as noted (copy on file), and there were no comments on this item.

3. Flygt Pumps - Xylem Water Solutions USA
Total expenditure \$101,617.77

Mr. Henry discussed the following information as noted (copy on file), and, there were no comments on this item.

4. Sewer Cleaner – from P & H Supply
Total expenditure \$54,951.14

Mr. Henry discussed the following information as noted (copy on file):

5. Sewer Trucks - Atlantic Machinery, Inc.
Total expenditure \$749,408.00

Commissioner Marietta asked if these are new trucks with Mr. Henry replying in the affirmative. In reply to Mayor Hubbard explained the lifespan, Mr. Henry explained the process. Mayor Hubbard mentioned that the current trucks were purchased in 2007 and have reached the end of their lifespan; Mr. Henry agreed. There were no additional comments on this item.

Mr. Henry discussed the following information as noted (copy on file), and, there were no comments on this item.

6. Utility Trucks - Altec Industries
Total expenditure \$1,298,464.00

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HUMAN RESOURCES POLICIES AND PROCEDURES MANUAL

Phil Roberson, Assist. City Manager, along with Dr. Dwight Baker, HR Director, asked for approval of the HR Policies and Procedures Manual, which was reviewed by Mr. Davis and Attorney Don Sweat.

Commissioner Howard mentioned a discussion at the retreat regarding ‘At Will’ employees and asked for clarification. Dr. Baker explained the State of Georgia’s ‘At Will’ employment practice regarding terminating employees with/without cause, with the City practice of terminating ‘with cause’. Commissioner Howard questioned 999/temporary employees with Ms. Subadan stating that they are usually seasonal employees and additional information will be provided. Commissioner Howard stated that he went through the HR Draft Manual and had corrections that he will submit for review. There were no additional comments on this item.

JOB INVESTMENT FUND REQUEST re: COATS & CLARK

Derrick Brown, Finance Director, discussed the following (copy on file) regarding the request from Coats and Clark’s grant request in the amount of \$400,000 from the Albany Job Investment Fund, adding that Justin Strickland, EDC President, will explain additional information.

Mr. Strickland discussed the destruction of Coats and Clarks North American Distribution Center in the January 22 storm last year and their qualification to receive grants from the Job Investment Fund. He asked the Commission to consider a grant of \$400,000, which was approved by the Long Term Financial Planning Committee (LTFPC) last month.

In reply to Commissioner Howard, Mr. Strickland said employees are scattered around SW Georgia, but within the next few months they will again be working in Albany. Commissioner Howard asked if the EDC will track this, with Mr. Strickland explaining that leases at other buildings currently used for operations will expire and employees will return to Albany after all operations are reconsolidated at 601 Holly Drive. He advised that there is a possibility of new jobs being created, but the funding is for the 100 jobs to come back to Albany. In reply to Commissioner Howard, Ms. Subadan explained that the Job Investment Fund has a set of guidelines and is evaluated by the LTFPC, adding that this is considered as jobs being brought back to Albany.

In reply to Mayor Hubbard, Mr. Strickland advised that there are more than 100 job at the distribution center, with over 200 jobs associated with Coats and Clark, adding that it was a competitive process and Albany’s proposal to continue as the location of their distribution center was successful. In reply to Commissioner Howard, he advised that there were multiple cities in multiple states that competed for their business, adding that they are making a \$10.0 million investment, which assures that they will remain in Albany.

Commissioner Marietta thanked Mr. Strickland for his endeavors.

CITY MANAGER'S UPDATE

Ms. Subadan stated that the following entities will give a brief financial update as follows:

1. Boys and Girls Club – Director Marvin Laster distributed information (copy on file) and discussed financials including a synopsis of their annual report; results of their successes; a tracking of their overall numbers from the last four years; comparison against national/state averages, in which they exceeded both; pool updates; SPLOST projects; swimming program; increase in attendance; team competitions; meals that were served; and raised-bed gardens. He said that a more in-depth report, specifically about Thornton, will be provided later this year.

In reply to Commissioner Howard, Mr. Laster stated that his goal is to have all pools open by Mother's Day weekend. In reply to Mayor Hubbard regarding the swimming program, Mr. Laster explained the process of the summer program with all encouraged to participate in the 'Learn to Swim' program, including funding and the number of children required to receive funding. In reply to Mayor Hubbard, Mr. Laster stated that the goal was to raise \$125,000; and suggested that they will meet or exceed that goal. He thanked the City for its support.

Commissioner Fletcher commended Mr. Laster on his commitment to marketing the Boys/Girls Club and mentioned upkeep at Thornton, asking what is needed to keep the facility in top shape to keep the report consistent. Mr. Laster stated that their board is committed to making it a success; the biggest cost of the pool at Thornton is keeping the water chlorinated. The pool at Jefferson Street is larger and there are challenges that need to be discussed moving forward.

Commissioner Marietta thanked Mr. Laster for his commitment.

2. Civil Rights Institute – Director Frank Wilson gave a brief report including the Civil Rights Trail; tracking tours through the CVB on the economic impact of the tours; increase in tours/visitors (between 200-300 during February-March), with fluctuations other months; their designation as a Blue Star Museum, meaning that they will be offering free tours to all military personnel and their dependents from Memorial Day to Labor Day; the un-veiling of a historic marker at 240 Pine; receipt of pending grants, especially a grant from Humanities Services to partner with the Museum of Art and current and upcoming programs.

Mayor Hubbard asked if having local support increases grant opportunities with Mr. Wilson replying in the affirmative.

Commissioner Marietta asked if a candidate forum is scheduled with Mr. Wilson stating that it is tonight with no candidates being endorsed, but allowed to give comments. In reply to Mayor Hubbard he advised that the MLK memorial exhibit will be shut down tomorrow.

Commissioner Fletcher said she has been following the Civil Rights programs and commended Mr. Wilson for the work he does in putting on programs of interest. She encouraged more signage to get the word out on Albany's history.

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In reply to Mayor Hubbard regarding Albany becoming a part of the U. S. Civil Rights Trail, Mr. Wilson advised that it is official and they are looking for support for signage. Mayor Hubbard thanked Mr. Wilson for the work that he is doing and advised that the Georgia Municipal Association will have a board meeting this month and will be touring the Civil Rights Museum.

3. RiverQuarium/Thronateeska – Director Tommy Gregors advised that the storms of January 2017 affected attendance. He briefly discussed the animal collections; environment education partnership with ASU and the Board of Regents, which brings funding into Albany; the partnership with Phoebe/Aspire with an Opioid Symposium; Snickers Marathon and Downtown Street Festival; various events/symposiums with ASU/Board of Regents in expanding RQ as a research center, i.e., studying water, etc., hosting open meeting/records management meetings with City/County staff, which is scheduled for November due to changes in the judicial retention schedule. He mentioned the value of local support, which assists in foundation grants, partnerships, etc., and thanked the Commission for their support, especially as it pertains to SPLOST initiatives, which help with renovations, including the Imagination Theatre.

Commissioner Howard asked if they will return for more money this year with Mr. Gregors replying in the affirmative, adding that the Commission gave \$250,000 and they added \$800,000 through grant funds, etc.

Commissioner Marietta thanked Mr. Gregors for the work he does, adding that he recently renewed his membership. Mayor Hubbard mentioned records and making sure they are current and that we are in compliance with laws regarding records management. She commended the session that was held and future sessions that will keep every department current. Mr. Gregors said that they had good attendance at the last session with Mr. Davis participating and the States Records Manager Doug Rolo, adding that keeping permanent records and off site records properly maintained is vital. He invited the Commission to Pretoria Fields for an event that is being held Friday night.

Ms. Subadan advised that the following updates will be given at the next meeting: EDC, Chehaw, the Trails Plan, emergency sewer extension on 16th Ave., allocating process will be kicked off for SPLOST VII alley paving, and, working with Railroads which want to do concrete crossings wholesale instead of one at a time. She stated that Bruce Maples, Director of Engineering, working with them and Mr. Brown working with funding to make it happen.

Commissioner Marietta asked if the Chehaw appointment is on the next meeting agenda. The Clerk advised that Don Cheeks, Director of Chehaw, asked to delay it until the April 24th meeting.

Commissioner Howard asked to review the panhandling ordinance next month. Mr. Davis stated that he will have it ready and, in reply to Mayor Hubbard, he explained the overall intent of the draft ordinance regarding banning aggressive panhandling.

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OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Commissioner Marietta mentioned the Nottingham widening project and dry lake project in his ward and asked that both be moved forward.

Mayor Hubbard recognized former Commissioner Arthur Williams being present.

There being no further business, at 11:10 a.m., Mayor Hubbard advised that she will adjourn the Committee of the Whole and immediately convene the regular meeting.

SONJA TOLBERT
CITY CLERK