

MAY 22, 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, and Roger Marietta
City Manager: Sharon D. Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:12 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

COMMISSION EXPENSE REPORT

The Asst. Clerk noted that the third quarter expense reports were in the agenda package delivered to Commissioners last week.

GMA ANNUAL CONFERENCE VOTING DELEGATE/FLAG BEARER

The Asst. Clerk advised that Mayor Hubbard, Commissioners Howard, Fuller and Marietta are registered to attend the conference. Commissioner Marietta nominated Commissioner Fuller, seconded by Commissioner Fletcher; the motion unanimously carried

AMENDING THE MEAG POWER SALES PROJECT CONTRACT

Mr. Davis discussed the amendment to the contract (copy on file) stating that the Albany is a MEAG city, and part of MEAG's due diligence is to ensure that generating units operate efficiently and are maintained to standard. Because of language added to the agreement, the report is submitted to a PE for their signature and seal, which is a cost-saving measure. (There were no questions/comments on this matter.)

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATION - TRANSFER OF OWNERSHIP

1. Shri Ghansyama Inc, d/b/a Priya Food Mart, 210 S. Jefferson St.; M. Robinson/Agent; Beer Package; Transfer of Ownership from J. Patel; WARD 3

There were no questions/comments on this item.

PUBLIC FUNCTION MATTERS

1. Zoning Case #18-016; Byron B. Rhodes, Jr./Owner; SOWEGA Chlorinator Co., Inc./Applicant; request to rezone property located at 1601 N. Monroe St. from R-3 to C-3. PC approved 9-0. Ward 2
2. Zoning Case #18-017; W.W. Grainger, Inc./Owner; Performance Leasing Co., LLC/Applicant; request to rezone property located at 1710 E. Oglethorpe Blvd. from C-2 to C-3. PC approved 9-0. Ward 1

There were no questions/comments on these items.

DOGWOOD TRAIL APARTMENTS, LLC

Discussing the agenda item (copy on file) Kerrie Davis, Planner II, stated that Dogwood Trail Apartments, LLC is seeking Tax Credit Funding from the State to develop Albany Homes. She reviewed the units that will be offered for lease in which Dogwood Trail Apartments, LLC is requesting a resolution showing Commission support and a letter of support executed by Mayor Hubbard.

In response to Commissioner Marietta, Ms. Davis stated that Mitchell Davenport, developer, is present to address specific questions pertaining to Dogwood Trail. Commissioner Marietta noted that the project description states that Dogwood Trail is partnering with the Boys & Girls Club and Albany Area Primary Health Care and asked Mr. Davenport to elaborate. Mr. Davenport explained that the development is in a redevelopment area and as part of the tax credit, they work closely with other organizations. He mentioned a wellness center that is envisioned and partnering with Primary Health Care, which will provide citizens monthly health screenings, along with a healthy eating program, on-site community garden, etc., with the goal of teaching a healthy lifestyle. Commissioner Marietta asked how the Boys & Girls Club fits in. Mr. Davenport commended the programs at the Boys & Girls Club and the goal is easier access for the youth to get them involved in activities, adding that Thornton is a beautiful facility. He reiterated that the goal is to help residents have easier access to resources and helping them to improve their lives.

In response to Commissioner Fuller, Mr. Davenport stated that he is with Clement & Company, LLC and has completed 36 developments in his career, with 15 located in Georgia, Alabama and Tennessee, adding that he specializes in affordable housing. Commissioner Fuller asked if the project is approved, will local subs be used. Mr. Davenport replied that to the best of their ability, they use qualified and fairly-priced local subs. In response to Mayor Hubbard, he advised that there will be on-site management, with the manager living in one of the units.

In response to Commissioner Howard, Mr. Davenport agreed that being approved for the tax credit is a very competitive process. He explained that the application will be submitted Thursday of this week, with DCA usually announcing awards around Thanksgiving. He stated that he has a purchase contract for everything except the front 300', which is planned for commercial in the future on Clark Avenue, adding that all current structures on the property will be demolished. If the credits are not awarded, the project would not work financially; however, with all the money, time and effort invested, they will come back next year to try again for the tax credits. In reply to Commissioner Howard regarding the remaining tenants, Mr. Davenport explained that they have hired a relocation specialist, and as buildings are demolished, residents still there will have an opportunity to be relocated and come back to the property once completed.

Mayor Hubbard asked Mr. Davenport if he is responsible for the structures to be demolished; Mr. Davenport replied in the negative, adding that the current property owner is responsible for demolition of the structures that still remain. Mayor Hubbard asked the time-frame, if the application is approved by DCA. Mr. Davenport briefly discussed the process from being awarded, closing on the property and construction, with a projection of residents living there by mid/late 2023. Mayor Hubbard asked if all he needs at this point is the resolution and letter of support. Mr. Davenport replied in the affirmative, explaining that both show that the City wants to see this development move forward, as well as gaining him points in the application process.

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Mayor Hubbard expressed her personal support for the project and stated that this particular area has been an eyesore that creates a negative impression on visitors coming into Albany on SR 300. Mr. Davenport agreed that the area is in great need of investment and with the partnership of Albany Boys & Girls Club and Albany Area Primary Health Care, what they have planned will have an added impact and become a center of growth.

In response to Commissioner Howard, Mr. Davenport clarified that he does not yet own the property; however, he has a purchase sales agreement, which is contingent upon being awarded the tax credits and if those are awarded the property will become his.

Mayor Pro Tem Langstaff asked if there is anything else the City can provide to help with the project. Mr. Davenport replied that a low-interest loan of \$1.0 million would give him additional points. But, because the application is due to be submitted this Thursday, there would not be time for the City to provide funding. In response to Mayor Pro Tem Langstaff, he stated that the completed, total development cost is approximately \$10.5 million. Ms. Subadan mentioned that the City has not been awarded tax credits for a project from DCA for a number of years and this project is greatly needed.

There were no additional questions/comments on this item.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

FY 2019 PROPOSED BUDGET

Ms. Subadan mentioned that the budget was presented at the last meeting and that all department heads and/or their representative are present to address questions/concerns.

Commissioner Marietta referred to the TV interview Derrick Brown, Finance Director, granted for storm recovery reimbursements and asked if he said that the City applied for \$18.0 million in reimbursement, but thus far has only received \$10.0 million; Mr. Brown replied in the affirmative. Commissioner Marietta asked if it looks as though the City will received the full requested amount. Mr. Brown explained that the most recent submission was approximately \$3.0 million, which has not yet been obligated and there is the expectation to receive another \$5.0 million, with half of that amount being obligated and the other half yet to be obligated. Veronica Wright, Risk Manager, agreed that \$18.0 million was submitted, which is obligated on the estimated cost, based on what the City knew at that time. It is anticipated that the City will receive \$16.0 million of the requested amount; the City is now in the phase of reporting true cost to FEMA, which they are now reimbursing approximately \$6.0 million.

Mayor Hubbard mentioned the request from the Municipal Court Judge to become full-time and stated that the Commission has not had any discussion about this request, and advised that before she can go for the budget with that line item, there must be Commission discussion. Ms. Subadan stated that Judge Weaver can come before the Commission at the next work session. Mayor Hubbard asked to see the court caseload.

Commissioner Marietta mentioned that a waste company had littered the area, in which Commissioner Fletcher reported their tag number. According to the article in *The Albany Herald*,

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the company was fined, but the case dismissed. He said he is unsure if that means that because the case was dismissed, they do not have to pay the fine. Mayor Hubbard suggested that issue can be part of the discussion with Judge Weaver.

There were no additional questions/comments on this item.

PURCHASES:

Mike Trotter, Procurement Manager, discussed information as noted (copy on file) regarding the following:

1. Metaswitch
Total expenditure
\$74,407.00

Commissioner Fuller asked if the warranty/support is for one year. Steven Carter, CIO, replied in the affirmative, adding that it is an extension.

There were no additional questions/comments on this item.

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

2. ERP Software Maintenance – Oracle USA
Total expenditure
\$82,830.47

In response to Commissioner Fuller, he stated that the City's portion is \$39,484.33; the Utility Department's share is \$12,628.00 and the County's share is \$21,542.

There were no additional questions/comments on this item.

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

3. P25 Maintenance Agreement - Motorola
Total expenditure
\$3,336,730.00

Commissioner Fuller asked if this upgrades hardware and software for ten years. Mr. Carter agreed, explaining that the intent is that after the ten-year agreement, the system will be in a pristine condition and ready for an extended lifespan.

Commissioner Marietta asked when the Commission voted on the SPLOST expenditure for the system itself. Stephen Collier, Asst. City Manager, replied that it was approximately two years ago; the City enjoyed two years of interest-free to make the first payment and an invoice was just received. Commissioner Marietta stated that there was some sort of maintenance agreement when it was approved. Mr. Collier explained that prior to that, there was a maintenance agreement on

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the old system and the City received a 12 month warranty on the new system and stated that even though the Commission is voting on this tonight, it will be several months before this kicks in, but it was brought early because the other partners have already executed the agreement.

There were no additional questions/comments on this item.

CITY MANAGER'S UPDATE

Ms. Subadan reported that SPLOST VII alley paving will be done in phases and crushed asphalt will be used in qualified alleys. She mentioned that the initiative for the east/west side interceptor project is out for bid and that in spite of the sewer challenges, she is confident that this project will help solve the challenges. The \$15.0 million project is currently out for bid, which has generated a lot of interest. Once bid packages come in, as much information as possible will be provided to the Commission. Also out for bid is the trail connector, which is part of the trails being funded by SPLOST that goes from downtown to Monroe, which will ultimately connect the Rails to Trails project.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Commissioner Howard asked to have Chief Persley give an update on hiring new police officers and an update by the Drug Unit. He suggested that due to the challenges faced by public safety sectors; help needs to be expedited for pockets of this community, specifically south and east side. He mentioned several recent drug-involved arrests and more police officers need to be put on the streets.

Commissioner Marietta asked to also hear from the Gang Task Force and status of the recent hiring of public safety officers.

There being no further business, the meeting adjourned at 6:47 p.m.

SISSY KELLY
ASST. CITY CLERK