

APRIL 23, 2019

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

PRESENT: Mayor Dorothy Hubbard
City Commissioners: Jon Howard, Matt Fuller, BJ Fletcher and Roger Marietta
City Manager: Sharon Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 7:35 p.m.; following a moment of silence and the Pledge of Allegiance, she instructed the audience on the policy to address the Commission, through either Citizen's Comments or Speaker's Appearance Forms.

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

PUBLIC HEARING

1. Zoning Case # 19-035 - SJO Partners, LLC & Oakridge Partners, LLP/Owner; Blue Wright Properties, LLC/Applicant; request to rezone property located at 1400 W. Oakridge Dr. from M-1 to C-3

Using a power point presentation (copy on file), Planning Director Paul Forgey reviewed the rezoning application and showed the location of the property on a map, advising that the request is to rezone to allow for the operation of a personal care home for 22 residents and an adult day care for up to 96 clients. He showed the surrounding zoning map and discussed the zoning history; planning considerations; reviewed the road capacity, including traffic capacity and trip generation information; showed the surrounding land use map; aerial view map of the property; discussed the future land use map and advised that the Planning Commission recommended approval.

Discussion followed with speaker, William Hancock, 1820 Dawson Rd., and owner, Kayla Bowens, 231 W. Lamar St., Americus GA, providing information and answering questions as follows:

Commissioner Fuller asked if there were other facilities with Ms. Bowens advising that they have three personal care homes (in Albany, Cordele and Americus).

Commissioner Howard commented on the site plan and asked the location of the day care facility; Mr. Hancock explained that there are two buildings on site that will house the assisted living home and later the day care. In reply to Commissioner Howard regarding the type clients that they will house, Ms. Owens advised that it will be those with dementia and those who cannot live alone, adding that the residents will not be fenced in, but will have locked doors on the property.

In reply to Mayor Hubbard regarding ownership of the property, Ms. Owens advised that her mother and aunt are the owners. Regarding the number of those being housed, Mr. Forgey again explained that they can house a minimum of 16 in the personal care home, but the application states that they plan to house 22. In reply to Mayor Hubbard, Ms. Owens stated that all of their facilities are currently filled to capacity and, regarding staff, Mr. Hancock stated that there are currently 20 staff onsite at the Gillionville location, adding that they hire ASU nursing students and tax payments will increase if this is approved.

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

REPORT OF THE COMMITTEE OF THE WHOLE

Commissioner Howard moved to approve the following purchase, seconded by Commissioner Marietta.

1. Maintenance Contract re: Water Pollution Control Plant & Pumping Stations; ESG Operations, Macon, GA

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Total 1st year expense \$1,719,240.00

A brief discussion followed with Mr. Davis advising that this is for information only.

Commissioner Fuller agreed and suggested if this item should be contingent on bringing the final contract back for approval, seconded by Commissioner Howard; the motion carried 4-0-1 with Commissioner Fletcher abstaining.

Commissioner Marietta moved to approve the following purchase, seconded by Commissioner Howard; Mayor Hubbard advised that her husband works at Sunbelt Ford, but does not work in the contracting division. Hearing no further comments, the motion unanimously carried.

2. Pickups & Vans - Sunbelt Ford Town of Albany, GA
Total exp. \$969,264.01

ORDINANCES

Commissioner Fletcher introduced

AN ORDINANCE NO. 19-111

Amending the Zoning Ordinance and Map of the City of Albany to change the status of property located at 1400 W. Oakridge Dr. from M-1 to C-3

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

RESOLUTIONS

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Howard; the motion unanimously carried.

A RESOLUTION NO. 19-R127

Authorizing Execution of Certificates re: TEFRA Public Hearing/ASU Dormitory Bond Refinancing

Commissioner Fletcher moved to adopt the following resolution, seconded by Commissioner Marietta; the motion unanimously carried.

A RESOLUTION NO. 19-R128

Establishing alleys that are approved for paving; once bids have been received and approved by the Mayor and Board of Commissioners, the use of SPLOST VII funds is authorized for paving the alleys

Commissioner Marietta moved to adopt the following resolution, seconded by Commissioner Fletcher, the motion unanimously carried.

A RESOLUTION NO. 19-R129

Authorizing the use of SPLOST VII funds and LIMG funding for resurfacing streets – Phase II

Commissioner Fletcher moved to approved adopt the following two resolutions, seconded by Commissioner Howard; the motion unanimously carried:

APRIL 23, 2019

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A RESOLUTION NO. 19-R130

Authorizing the filing of an application with the Department of Transportation, United States of America, and Georgia Department of Transportation for a grant under Title 49 U.S.C., Section 5303

A RESOLUTION NO. 19-R131

Approving the Unified Planning Work Program for FY 2020 for the continuation and updating of the Dougherty Area Regional Transportation Study

OTHER BUSINESS

Commissioner Fuller advised that Commissioner Langstaff had a family medical emergency (his father in-law was taken to the hospital) and moved to excuse his absence, seconded by Commissioner Marietta; the motion unanimously carried.

There being no further business, the meeting adjourned at 7:51 p.m.

MAYOR

ATTEST

CITY CLERK