

SEPTEMBER 24, 2019
COMMITTEE OF THE
WHOLE GOVT. CTR. – RM. 100

PRESENT: Mayor Dorothy Hubbard
Mayor Pro Tem Tommie Postell
City Commissioners: Jon Howard, Matt Fuller, B.J. Fletcher, Roger Marietta and
Bob Langstaff, Jr.
City Manager: Sharon Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:05 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

TRAVEL

Commissioner Fletcher moved to approve the following, seconded by Commissioner Marietta; the motion unanimously carried:

1. City Manager S. Subadan; GCCMA 2019 Fall Conference; Buford, GA; November 12-15, 2019; \$1,414.93
2. City Manager S. Subadan; GMA - HUB Cities Mtg., Atlanta, GA; Sept. 29-30, 2019 - \$529.56

There were no questions/comments on this item.

COMMISSION EXPENSE REPORT

The Clerk advised that the 2018-19 4th Quarter Expense Reports were provided to the Mayor and Commissioners. There were no questions/comments on this item.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATION

1. Daivik LLC, d/b/a Cork N Bottle; 2401 Dawson Rd., Suite B; D. Shah/Agent; Liquor, Beer and Wine Package; WARD 5

There were no questions/comments on this item.

PUBLIC WORKS MATTERS

ASU STUDENT HOUSING STREET/ALLEY CLOSING

Bruce Maples, Director of Engineering, discussed information (copy on file) requesting the approval to close a portion of E. Second Avenue and two unopened alleys. He mentioned information that was received from developer, Matthew Davis, regarding the deeding of property

and granting a utility easement so that the City can maintain access to the existing infrastructure, etc.

Commissioner Howard clarified that E. Second Ave., is not developed with Mr. Maples confirming that the streets were never developed.

Matthew Davis, founder of Davis Companies, stated that he is developing the project at ASU and showed a power point presentation (copy on file), of the location of the property, listed the amount of beds/units including private bedrooms, etc., with expected completion in 2020. He also showed a map of the area at/near ASU, the site plan, which includes parking to be shared with ASU's football games and employee parking, floor plan of the apartments and a photo of the alley requested to be closed.

In reply to Mayor Pro Tem Postell, Mr. Davis stated that the request is to close the alley to build apartments for student housing. Ms. Subadan advised that this is a private development/private land and the issue is to close the street and alley. City Attorney Davis explained that building permits will be obtained, etc., with the closing of the alley being part of the configuration of the development, etc.

In reply to Commissioner Marietta, Mr. M. Davis mentioned that he purchased the property from a private individual.

Commissioner Howard asked Mr. M. Davis if his company has done other campus development, with Mr. Davis stating that they are privately owned and have done 16 similar developments, but being privately-owned, they do not develop on campus. Commissioner Howard asked the location of the headquarters with Mr. Davis stating that they have moved to Albany. Commissioner Howard confirmed the completion is in 2020 with Mr. Davis agreeing and stating that it should be early August.

Additional discussion followed with Mayor Pro Tem Postell clarifying that the property was owned by the City of Albany, and Ms. Subadan explaining that the street and alley is owned by the City but parcels to be built on were purchased by private individuals.

Commissioner Marietta stated that there is a shortage of student housing and he is excited about the project.

Mayor Hubbard asked if the housing will be deeded to ASU with Mr. M. Davis stating no, it is privately owned.

SMALL CELL WIRELESS ORDINANCE

Mr. Maples discussed information (copy on file) regarding the establishment of standards for permitting and installing small wireless facilities in the City of Albany rights-of-way, specifically as it pertains to 5G wireless communication networks, etc., adding that this was something that was pushed by the wireless community and passed by the legislature this year.

Mr. Davis referenced page 46 and the typo that will be corrected. Mayor Hubbard thanked Mr. Davis for the work he put into drafting the ordinance.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES

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

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| 1. | HVAC Controls – ESS, Albany, GA | |
| | Total exp. | \$133,334.62 |

There were no questions/comments on this item.

Ms. Fields discussed the following information (copy on file):

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| 2. | Datacenter Upgrades – Dell State Contract | |
| | Total exp. | \$197,055.92 |

Commissioner Marietta asked the location of the datacenter, with Steven Carter, CIO, stating that the one being discussed is at Lily Pond. A brief discussion ensued on the datacenter at 201 Pine (Commissioner Marietta) and going to Cloud Based, which will assist if there is another storm (Commissioner Fuller). Mr. Carter explained the process, including contingencies when storms occur.

Ms. Fields discussed information as noted (copy on file) regarding the following:

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| 3. | Solid Waste Collection & Disposal Contract; Transwaste Services, LLC | |
| | Estimated exp. | \$3,200,669.04 |

Commissioner Howard clarified the contract being for one year and asked the headquarters. Stacy Rowe, Utility Operations Director, stated that the headquarters is in Canada. In reply to Commissioner Howard, Mr. Rowe commented on the recent storms and hurricane with the current request providing time to evaluate and consider options before proceeding when the contract comes up for renewal next year. Commissioner Howard asked if others can bid on this with Mr. Rowe explaining the process, reiterating that this is a request to extend the current contract that is in place, with Transwaste honoring the price in place now for a year. When the contract expires, they will come back to request approval of another contract. This will give the City time to review all of its options.

In reply to Commissioner Marietta's question regarding the performance of Transwaste and A-1Brantly in the aftermath of storms, Mr. Rowe advised that they both worked well with each other given the vast amount of debris. Commissioner Marietta commented on the good job of public works employees and thanked the department. Ms. Subadan stated that bids will be let the first of the year and the bid award will be timed to coincide with the end of the contract.

2020 EMPLOYEE GROUP BENEFITS

Veronica Wright, HR Managing Director of Risk Management and Human Resources discussed information (copy on file), regarding the approval of the 2020 Employee Group Benefit Plans and introduced Scott Hankins, of ShawHankins, to present a power point (copy on file).

Mr. Hankins advised that ShawHankins was acquired by NSP and therefore is a new name, but the same team will continue to work with the City. He reported that the benefit plan will have a 3.7% increase if there are no changes and 0% increase with cost savings recommendations (Medical Plan Design, Stop Loss Exposure and Pharmacy Savings Program).

Commissioner Marietta asked the dollar amount of the 3.7% increase; Mr. Hankins stated it is \$460,000. Commissioner Marietta asked how this affects retirees; Mr. Hankins explained the process as it pertains to Medicare. Commissioner Marietta commented on deductibles being increased with Mr. Hankins explaining that this is the out-of-pocket maximum, including the family-plan and meeting deductibles, adding that the stop low coverage increased from \$225,000 to \$250,000 and enhanced care model-prescription drugs. He mentioned that United Health Care for retirees, etc., vision, life, etc., have no changes.

Commissioner Howard asked if there will be an increase next year, with Mr. Hankins stating that there is always a possibility, adding that if not for the 11 specialty drugs taken by 16 members, (24% of the City's \$3.0 million prescription drug claims) the City's claims would be flat. Commissioner Howard mentioned those who are using high cost prescriptions and what this is used for with Mr. Hankins explaining that it includes cancer, rheumatoid arthritis, etc. Ms. Subadan added that it could be family members, etc., instead of employees who are affected.

CITY MANAGER'S UPDATE

Ms. Subadan mentioned that crushed asphalt has been applied to 33 of the 120 alleys, resurfacing is 82% complete (40 of 49 streets), tree removals/stump grinding is underway to initiate work on Palmyra, Shadowlawn sewer extension is 75% complete, rehab of lift stations 81 & 83 are scheduled to begin at the end of October, storm station 75 will begin next week, and LED lights are 99.56% complete.

Mayor Pro Tem Postell commented on Ward VI and occurrences happening regarding the old Alice Coachman property and cutting/taking care of property. Ms. Subadan explained the process of contractors charged with cutting City properties, etc., adding that 3rd Kiokee Church was deeded the land and they are responsible for maintaining it. In reply to Mayor Pro Tem Postell, she explained the process that gives the Land Bank the authority to deed the property to the church. Mayor Pro Tem Postell mentioned land behind June Bugs Grocery that is overgrown and not being cut. Ms. Subadan said she will have staff get with Mayor Pro Tem Postell on specific properties regarding cutting.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Commissioner Howard mentioned an eyesore in E. Albany (1709 E. Broad) that will be bulldozed, including 30 trailers, etc., in the Albany Homes area. He asked APD Chief Persley about the mini rolling thunder conducted by state troopers. Chief Persley explained that the State will contact the City when they want to plan an operation here to engage traffic enforcement and request support. Commissioner Howard mentioned rude officers who stopped him while traveling through Tifton when he was returning from Florida. Chief Persley explained that rolling thunder includes officers from all over Georgia who come to the area periodically, adding that if anyone was rude he will relay this to the post/troop commander.

Commissioner Marietta asked if a retention plan for APD will be presented, with Chief Persley advising that they are working on a plan and will present information once he has it ready (due to the complexity of the situation). Commissioner Marietta stated that citizens are demanding recruitment and retention of officers. Ms. Subadan stated that Chief Persley has a recruitment plan and the problem is not being ignored; however, when officers leave, they are going to a community where they believe they will have less work/duties. Commissioner Marietta asked that the Commission be provided information on the initiatives. Chief Persley said he can compile information he has been presenting and will give it to the Commissioners to share with their constituents.

Discussion followed with Commissioner Fletcher mentioning that utilities also lose employees, adding that Chief Persley shared information regarding this with her and that she learned additional information from attending the Georgia Association of Chiefs of Police. She mentioned John Jay and discussed getting people from other areas (many who speak more than two languages), which help with communication barriers for citizens with are not fluent in speaking English.

Chief Persley stated that the next career fair is in March 2020, adding that help with internships was offered. Ms. Subadan interjected that this information can be distributed to the Commission in a format that will provide them answers to citizen's questions. In response to Ms. Subadan, Chief Persley advised that they are hiring for the April 2020 class.

The Clerk advised that Municipal Court Judge Ralph Scoccimaro submitted a request for travel that was received after the agenda deadline and a copy is provided for their review.

1. R. Scoccimaro, Assoc. Judge – Annual Judicial Education Seminar, Buford, GA;
Oct. 1-4, 2019 - \$1,639.90

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

There being no further business, the meeting adjourned at 7:07 p.m.

SONJA TOLBERT
CITY CLERK