

OCTOBER 22, 2019  
COMMITTEE OF THE  
WHOLE GOVT. CTR. – RM. 100

PRESENT: Mayor Dorothy Hubbard  
City Commissioners: Jon Howard, Matt Fuller, B.J. Fletcher, Roger  
Marietta and Bob Langstaff, Jr.  
Asst. City Manager: Phil Roberson  
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:01 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

### TRAVEL

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

1. City Manager, S. Subadan; GCCMA Strategic Plan Development Meeting; Athens, GA; Oct. 29-30, 2019; \$462.68

## **PUBLIC SAFETY MATTERS**

### ALCOHOL LICENSE APPLICATION:

1. E & L Sport's Bar; 2203 E. Broad Ave; L. Adams/Agent; Beer and Wine Consumption; WARD 1

Commissioner Howard asked if there is a liquor store across the street, with Chief Deputy Anthony Donaldson agreeing and advising that there is no violation of the proximity requirement.

## **PUBLIC FUNCTION MATTERS**

### ZONING MATTERS:

The Clerk read the following:

1. Special Approval Case # 19-060 - Tim & Debbie Mazur/Applicants; Tim & Debbie Mazur, Bread House of Albany, LLC, and St. Teresa's Catholic Church/Owners; request Special Approval for properties located at 506, 510, 520 N. Jefferson St; 312 & 314 W. Tift Ave; & 313 W. Residence Ave., to function as Indoor & Special Event Facilities in the Old Northside Overlay District. PC approved 8-0 - Ward 3.
2. Zoning Case # 19-064 - Rev. Raymond G. Levreault V. F. /Applicant; Catholic Diocese of Savannah/Owner; request to rezone property located at 417 Edgewood Ln. from R-1 to C-1. PC approved 8-0 (**Conditional**) - Ward 4.

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Commissioner Langstaff commented on the 8.66 acres that will be rezoned to C-1 and asked if a condition can be placed on it that it will remain a church. Paul Forgey, Planning Director, explained that it is a church school and can be conditioned that the C-1 is only for that use plus the illuminated sign, which can be placed in the ordinance. Mr. Davis agreed that it can have a reversionary clause stating that if it ceases to be used as a church school it would revert back to the former zoning designation. Commissioner Marietta stated that the intent is for it to remain as a church, with Mr. Forgey agreeing; however, he added that they have no way to predict the future and in ten years it could change, which would allow the eight acres to be C-1. Commissioner Langstaff stated that this will be considered when the vote is taken.

Commissioner Fuller arrived at this time at 6:08 p.m.

#### REVISIONS TO OLD NORTHSIDE DISTRICT OVERLAY

Commissioner Langstaff asked that in the regular meeting, items are voted on in the correct order.

### **PUBLIC ADMINISTRATION AND FINANCE MATTERS**

#### PURCHASE:

Christina Strassenberg, Buyer, discussed the following information (copy on file):

- |    |   |              |
|----|---|--------------|
| 1. | Flail Mower with John Deere Tractor – Alamo Group |              |
|    | Total exp.  | \$138,750.10 |

There were no questions/comments on this item.

#### GEORGIA OUTDOOR STEWARDSHIP PROGRAM (GOSP) GRANT APPLICATION

Mr. Forgey discussed information as noted (copy on file) regarding the request to adopt a resolution to submit a pre-application for funding from the Georgia Outdoor Stewardship Program (GOSP). He advised that, if successful, the grant, will be used toward the construction of the Albany-Sasser Rail Trail and discussed the minimum 25% match that is required (\$750,000).

In reply to Mayor Hubbard, Asst. City Manager Phil Roberson stated that funding will come from MGAG rebate proceeds.

Commissioner Langstaff asked what will happen if less than the \$3.0 million is received. Mr. Forgey explained that regardless, the match is 25% of what is received, adding that it is not uncommon for grants to be lower than requested.

Commissioner Langstaff commented on the construction and whether it plays into the amount. Mr. Forgey stated that if the funding is less, the scope will be reduced and resubmitted. Commissioner Langstaff commented on the \$3.0 million with the amount being \$3.75 million; Mr.

Forgey stated at a minimum. Commissioner Langstaff asked if this will be enough to do the entire project. Mr. Forgey explained that the \$3.0 million will go toward constructing the entire trail; the City through MGAG, would be constructing more of the trail than \$3.75 million, with \$3.0 million of State funds going toward that. Commissioner Langstaff commented that he would not want the City to get into a situation where we receive \$3.0 million, spend \$759,000 and then have to spend an additional \$3.0 million because of committing to a trail it cannot afford. He asked to see the documents being submitted. Mr. Forgey explained that this is a pre-application and the City can turn the grant down, even after it is approved. Commissioner Langstaff referenced section 1 of the Resolution and asked what is in the pre-application. Mr. Forgey explained that it is detailed for the DNR to determine if they want to fund this project, with details having to be flushed out, adding that this is not in the application. Discussion followed on scheduling a special called meeting, with Mayor Hubbard asking when it [the grant application] will be sent. Mr. Forgey advised that it will take until October 30 to get the application completed, but it can be sent electronically on October 30 or October 31. Commissioner Langstaff asked if a preamble can be included that the entire trail will be completed with \$3.75 million. Mr. Forgey replied that it would be within the City's authority; however, he said he does not believe that the grant will complete the entire trail, adding that he has the figures and he is certain the trail will cost more than \$3.0 million. He reiterated that the trail will be completed with the extra \$3.0 million from the State, along with the City's match, but he said he does not know whether the City has anything budgeted at this time. Commissioner Langstaff stated that his comfort level just dropped about 80%; therefore, his vote will be a no at this time.

Mr. Roberson asked Mr. Forgey to explain the grant application process. Mr. Forgey discussed the process to submit the pre-application; if approved, the final application will be submitted. He again stated there are no penalties for turning the grant down, adding that if we do not do this [submit the grant], we lose the potential for receiving the grant. Mr. Roberson asked for additional clarification, including what perimeters are in place on how to use the money. Mr. Forgey advised that the pre-application explains what the money will be spent on and how much the City intends to match the \$3.0 million with; if this is not agreeable, the grant can be rejected, even if it is awarded.

Commissioner Langstaff referenced Section 2 of the Resolution and stated that the language that concerns him is the statement guaranteeing funding as noted. He explained that his and Mr. Forgey's ideas may be different regarding what the trail should be, the final cost and how much the City is willing to spend and said he wants his vote to reflect this. Mr. Forgey stated that the reason the grant is being pursued is to make up a difference of \$3.0 million, which is in addition to what funding is on the table. Commissioner Langstaff asked how much money will be spent in addition to the \$3.0 million, with Mr. Forgey stating that he does not have that figure.

Commissioner Fletcher agreed with Commissioner Langstaff and asked to see the pre-application documents before submittal. Mr. Forgey explained that this is phase III and this money will be in addition to what we have already, adding that he does not have this information at this time. Commissioner Fuller asked if it will be asphalt or concrete. Mr. Forgey advised that it will be asphalt. Commissioner Langstaff suggested having a special called meeting before the end of the month.

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Commissioner Fuller clarified that there is no commitment and it makes sense to know the anticipated cost. He agreed that a special called meeting is needed.

Mayor Hubbard stated that the consensus is to have a special called meeting the day before the application is due. In reply to Mayor Hubbard, Mr. Forgey stated that the requested information will be provided as soon as possible.

In reply to Commissioner Fletcher, Mr. Forgey stated that the grant is submitted online. Mr. Roberson stated that we can have additional information on the scope before the vote at the special called meeting. Commissioner Marietta asked to include options on having crushed asphalt versus concrete, etc.

Additional information followed with Mr. Forgey stating that he can give the scope information this week. The consensus was to have the special called meeting next week on Tuesday 10/29 at 8:30 a.m.

#### BARKLEY BLVD., RAILROAD CROSSING IMPROVEMENTS

Bruce Maples, Director of Engineering, discussed information as noted (copy on file) regarding the request to approve funding for the rehabilitation of the Georgia & Florida Railroad grade crossing on Barkley Boulevard for an amount of \$125,555.00. He advised that the \$125,555.00 will come from TSPLOST funds.

Mayor Hubbard commented on payment, with Mr. Maples explaining that the money will be paid once the work is complete.

Mr. Maples announced that work on the railroad crossings at Westtown, West Gordon and Industry Avenues will be underway once Norfolk Southern's crews are able to get down here.

#### SPLOST & TSPLOST STREET RESURFACING PHASE III

Stacey Rowe, Utilities Operations Director, discussed information (copy on file) regarding the request to approve the list of streets for Phase 3 resurfacing. He showed a slide of the inventory of streets, their condition, (alligator cracking and pothole formation, buckled curb block cracking, oxidation, etc.), and the causes of these conditions (water infiltration, root intrusion, etc.). He advised that if these conditions are not addressed, road reconstruction will be necessary.

There were no questions/comments on this item.

#### **CITY MANAGER'S UPDATE**

Mr. Roberson discussed: east/west side interceptor sewer project - approximately 65% complete, with crews now in Lift Station 25 of the Civic Center area; Palmyra Road sidewalk - the first of

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six sidewalk locations is underway, with sidewalk installation from 10<sup>th</sup> Avenue to Hasan Temple and several others are being designed; the speed tables - installed on Autumn Drive, with installation on the 400 block of Forest Glen starting next week followed by the 3000 block of Harvest Lane; and all the pipework is complete on the Shadowlawn sewer extension, with the installation of 64 taps and customers signing up for service.

#### **OTHER BUSINESS/ITEMS FOR FUTURE AGENDA**

Commissioner Howard asked the status of the panhandling ordinance, with Mr. Davis stating that there is a draft, adding that the item can be on the agenda next month and the outside counsel can address it. Commissioner Howard discussed panhandling in a specific area and noted the need to have an ordinance in place. Mr. Davis advised that the ordinance addresses the issue on public, not private, property.

There being no further business, the meeting adjourned at 6:36 p.m.

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SONJA TOLBERT  
CITY CLERK