

JANUARY 28, 2020
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

PRESENT: Mayor Bo Dorough
Mayor Pro Tem Jon Howard
City Commissioners: Matt Fuller, BJ Fletcher, Chad Warbington, Bob Langstaff, Jr.,
and Demetrius Young
City Manager: Sharon Subadan
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 6:00 p.m.

SPEAKER APPEARANCE

Frank Wilson requested consideration to rename the transit facility on Flint Ave., in honor of Ola Mae Quarterman; she refused to give up her seat on a transit bus over 50 years ago, which led to a boycott of city buses. He gave a brief history of Ms. Quarterman and asked that this honor be bestowed on her and her family.

In reply to Mayor Pro Tem Howard, Ms. Subadan stated that the building is currently used as the transit facility with no plans to rehab.

Mayor Dorough thanked Mr. Wilson for the presentation and suggested erecting a plaque recognizing Ms. Quarterman's history in the City.

TRAVEL

Mayor Pro Tem Howard moved to approve the following travel, seconded by Commissioner Fletcher; the motion unanimously carried.

1. City Manager S. Subadan; Albany/Dougherty Day at the Capitol; Atlanta, GA; Feb. 11-12, 2020; \$517.80

Mayor Pro Tem Howard moved to approve the following travel, seconded by Commissioner Fletcher; the motion unanimously carried.

2. City Manager S. Subadan; 2020 GCCMA Board Retreat; Athens, GA; Feb. 27-28, 2020; \$451.55

PUBLIC SAFETY MATTERS

APD UPDATE

Chief M. Persley presented a power point presentation (copy on file) and reviewed the quarterly update regarding APD activities. He noted the mission/vision statement, 2019 focus points (including interacting with citizens, focus on crimes, identify/arrest offenders, support community

JANUARY 28, 2020
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

organizations); operational updates, including calls for service, incident data, traffic accidents; National incident based reporting system including (GA NIBRS complaint, UCR summary based/NIBRS incident based, three categories crimes against persons/property/society).

In reply to Commissioner Young, Ms. Subadan stated that budget cuts are proposed at this time.

Continuing with the presentation, Chief Persley commented on recruitment status/summary; Code Enforcement update including cases/notices/signs/demolitions/asbestos/pending abatement and 2020 cases.

In reply to Mayor Dorough, Chief Persley explained current demolition. Mayor Dorough asked for a copy of the demolitions, with Chief Persley stating that he will provide a list.

Continuing with the presentation, Chief Persley commented on an established process with DSCP on set outs. He showed photos of opportunities for development on N. Monroe, E. Broad, Royal Scot Ct and Mulberry Ave., and photos of future projects (Oglethorpe Blvd., S. Jefferson St., and S. Davis). He briefly discussed what has been done (fall session of Police Academy, Click It or Ticket, incident planning, etc.), and, going forward, he mentioned the Code Ranger program, civilian crime scene technicians, pastoral police academy, street outreach organizations, Project Safe Neighborhood expansion and working with the school system, using the Game of Life program, which stresses the importance of educating students. The 2020 focus points are: sustaining employee wellness; addressing violent people, places and things; continuing community engagement and bolstering community trust.

Commissioner Young commented on bringing in outside agencies to local communities to assist with gang activities. He asked what is going on with the local gang task force and expressed concerns of WARD VI. Chief Persley mentioned the current GBI office in Albany, which works with the gang unit, helping those who are in gangs to get out and diverting mind-sets, adding that the GBI partners with local agencies, the FBI, Marshal's office, ATF, Sheriff, other agencies, etc.

Commissioner Warbington addressed demolitions through Code Enforcement and commended acceleration of this. He asked if orders are out-pacing funding for demolitions. Chief Persley replied in the affirmative and commented on the cost of asbestos, etc. Commissioner Warbington asked that the work be completed and suggested that this be addressed soon. Ms. Subadan said they will probably run out of money but will come back to the Board for additional funds.

Commissioner Young asked for the qualifications for demolished properties and if the process is being followed, specifically in the 600-700 block of Mercer. Chief Persley discussed the process as it pertains to complaints and looking at the structure inside/outside, talking with property owners and/or acquiring search warrants if needed. He mentioned structures being sound, with questions asked before demolitions are brought forth (i.e., rehabbing, etc.).

Mayor Dorough referenced the blight tax and related ordinance, asking how often the tax has been assessed and if this can help in addressing the problem. He mentioned the National Linen Service,

which was listed in the newspaper as not having paid property taxes in ten years, etc., and asked that actions be initiated with the County on these type items to initiate a tax sale.

PUBLIC FUNCTION MATTERS

ZONING MATTERS:

1. Zoning Case #20-001 - Allen Alligood/Applicant; requests to rezone property located at 2804 Phillips Dr. from R-3 to C-R.
2. Special Approval Case #20-002 - Allen Alligood/Applicant; request Special Approval for property located at 2804 Phillips Dr; to establish an Addiction Recovery Campus in the C-R District.

A brief discussion followed on the process with Mr. Forgey stating that the presentation is held during the regular meeting (public hearing portion).

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

Yvette Fields discussed the following (copy on file):

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|---|----------------|
| 1. Fire Pumper Trucks - Ten-8 Fire Equipment of Georgia | |
| Total exp. | \$2,141,064.00 |

In reply to Mayor Dorough, Ms. Fields stated that item is budgeted. Ms. Subadan explained that these are carry-over purchases and will not be received/paid for in this fiscal year. Derrick Brown, Finance Director, stated that the funding source is capital improvement. Discussion followed on the allotment for trucks last year and FY 20, with Mr. Brown providing the requested information.

Commissioner Warbington stated that the numbers are lower, with Mr. Brown explaining that the number will be exact in the fiscal year in which it is spent. Ms. Subadan stated that this is the best estimate and when bids come in, it may be different (more or less). Commissioner Warbington mentioned language regarding the capital amount rolling forward, which is communicated in the budget and asked if the \$300,000 will be addressed in the budget. Mr. Brown advised that the \$2.1 million will be noted and explained that the overall budget cannot change without coming back to the Commission to approve. Ms. Subadan gave an example of ladder trucks, which were budgeted one year, but were not received; however, we had the bids/pricing. The fiscal year in which they were received was for the exact dollar that was budgeted due to having the exact amount.

JANUARY 28, 2020
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

Mayor Pro Tem Howard asked if the current trucks will hold up, since the new ones will not be in service until the 2020/21 budget. AFD Chief Cedric Scott advised that trucks will be placed in reserve status and some moved into surplus.

Commissioner Langstaff questioned if this is a top of the line of fire trucks in comparison to pumper trucks purchased in 2012. He asked if the identical truck was purchased, what will it cost. Chief Scott stated that the truck we have now is no longer being made/was discontinued, adding that he has additional information that he can share regarding cancer, etc. He explained that this process has been intense with the need to be concerned about firefighters and the term ‘clean cab’ relates to occupational exposure, with cancer being the leading cause of firefighter’s deaths. He provided statistics according to a recent study and, regarding the equipment, he explained the purchase process, which included a review of needs and what other cities have in place, including the assembly of a committee to review specifications, etc., for fleet repair, maintenance costs, etc. Other agencies with clean cabs were looked at which included safety enhancements, not wearing heavy gear, additional storage compartments, results of no cross contaminations, etc., with large water pumps, hydraulic ladders allowing more storage space, etc. He advised that the placements of the new trucks will be at station 1, 6 and 7.

Commissioner Langstaff stated that what was said makes sense to go with the Pierce truck regarding standardization, adding that he researched some of the trucks, but could not determine whether what we are purchasing is fancier than other places (cities/counties) He mentioned the price increase from the last time trucks were purchased and suggested tabling this item so the new Commissioners will be comfortable with the purchase and asked if this is time sensitive with Chief Scott stating that the deadline is February 3rd. Mr. Brown added that the price will substantially increase February 3. Commissioner Langstaff stated that he has nothing to compare the trucks with. Chief Scott mentioned the freightliner truck, which will not meet the needs because of the smaller cab and the need for better technology. Ms. Fields advised that there have been eight price increases since 2012.

Mayor Dorough asked for additional information in the agenda item and commended Chief Scott for his explanation. Regarding the next agenda item, he asked also for additional information to compare in moving forward.

Commissioner Warbington asked if one or two can be ordered or if the price is locked in for three trucks. Ms. Fields explained the bidding process, adding that staff made the decision of how many, with the Commission having the final decision on how many to order, i.e., 1 or 2. In reply to Commissioner Warbington, Ms. Fields stated that the price will go up on February 3rd with Commissioner Langstaff suggesting that a special called meeting can be called. Ms. Subadan reiterated that the same trucks that we have are not built any longer and new trucks must meet national standards, etc. She encouraged not ordering just one truck due to the amount of effort when three are needed.

Commissioner Warbington expressed his concern with the clean cabs and mentioned a discussion he had with Chief Scott this morning, suggesting that policy needs to be addressed on this matter and clean cab with other trucks should be looked at. Chief Scott stated that clean cab is only one part

JANUARY 28, 2020
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

with there not being a need for a policy for this one item, which is in addition to what firefighters have as it relates to clean gear. He suggested that all firefighters should weigh in on policies affecting them, adding that he is currently looking at hoods and wipes, which encompasses a safer environment for firefighters and additional storage on the trucks.

Commissioner Langstaff asked if the salesman from Pierce offered options or was it built from the ground up. Dale Henry, Fleet Asst. Supervisor stated that trucks are built from the ground up based on the City's 156 pages of specs, with the last two the City purchased costing over \$1.0 million. He explained the build of trucks, the process, including comparisons with pricing escalating, adding that trucks are being taken out of service at this time and when new trucks are purchased, staff is trained to repair. He stated that these trucks have airbags and maneuvers easier in traffic, etc. Commissioner Langstaff asked the base cost to build a truck with Mr. Henry advising that the base cost is \$500,000 with the current price at \$689,000; adding that the life expectancy of the trucks are 20 years. Ms. Subadan commented on class a/b foam that is carried on trucks because of hazardous materials (ethanol, which is onsite at all gas stations), etc., that is standard.

Commissioner Fuller verified the base model cost starting at \$500,000, with Mr. Henry agreeing.

Commissioner Fletcher clarified that \$327,000 has been budgeted and \$1.2 million this year for the trucks with prices increasing due to storms, etc., with savings realized now as opposed to purchases later. Mr. Brown confirmed that the cost is locked down.

Mayor Dorough asked that the Commission be advised of additional options when purchases of this type are made and additional information is added to the agenda item.

Commissioner Warbington commented on the replacement of the three trucks with one being 23 years old and two at 15 years old. Mr. Henry reiterated the problems to repair older equipment (finding parts), etc. Commissioner Warbington mentioned the base, i.e., carrying water, etc., as it pertains to the details of the trucks and the cost.

Commissioner Langstaff stated that this is a large purchase and he wants to make sure the new Commissioners are comfortable with the purchase, adding that he is ok with tabling with Mayor Dorough advising that the motion to table can be made at the regular meeting.

Ms. Subadan clarified the information being requested.

Commissioner Warbington said he supports hearing from the 16/18 individuals who were on the panel and their comments on the selection. Mayor Dorough asked for a more detailed agenda item to explain the purchase of items in the future. Commissioner Langstaff said he would like to know more about the purchase of the trucks and to hear from Pierce.

Lamar White, representing Ten-A Fire Equipment, advised that Forsyth County buys these type trucks regularly, as well as Cobb County. Ms. Subadan said they are asking for price and specs. Mr.

JANUARY 28, 2020
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

White stated that specs are different for each, much like building a custom home; every community has different needs. Discussion followed on the amount of water carried in the trucks.

Commissioner Langstaff asked what most customers pay for pumper trucks. Mr. White stated that the cost can be as much as \$800,000.

Commissioner Warbington asked if the February 1 deadline can be extended. Mr. White said if he can get a commitment tonight, he could probably get an extension. Commissioner Langstaff said a special called meeting can be held on Friday and asked the will of the Commission regarding having a special called meeting.

Commissioner Warbington clarified that there is a penalty of \$60,000 if the board does not meet on Friday.

A brief discussion followed on comments/questions from Mayor Dorough regarding holding a special called meeting on Friday if supporting documentation, including base pricing, can be provided, others not showing up [for the bid], whether we're transitioning vehicles with Chief Scott explaining that everything we have is Pierce and sole source contracts, with Ms. Fields explaining the process/responses, etc.

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

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|----|--------------------------------------|--------------|
| 2. | City Vehicles - Wade Ford, Smyrna GA | |
| | Estimated exp. | \$119,396.00 |

Commissioner Young asked if using electric vehicles has been discussed to reduce costs. Ms. Fields stated that there has been a lot of discussion and that they look at all options. She stated that these purchases are not electric, but future purchases will request hybrid options, if available.

Commissioner Warbington commented on the process with this being part of a 40-vehicle bid with only four being brought to the Commission for approval. He stated that the total bid was almost \$1.4 million, with only \$119,000 being considered tonight. He asked if the rest will come before the Commission, with Ms. Fields stating that the rest were approved by the Utility Board. Ms. Subadan stated that the bid is not the budget, which cannot be exceeded and explained that the Utility Board can purchase up to \$200,000 and the City Manager can purchase up to \$100,000 for proper bids. She also explained the purchasing process as it pertains to large purchases and the awarding of bids. Commissioner Warbington suggested that this type information be part of information that is provided to the Commission, adding that this purchase did not meet local preference, etc. In reply to Commissioner Warbington, Ms. Fields again stated that no other vehicles will come before the Commission. Commissioner Warbington clarified that it appears to be a gray area if the Commission does not see all purchases and the purchases are going to different departments. Stephen Collier, Assist. City Manager, explained the process, adding that purchases are also done for Dougherty County and some are bid at one time, etc.

JANUARY 28, 2020
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

Commissioner Langstaff stated that anything over \$100,000 should come before the Commission and any bid should come before the Commission. In reply to Commissioner Warbington regarding clarification that this being the same project/commodity within a week or two of each other can appear to be one project, Ms. Fields explained the process of awarding of bids.

Mayor Dorough suggested that a policy can be revisited and/or additional information can be provided (per Mr. Collier).

CITY MANAGER'S UPDATE

Ms. Subadan suggested that due to the public hearing being scheduled next that she delay her update (which includes a power point regarding LED Lights) until after the public hearing. Commissioner Langstaff moved to delay the update until after the public hearing, seconded by Warbington; the motion unanimously carried.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Mayor Pro Tem Howard asked for the number of houses demolished, including street address by ward for the period of July 1, 2019 through January 31, 2020. Ms. Subadan stated that this information will be provided.

Mayor Dorough asked for information regarding an elected Tax Commissioner, which is a constitutional officer and asked that a resolution be considered to ask for special legislation. He also asked for information regarding the composition of ADICA/Hospital Authority to include City/County appointments on each. Mr. Davis stated that he can provide information tomorrow based on his research, including a draft of legislation for the Hospital Authority, etc., adding that this was done through the State Legislature and will require action by them to change.

There being no further business, the meeting adjourned at 7:54 p.m.

SONJA TOLBERT
CITY CLERK