

FEBRUARY 13, 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, Roger Marietta and Tommie Postell  
City Manager: Sharon D. Subadan  
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 8:30 a.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

SPEAKER APPEARANCE

1. Yaz Johnson discussed the Faith Project Program and explained that the purpose is to assist those between the ages of 14 years and up by encouraging those who have lost hope and fallen below the radar and to show them ways to better themselves. Opportunities will be given to those who need to continue their education and to help them discover their talents, etc. He mentioned that State Rep. Dukes and Ealum, as well as Senator Sims, were briefed on the initiative and are on board. He then introduced the Board of Directors (six stood), noting that there are five others who are not present today. He said that he is present today to solicit the support of the Commission/City of Albany as they move forward with the program to make Albany a better place for everyone.

Commissioner Fletcher mentioned the Albany Works Program that the City of Albany established, adding that there are approximately 800 non-profits that are not pulled together. She encouraged Mr. Johnson to look into this initiative. Mr. Johnson stated that he was at a conference where Albany Works presented their program, adding that he researched and looked at what other non-profits are doing to help citizens, with most doing the same thing. He explained that their program is different in that it helps people to do for themselves and become independent and to potentially help someone else. He said the faith program will give hope to them, adding that he commends the other non-profits. Commissioner Fletcher commented on educating those to get jobs and agreed that the community needs a mind-set change and to not just feed people.

Commissioner Marietta thanked Mr. Johnson for his efforts and suggested that ASU libraries and computers that can be useful, i.e., obtaining GED's, etc. Mr. Johnson agreed that this will elevate those he works with, which will benefit the City of Albany, economic development, etc.

Mayor Hubbard commended Mr. Johnson and his Board for giving their time to take on an endeavor of this nature to assist young people; it takes everyone to assist with getting Albany out of poverty.

2. Mr. Johnson again addressed the Commission and asked for support for First Friday to allow businesses to be open until 10 pm, bring live entertainment to downtown, etc. He said he reached out to Cumulus, Albany Herald, etc., to be sponsors and support this event, adding that this will bring life back into downtown Albany. He stated that he spoke with APD Chief Persley to ensure everyone is safe and asked for Commission support.

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Mayor Hubbard asked Ms. Subadan if there are plans for downtown activities at this time. Discussion followed on other cities that are having activities with Commissioner Fletcher suggesting that Mr. Johnson speak with Rashelle Beasley.

Commissioner Howard commented on his visit to Austin, Texas where streets are blocked downtown on weekends with activities geared toward college students. He said their downtown is thriving, adding that the mind-set of Albany I needs to change.

TRAVEL

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

1. Mayor D. Hubbard - Chamber of Commerce Eggs & Issues; Atlanta, GA; Feb. 9 -10, 2018; \$538.06
2. Mayor D. Hubbard - Panel re: Congressman Bishop's staff retreat; Columbus, GA; Jan. 27 - 28, 2018; \$294.44
3. Mayor D. Hubbard - Albany-Dougherty Day at Capitol; Atlanta, GA; Feb. 20 - 21, 2018
4. Mayor D. Hubbard - Annual Chamber Meeting with Federal Delegation; Washington D.C.; Mar. 20 - 21, 2018
5. Commissioner J. Howard - Mayors' Day Training Conference; Atlanta, GA; Jan. 19 - 22, 2018; \$1,682.50
6. Commissioner J. Howard - NLC Congressional City Conference; Washington D.C.; Mar. 9 - 13, 2018
7. Commissioner M. Fuller - Mayors' Day Training Conference; Atlanta, GA; Jan. 19 - 22, 2018; \$1,782.97
8. Commissioner R. Marietta - Mayors' Day Training Conference; Atlanta, GA; Jan. 19 - 22, 2018; \$782.74
9. City Manager S. Subadan - MCLB Leadership at Georgia State Capitol; Atlanta, GA; Feb. 5 - 6, 2018
10. City Manager S. Subadan - Albany-Dougherty Day at Capitol; Atlanta, GA; Feb. 20 - 21, 2018
11. City Manager S. Subadan - Annual Chamber Meeting with Federal Delegation; Washington D.C.; Mar. 20 - 22, 2018
12. City Manager S. Subadan - Georgia City-County Management Association 2018 Spring Conference; Jekyll Island, GA; Mar. 26 - 28, 2018

DAWSON RD. WIDENING PROJECT

Mr. Davis discussed the acceptance of right of way Acquisition Agreements from Central Baptist Church of Albany, Georgia, Inc., and Pine Lake Club, Inc., stating that it is the last of the land acquisition for Dawson Road and Third Avenue and, this will complete the project. There were no comments on this item.

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RESOLUTION re: DE-ANNEXATION – CITY OF STOCKBRIDGE

Mayor Hubbard discussed the City of Stockbridge’s request for support from cities in Georgia to prevent the creation of a new city (Eagles Landings and the request to not be annexed and to prevent the creation of the new city (Eagles Landings). In reply to Mayor Hubbard, Mr. Davis agreed that this would support Stockbridge as it pertains to the annexation not being pushed on them, adding that it seems there was an overstepping of bounds as Stockbridge was never consulted, did not approve of this measure and never took a vote on it. Mayor Hubbard said that GMA unanimously supports this effort of adopting a resolution.

Commissioner Marietta stated that he supports this since he is familiar with Stockbridge and aware of the situation, stating that it is ironic that sewer lines were run to Eagles Landing, i.e., new development undermining the concept of providing services, etc. There were no additional comments on this item.

**PUBLIC WORKS MATTERS**

LOAN AGREEMENT WITH GEORGIA ENVIRONMENTAL FINANCE AUTHORITY (GEFA)

Mr. Davis discussed information as noted (copy on file) adding that this was on the SPLOST ballot and was approved by the voters for a loan of \$15,000,000.00 for improvements to the west and east side interceptor sewers.

In reply to Mayor Hubbard, Phil Roberson, Asst. City Manager, gave a brief history of the request for the loan, which was brought to the Commission in 2016 with the loan being approved this month. He discussed the location of the sewer that was built in the 1950’s and the problems that it creates, including spills, etc., which are subject to EPD fines.

In reply to Commissioner Howard regarding Swift Street, Mr. Roberson advised that it is on Broadway near the railroad track and comes down the canal on the north side of /Broadway and, the sewer goes down north of Oakridge, under the river.

Mayor Pro Tem Langstaff asked the deadlines, with Mr. Roberson stating that the construction deadline is December 2020, adding that it is a low interest loan and the City only pays for what it spends.

**PUBLIC FUNCTION MATTERS**

EXPANSION OF HISTORIC DISTRICT

Using a power point presentation, (copy on file) Paul Forgey, Planning Director, discussed consideration of expanding the existing local historic district, showed a map of the location (green/existing Historic District; purple the area studied, and the blue area is the one that was surveyed and eligible for expansion,

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with two potential National Register Districts within that area) and commented on the public hearings and survey that were conducted. He explained what happens if the expanded area is declared a historic district.

Mayor Hubbard advised that three people signed to speak

Amanda Brazzel said she lives on N. McKinley, is from Texas and gave a history on what brought her to Albany. She spoke in opposition and commented on the boundaries of the historic district, and mentioned how it will increase her cost of living, i.e., repairs on her home, etc. She stated that she would never have bought a home in a Historic District or one in which there is a Neighborhood Association.

Jack Roth read from a prepared statement (copy on file) in opposition to the historic district, adding that government should not use its power to force their plans on the public, but rather stop such action and asked that their petition be honored.

Commissioner Marietta commented on asbestos siding in the area and suggested that aluminum/vinyl siding can be put up in place of. Mr. Roth said he cannot speak to this because he does not know that much about it. In reply to Commissioner Marietta on his roof repairs, Mr. Roth stated that the contractor abandoned them and that they are continuing to pursue the repairs.

Scott Erickson discussed an alternative way of looking at historic districts and stated that there are two sides to the issue. Those who oppose the expansion feels like it is a slap in the face regarding property rights, which they must surrender. He mentioned that those who oppose the expansion need tangible examples of how this will help Albany, adding that as he has watched homes on Madison and Monroe be demolished, his district has been preserved.

Commissioner Postell asked Mr. Erickson if he is for or against with Mr. Erickson stating that he is against expanding the district

Commissioner Marietta asked Mr. Forgey about asbestos removal and options/material changes that are allowed/not allowed, i.e., vinyl/aluminum siding. Mr. Forgey explained that there is no requirement to remove asbestos; it is only dangerous when it is removed with the best practice to put vinyl/aluminum over it. He explained that Historic Preservation Commission (HPC) does not approve roofing; this is done administratively. Residing the house is a material change and would go to HPC and is approved on a case by case basis.

Commissioner Postell asked for clarification on asbestos as it pertains to being around children with Mr. Forgey again explaining the dangers and requirements to be removed. He added that there is no requirement to remove asbestos on a private citizen's home. Commissioner Postell asked to see the law on asbestos.

Mayor Hubbard clarified the recommendation from staff, which is the result of the survey. Mr. Forgey stated that the recommendation of the survey came from HPC, with staff's recommendation being smaller and based on the survey.

Commissioner Marietta stated that both sides critiqued the survey last year and asked if the survey was scientific and legitimate. Mr. Forgey said the survey was well designed and reviewed by the City Commission before it was sent out and was an accurate snap-shot of what was going on in the community at that time. In reply to Commissioner Marietta, Mr. Forgey said there were over 1100 sent out with 16 returned as undeliverable, adding that there was a 25% response rate. In reply to Commissioner Postell, Mr. Forgey stated that everyone was surveyed and included owners and renters.

In reply to Commissioner Fuller, Mr. Forgey gave the percentages of those opposing/consenting.

In reply to Commissioner Postell, Mr. Forgey advised that there are 864 structures in the proposed area and of the 1100 surveys, 25% were returned. Ms. Subadan explained that the Commission wanted input from the community; the survey was not conducted as a means to be the basis for how the Commission should vote, but was for informational purposes only so that a decision could be made. Commissioner Postell asked that this be fair for the citizens.

Commissioner Fuller stated that 58% said yes and 42% said no.

Commissioner Fletcher said 75% did not respond and out of the 25%; 58% said yes and 42% said no.

Commissioner Marietta mentioned lawsuits as noted in the current audit, adding that he cannot support anything that will cost the taxpayers more money in legal costs and that it should be voluntary and not mandatory.

Mr. Forgey stated that the recommendation is based on state law that allows cities to regulate historic districts; the process is legal. There were no additional comments on this item.

## **PUBLIC ADMINISTRATION AND FINANCE MATTERS**

### PURCHASES

Stephen Collier, Asst. City Manager, introduced the new Fleet Director, Peter Bednar from California and gave a brief history of his credentials. Mr. Bednar said he supports the following purchase.

Dale Henry discussed the following:

1. Aerial Ladder Fire Trucks; Ten-8 Fire & Safety, Forsyth, GA,  
Total expenditure \$2,091,992.00

In reply to Mayor Hubbard, Mr. Henry discussed the 2007 purchase and comparisons, which are almost the same. In reply to Commissioner Fletcher, Mr. Henry stated that the bid is still current even though there is a date of November 2017. There were no other comments on this item.

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Yvette Fields, Central Services Director, discussed information as noted (copy on file) as follows, adding that approval will allow final negotiations:

2. Venue Management; Spectra by Comcast Spectacor, Philadelphia, PA  
Est. total expenditure \$625,000.00  
(Five-year contract)

Commissioner Howard asked if there are other CPI costs with Mr. Davis noting page 110 in the agenda packet, adding that a final draft will be brought back to the Commission for review.

Peter Zingoni, VP Business Dev & Client Relations, and David Aiello, General Manager, Spectra Reps were introduced. Mr. Zingoni stated that they are owned by Comcast, running 158 facilities worldwide that are similar to Albany's. They will sell advertisements/sponsorships, running beverage operations, etc. He advised that they run August, GA, and Tallahassee, FL with a strong presence in the SE and are excited about the opportunity in bringing best practices and trying to engage and entrench themselves in the community. He said ultimately they will run the operation subsidiaries of the facilities.

Commissioner Howard said he visited Tallahassee last month, attending a basketball game at their facility and was impressed, asking if they will run the Civic Center, Amphitheatre and Auditorium. Mr. Zingoni stated that the Civic Center is a dated facility and that they will invest \$250,000 to upgrade the concession stand, signage, etc. In reply to Commissioner Howard, he advised that the \$250K will be invested and returned to the community.

In Reply to Commissioner Postell Mr. Zingoni stated that they started their business in 2000 and have been in operation for approximately 18 years.....

In reply to Mayor Hubbard Mr. Zingoni discussed a joint venture with Comcast, which was established in 1996. He gave a history of Spectra, adding that they are committed to keeping all employees and that they have a 90% retention rate.

Commissioner Howard asked the number of employees we currently have, with Joel Holmes, Director for Recreation, stating that currently there are ten full-time employees and three vacancies.

Mayor Hubbard asked when this will be effective with Ms. Subadan stating it will be in April with a contract brought back at the next meeting for Commission review.

Mayor Pro Tem Langstaff said he is looking forward to this arrangement given the larger cities that they currently manage and mentioned the five-year contract that is renewed annually. Ms. Subadan stated that this is GA Law with renewals administratively handled unless there is a change or if the contract is ended. Mayor Pro Tem Langstaff stated that he will make a motion to approve negotiations and that he is looking forward to working with them. Ms. Subadan stated that for the record there are several items at the Civic Center that they have deliberately not moved on until being certain about the operation of it; these items have been budgeted and funds are in capital improvements, but they have not moved forward pending the operation piece. She said wants Commissioners to have a comfort level knowing that if the capital improvements are made there is a plan in place. Mr. Zingoni stated that an operational audit will be performed first to identify potential renovations/changes and to ensure that the revenue potential is there.

### FY17 AUDIT RESULTS

Derrick Brown, Finance Director, distributed information (copy on file) and stated that Meredith Lipson will present and discuss the Auditor's Analysis. He gave a brief statement on the growth, challenges, fund balance growing 73% with utilities growing 3%, etc., adding that the pension liability was added making it \$14.3 million liability with a growth – and all this within three years.

In reply to Commissioner Howard, Mr. Brown stated that approx. \$77 million will have been collected in MEAG funds and split three ways (City/Utility and Job Investment Fund) and since FY 2016, the City has not been budgeting for it [MEAG Funds], adding that coming together as one entity (City/Utility) has assisted us in moving forward.

Ms. Lipson discussed information on the 2017 audit. Questions included: Commissioner Marietta questioning civic center funding, with Ms. Lipson stating that depreciation will continue as long as the City owns it, regardless if privately managed and in reply to Commissioner Marietta Ms. Lipson explained estimated life as it pertains to depreciation. Commissioner Marietta said that the City acquired half ownership of the Government Center and asked if it will depreciate next year; Mayor Hubbard stated that this will be determined. In reply to Commissioner Marietta, Ms. Lipson said that depreciation is from 30-50 years. Ms. Subadan commented on storm water funds (page 13), noting that as reimbursements come in this will change even though it will not be a revenue. Commissioner Postell questioned MEAG money with Mr. Brown stating that approximately \$77 million will have been received rather than the \$90.0 million that was projected, but this was not budgeted, with there being one more year of receiving those funds.

Mayor Hubbard thanked Ms. Lipson for the report and Ms. Subadan thanked Mr. Brown, adding that he is the best finance director she has worked with. Mr. Brown thanked his staff for their support and said that they deserve the credit.

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

Ms. Subadan mentioned that Richard Bramlett retired and was recognized for his service to the City at the meeting last month and that Stacy Rowe will be the Interim Director of Public Works.

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

Mayor Hubbard commented on her trip to Washington, DC and the Whitehouse, stating that she was honored to represent Albany and she was one of 100 Mayors who were invited to the Whitehouse. She mentioned the document she was able to put into the hands of the Chief of Staff that details the needs of Albany, Georgia, including money needed for infrastructure and mentioned that information is on GMA's website on the infrastructure needs of the state of Georgia. She said that the group also met with those who are over CDBG and Environmental Protection and she received business cards with contact information for future use. She thanked the Commission for allowing her to represent Georgia and

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distributed a copy of the document that she left in DC. She also thanked Ms. Subadan and staff for assisting her with the document.

Commissioner Howard stated that enough is not done to recognize Black History Month in Albany. He commented on local individuals including: the Bridge House that was built by Horace King, Alice Coachmen who won Gold Medal in Olympics, CB King who fought for Civil Rights, Dr. Shirley the first Black Physician, Dr. Carl Gordon, Neurosurgeon, Charles Sherrod, Mary Young Cummings, Robert Montgomery, Dr. Willie Adams, Dr. Hamilton, Dr. Joseph Holley (Founder of ASU in 1903), all having an impact on the City of Albany

There being no further discussion, the meeting adjourned at 10:20 a.m.

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SONJA TOLBERT  
CITY CLERK