

JULY 24, 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, and Roger Marietta
City Manager: Sharon D. Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:17 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

APPOINTMENTS

The Clerk read the following and there were no questions/comments.

1. One appointment to the Aviation Commission for three-year terms expiring July 2021
2. One appointment to Stadium Authority for four-year term expiring June 2022
3. Two appointments to Albany/Dougherty Land Bank Authority for two-year term expiring July 2020

TRAVEL

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

1. Commissioner J. Howard, 2018 GMA Annual Training Convention; Savannah, GA; June 22-25, 2018; \$1,466.90
2. Commissioner M. Fuller, 2018 GMA Annual Training Convention; Savannah, GA; June 22-26, 2018; \$2,038.00
3. Commissioner R. Marietta, 2018 GMA Annual Training Convention; Savannah, GA; June 22-25, 2018; \$1,572.27
4. Commissioner T. Postell, 2018 GMA Annual Training Convention; Savannah, GA; June 22-26, 2018; \$1,693.09
5. City Attorney N. Davis, 2018 GMA Annual Training Convention; Savannah, GA; June 23-24, 2018; \$569.50
6. City Clerk S. Tolbert, 2018 GMA Annual Training Convention; Savannah, GA; June 22-25, 2018; \$2,045.08
7. Asst. City Clerk S. Kelly, 2018 GMA Annual Training Convention; Savannah, GA; June 22-26, 2018; \$2,053.54
8. City Manager S. Subadan, MEAG Power Participant Orientation; Atlanta, GA; July 25-26, 2018

HIRING LAW FIRM/OPIOID LITIGATION

Mr. Davis discussed information (copy on file) pertaining to the hiring of the firm from

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Pensacola, FL (Lavin, Papantonio, Thomas, Mitchell, Rafferty & Proctor, PA) to represent the City of Albany regarding pending litigation. He gave a brief history and location of where the lawsuit was filed (Ohio), etc., and in reply to Mayor Hubbard he advised that parties are to begin submitting statistical information to begin the discovery process.

In reply to Commissioner Howard, Mr. Davis elaborated on the reason that the City of Albany is involved in this particular lawsuit and discussed manufacturers and distributors acknowledging that this was an addictive substance, with facts on how many prescriptions were written, tracking of the amount of pills, etc., with W. Virginia and Ohio having the highest, off-kilter statistics and the Ohio courts filing suit. He commented on expenses/gross amounts/attorney fees, etc., and the amount of time that staff will have to spend, with this being the best option regarding this litigation.

In reply to Mayor Hubbard, he advised that the fees are in line with the others who presented to the Commission and referenced page 22, which lists fee information.

There were no additional questions/comments on this item.

APPROVAL OF RESOLUTION RE: ALBANY TRANSPORTATION CENTER
MEMORANDUM OF AGREEMENT

Tennasha Gresham, Customer Service Manager/Transit Planner, discussed information as noted (copy on file) regarding Mayor Hubbard being authorized to sign the MOU.

In reply to Mayor Pro Tem Langstaff, David Hamilton, Transportation Director, said that there are no other obligations and advised that any artifacts that are found must be handled properly.

There were no additional questions/comments on this item.

DESTINY TRANSPORTATION GROUP LEASE

Ms. Gresham discussed information (copy on file) pertaining to the short-term lease agreement including costs associated with the lease. Mr. Davis advised of the common area maintenance charge, which had a 9.5% increase, going from 33.3% to 43%, adding that according to the lease, utilities is included as part of the common area maintenance.

There were no questions/comments no this item.

LEVEL 1 FREEPORT EXEMPTION FOR FULFILLMENT CENTER

Mr. Davis introduced Justin Strickland, CEO of the EDC, and advised that the information pertains to having a Freeport Exemption put on the November ballot. This is for a particular new entity, Fulfillment Center.

Mr. Strickland gave a brief update on the options for citizens to vote on extending Freeport level IV to businesses; the City currently offers a 100% exemption of the first three categories of Freeport, which he listed. He mentioned Webstraurant in Albany, which is an e-commerce facility;

employees take orders and has them shipped to the buyer, the goods cannot be purchased directly from an e-commerce center. He explained how this benefits the community and asked that consideration be given to put this item on the November ballot.

Commissioner Howard asked how many industries would this affect in Albany with Mr. Strickland advising that there are industries that benefit already, with the only one benefiting from Level IV being Webstraurant. He said five other counties in the state adopted this legislation – Screven, Peach, Bryant, Butts and one more, which was recently added that he will provide the information on.

Commissioner Marietta questioned other industries that may come to Albany and benefit, with Mr. Strickland advising that he continues to approach businesses with the hope of some taking advantage of this opportunity.

Mayor Hubbard asked how people will know this is available if it is voted in. Mr. Strickland explained that the Chamber of Commerce will work on a campaign to educate voters on this item as to the benefits of having Freeport Level IV in our community, which will be done between now and November.

There were no other comments/questions on this item.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS

The Clerk read the following:

1. S & J 23 Package; 401 Johnny W. Williams Rd.; L. Davis/Agent; Liquor, Beer and Wine Package; WARD 6
2. Jose Martinez Holiday LLC, d/b/a 809 Bar & Grill; 2610 Dawson Road Suite 10 & 11; I. Petterson-Miller/Agent; Liquor, Beer and Wine Consumption; WARD 5
3. The Yellow Store; 903 S. Madison St.; B. Payton/Agent; Beer Package; WARD 3
4. Incredible Crabs Seafood Restaurant LLC, d/b/a Incredible Crabs Seafood; 2800 Old Dawson Rd. Suite 5; I. Dice/Agent; Liquor, Beer and Wine Consumption; WARD 5

Commissioner Howard questioned item #1 with Chief Deputy Anthony Donaldson advising that the City Commission approved the rezoning in April.

There were no other questions/comments on this item.

CHANGE OF LOCATION

1. Supreeya Lopez, d/b/a El Vaquero, 2700 Dawson Rd. Suite 20, requests to move the license (Liquor, Beer and Wine) to 3007 Kensington Court. This location was known as Johnny Carino's, owned by Rena Gayle Graver, which closed its doors January 2013.

Mayor Hubbard questioned if there were changes to the ingress/egress of the new location. Bruce Maples, Engineering Director, stated that GDOT advised that limited access cannot be granted.

PUBLIC WORKS MATTERS

FLOWERS BAKERY SANITARY SEWER EASEMENTS

Mr. Maples discussed information (copy on file) regarding easements for Flowers Bakery and the request to grant approval.

There were no questions/comments on this item.

PUBLIC FUNCTION MATTERS

The Clerk read the following:

1. Zoning Case #18-033 - Ryan Sanders, Beltline Energy, LLC/Applicant; Estate of Wallace A. Binns & Pine Development Partnership, LLLP/Owner; request to rezone property located at 224 SE Liberty Expressway, fronting east side of Liberty Expressway, south of the Liberty Expressway/E. Oglethorpe Blvd. Interchange from C-3 to M-2. PC approved 7-0 (Ward 1).
2. Special Approval Case #18-034 - Ryan Sanders, Beltline Energy, LLC/Applicant; Estate of Wallace A. Binns & Pine Development Partnership, LLLP/Owner; request for Special Approval for property located at 224 SE Liberty Expressway, fronting east side of Liberty Expressway, south of the Liberty Expressway/E. Oglethorpe Blvd. Interchange; to construct and operate a solar power generating facility on approximately 18.373 acres in the M-2 District. PC approved 7-0 (Ward 1).
3. Zoning Case #18-035 - Ryan Sanders, Beltline Energy, LLC/Applicant; Estate of Wallace A. Binns & Pine Development Partnership, LLLP/Owner; request to rezone property fronting the west side of Liberty Expressway, south of Liberty Expressway/E. Oglethorpe Blvd. Interchange from R-3 and C-3 to M-2. PC approved 7-0 (Ward 1).

4. Special Approval Case #18-036 - Ryan Sanders, Beltline Energy, LLC/Applicant; Estate of Wallace A. Binns & Pine Development Partnership, LLLP/Owner; request Special Approval for property fronting the west side of Liberty Expressway, south of Liberty Expressway/E. Oglethorpe Blvd. Interchange; to construct and operate a solar power generating facility on approximately 17.5 acres in the M-2 District. PC approved 7-0 (Ward 1).

There were no questions/comments on any of these items.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

FY 2019 MILLAGE RATE ADOPTION

Derrick Brown, Finance Director, discussed information as noted (copy on file) pertaining to the 2019 Millage Rate, which he advised will not be increased from 9.804.

There were no questions/comments on this item.

CITIZEN COMMENTS

William Wright distributed information (copy on file) regarding purchases that came from the Utility Board recommendations. He suggested that there was not enough vetting of the purchasing process and commented specifically on the LED lighting, suggesting that monies be earmarked to assist citizens. Referencing the pie chart, he discussed City spending and commented that federal dollars coming in to the City of Albany average 19 cents of every federal dollar; he then compared monies going to Atlanta/Gwinnett County s., which has a plan that Albany lacks to keep dollars here. Referring to the last page, he mentioned information from GA Tech/disadvantaged businesses providing jobs, etc., and advised that he will bring back additional information on this.

PURCHASES:

Yvette Fields, Central Services Director, discussed information as noted (copy on file): There were no questions/comments on this matter

1. Backhoes & Mini Excavator - Flint Equipment Co., Albany, GA
Total expenditure \$560,300.92

Ms. Fields discussed information as noted (copy on file); there were questions/comments on this item.

2. Sway Car Trailers - Waste Built, Mableton, GA
Total expenditure \$93,556.20

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

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| 3. | Consultant - Brownfield Program – Cardno, Marietta, GA, | |
| | Estimated expenditure | \$290,000.00 |

In reply to Commissioner Fuller, Ms. Subadan stated that a grant was received, adding that a federal grant was applied for and awarded in the amount of \$300,000, with the awarding of the contract to allow assessment of potentially contaminated sites to be identified for clean-up. This will restore the areas and allow them to be put back on the tax roll.

In reply to questions from Mayor Hubbard, Ms. Subadan advised that the assessment will let us know which properties are contaminated.

In reply to Commissioner Howard, she advised that information will be provided regarding the assessments.

Paul Forgey, Planning Director, stated that public involvement will be included to determine what sites people feel are contaminated. He briefly explained the process to include site clean-up, etc., with the focus on redevelopment.

Commissioner Marietta challenged the evaluation criteria, stating that TTL is a local company. He questioned the scores of the bidding process and asked for additional information to include their fee proposal and justification for choosing Cardno. Ms. Subadan explained the process of community engagement and advised that Cardno has national experience with TTL being an environmental company with this specific area being their expertise, i.e., grant application for environmental cleanup. Discussion followed with Ms. Subadan commenting on the evaluation process, etc., adding that the cost of the proposal can be provided.

There were no additional questions/comments on this item.

Ms. Fields discussed the following (copy on file); there were no comments/questions on this item.

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| 4. | Backup Generator - Yancey Power Systems, Austell, GA | |
| | Total expenditure | \$69,893.00 |

Ms. Fields discussed the following (copy on file)

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| 5. | Backhoe (Cemetery) - Flint Equipment Co., Albany, GA | |
| | Total expenditure | \$79,987.33 |

Commissioner Fuller questioned the need to purchase this many at one time with Fleet Director Peter Bednar explaining that the first grouping was for utilities and other units in disrepair, etc. He added that the City is doing more extensive digging due to gas lines being installed.

Mayor Hubbard confirmed that there will be surplus with the purchase of these.

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Ms. Fields discussed the following (copy on file)

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| 6. | Eastside-Westside Sewer Interceptor Rehab - Gulf Coast Underground, LLC | | |
| | | Estimated expenditure | |
| | | not to exceed | \$15,000,000.00 |

Commissioner Howard asked for additional information on this item with Mr. Maples giving a brief history, which began in the 1950's. He explained that it runs parallel to the river on both sides past ASU, is over six miles and worn-out. He discussed the process to stabilize the rehab and, in reply to Mayor Hubbard, he advised that the \$15 million will rehab the entire area.

Mayor Pro Tem Langstaff commented on the way this is being bid, which is the method GIFA prescribed. Ms. Subadan elaborated on the process that began approximately two years ago, including the request for the loan, methodology approved, expenditure approvals, etc. She stated that the funding is in SPLOST VII and some from SPLOST VI for debt service, adding that drawdowns will be from SPLOST and not from operational funds.

Commissioner Marietta mentioned information presented by Mr. Wright and spending money with local vendors. Ms. Fields explained the advertisement process with local vendors being solicited, but choosing not to bid.

Ms. Subadan stated that Gulf Coast is present and made a commitment to hire local. Mr. Spencer Tuell provided additional information on the hiring process, assuring that there will be opportunities for them to hire locally.

In reply to Mayor Hubbard, Ms. Fields stated that state/federal regulations are followed.

Commissioner Howard asked the starting point for E. Albany and ending for W. Albany. Mr. Maples said eastside begins at Coats and Clark on Lines Ave., with it ending at the Civic Center.

Ms. Fields discussed the following (copy on file); there were no questions/comments on this item.

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| 7. | Flygt Pump Rebuild - Xylem Water Solutions USA, Inc. | | |
| | | Total expenditure | \$49,952.92 |

Ms. Fields discussed the following (copy on file)

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| 8. | Flygt Pumps | | |
| | | Total expenditure | \$85,941.90 |

In reply to Mayor Pro Tem Langstaff, Ms. Subadan advised that this is a sole source provider.

In reply to Commissioner Fuller, Jeff Hughes, Sewer Superintendent, commented on the cost for the rebuild/new one, etc., warranty information. Commissioner Fletcher asked the lifespan of those rebuilt with Mr. Hughes stating five-ten years for a rebuilt one and 20 years for a new one.

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Ms. Fields discussed the following (copy on file); there were no questions/comments on this item.

9. PVC Pipe & Fitting Contract - Engineering & Equipment Co., Albany, GA
Estimated annual exp. \$42,683.25

Ms. Fields discussed the following (copy on file); there were no questions/comments on this item.

10. Valve Installation - Water Services Group LLC, Northport, AL
Total expenditure \$43,500.00

APPROVAL OF GRANT APPLICATIONS

Ms. Subadan stated that the City will be applying for a number of federal grants with many having a short turn-around. She discussed information as noted (copy on file) and explained that the request is to move forward with four identified grants with the opportunity to apply for grants as they come available; Finance will verify that funds are available for local match.

Mayor Pro Tem Langstaff stated that initially he was not in favor of this, but was convinced of the need to expedite the process. He asked to amend the resolution by including a proviso that grant applications do not obligate the City. Ms. Subadan stated that all grants have to come before the Commission for acceptance.

Mayor Hubbard asked to have updates when grants are being applied for with Ms. Subadan stating that the Commission, state and federal delegates will be made aware in order to gain their support.

Commissioner Marietta spoke in favor of this item to allow the City Manager to act quickly on grants.

ADVANCED METERING INFRASTRUCTURE/LED STREETLIGHTS

Ms. Fields discussed information (copy on file) regarding the RFP for both items, etc., and advised that Greg Johnson, with Katam Tech, will provide a power point on this item (copy on file).

Mr. Johnson discussed the issues with utilities infrastructure, cost of doing nothing, Advanced Metering Infrastructure, 20- year time span this technology has been on the market, present utility system architecture, planned system architecture/sharing of information, RF Network, LED street/security lights, benefits to customers/community, utility operation benefits, examples of how the meters work, vendors, insights from customer reference visits, Sensus in Georgia and ability to support LED lighting, acquisition and installations costs, savings due to AMI/ten year summary, total project summary, consultant's recommendation to proceed with Sensus and Metropower.

Jimmy Norman, Utilities Construction Director, Advised that Scott Williams from Metropower, which is in Albany, Toby Smith, from Sensus and Blake Wilson, from Core and Main, a partner with Sensus, are present.

Mayor Hubbard commented on the \$36.1 million projected savings and asked about updates. Mr. Johnson discussed ongoing maintenance contracts, which are part of the budget. Mayor Hubbard asked if they are part of the savings; Mr. Johnson explained that the cost of that is calculated in with savings being separate from that; this is part of the O&M budget. These systems allow for over-the-air updates, meaning devices will continuously update/upgrade. Mayor Hubbard asked if this reduces the savings the City should realize. Mr. Johnson explained that the O&M costs will be greater than the current ones by approximately \$100,000/yr., which will reduce savings.

In reply to Commissioner Fletcher, Ms. Subadan stated that funds are being set aside each year for regular maintenance (RPM). She explained that capital plans will be brought back for discussion and commented on funding, replacements, etc., issues with gas/sewer/water i.e., replacing/upgrading. Commissioner Fletcher mentioned the millions of dollars being spent to bring Albany up to standards, adding that this will not be paid for by taxes and/or rate increases. Ms. Subadan explained debt service on AMI, with street lights having \$1.0 million budgeted yearly; both funding sources provide the capacity to pay for this and there should be a good interest rate on the money.

Mayor Pro Tem Langstaff asked for background information, etc., with Mr. Johnson stating that he's been in the industry for 40 years, with the last 15 years working for cooperatives and county/municipal governments, including Crisp County, N. Georgia, (Athens), Alabama, and other municipals in the US (Michigan/Arkansas), including developing budgets, technology solutions, etc. In reply to Mayor Pro Tem Langstaff, he gave examples of other cities as large as or larger than Albany, with which he has worked. Regarding technology – the next level, Mr. Johnson explained that there is nothing 'next' at this time. Additional discussion followed regarding monitoring, etc., with Mr. Johnson explaining the process of adding new/updates, etc., as it pertains to the software that is selected. Regarding LED lights, Mayor Pro Tem Langstaff commented on the number of lights on Westover Road, which caused lights to 'pool'. He asked if the same number of poles will be used. Mr. Norman explained that the number of poles/lights will stay the same, with LED lighting having a uniform pattern.

Ms. Subadan advised that this item is for informational purposes only and will be back on the agenda in the future for vote.

BOARD REQUESTED REPORTS

Ms. Subadan advised that the quarterly Independent Agencies Reports are attached for review.

CITY MANAGER'S UPDATE

Ms. Subadan advised that AMI, APD Update, Gillionville crosswalk and the connector trail will be on the next agenda. She then introduced Andy Appleton from Jacobs to give an update on the sewer repairs.

Mr. Appleton gave an update on repairs to lift stations, etc. Commissioner Marietta commented on the security at the lift stations, which are older/have been updated and asked who is responsible for updating the warning devices/security system. Mr. Appleton discussed stations taking on water and issues with their system, which have pluses/minuses due to the way it is designed. He stated that there was discussions today with City staff on this and the value of switching to modern technology and said a recommendation will be forthcoming on moving forward. Commissioner Marietta asked if there will be a report in September to update the Commission, with Mr. Appleton agreeing. Commissioner Marietta asked if there are immediate needs, with Mr. Appleton commenting on discussions with the City Manager that will be shared with the Commission, along with recommendations.

Commissioner Howard questioned failures and the timeframe of notification to his staff. Mr. Appleton replied that from the time that the failure was observed until someone was notified was approximately three hours;, however, t a staff person was onsite within 20 minutes after being notified. In reply to Commissioner Howard, he advised that the next report will include a review of all lift stations, along with a review of all assets at the wastewater treatment plant to determine their condition. Commissioner Howard commented on water testing with Mr. Appleton explaining on EPD standards for which the City is responsible. In reply to Commissioner Howard he agreed that fines that are assessed due to their negligence are paid by Jacobs.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Mayor Pro Tem Langstaff asked that T-SLOST be put on the agenda, with an estimate of revenue, County's involvement, legal options, etc., to be put on the next ballot

Commissioner Marietta stated that County Commissioner Clinton Johnson said if there is an agreement between the City/County on T-SPLOST, a special election can be held in March, 2019. Discussion followed on the dates to get it on the ballot and the August dates with Ms. Subadan advising that Kerrie Davis, Planner, will provide an outline and the date that the Board of Elections has to be notified. She said that she will provide this information.

Commissioner Fletcher said she is on the Pension Board and Commissioner Fuller is on SWGA Regional Commission and asked if they could switch boards due to their schedules. Mayor Hubbard asked that this be considered at the next meeting.

There being no further discussion, the meeting adjourned at 8:04 p.m.

SONJA TOLBERT
CITY CLERK