

NOVEMBER 27, 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 Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:04 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

TRAVEL

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

1. Judge W. Weaver; Site Visit - Red Hook Community Courts; Brooklyn, NY; December 11-14, 2018; \$2,096.73

NOTICE OF PUBLIC HEARING

Mr. Davis, discussed information as noted (copy on file) regarding Norfolk Southern Corporation's petitions to close the 3rd and 7th Avenue railroad grade crossings. He advised that the public hearing is scheduled for Tuesday, December 11 at 8:30 a.m., and invited the public to attend.

In reply to Mayor Hubbard, Mr. Davis advised that Norfolk was notified and notices were put in place to notify the public, etc.

PUBLIC SAFETY MATTERS

ALCOHOL LICENSE APPLICATIONS

1. Pilot Corporation, d/b/a Pilot Travel Center #260; 310 Cordele Road; Beer and Wine Package; J. Toca/Agent; WARD 1

TRANSFER OF OWNERSHIP

1. RK and Orion Associates LLC, d/b/a JMD Food Mart; 1800 E. Oglethorpe Blvd; S. Terry/Agent; Beer Package; Transfer of Ownership from P. Pullela; WARD 1

Commissioner Howard questioned the location of this application with Chief Deputy Anthony Donaldson advising that this was the third time the license has been transferred within the last two years. There were no further questions/comments on these items.

COMMUNITY AND ECONOMIC DEVELOPMENT MATTERS

ECONOMIC DEVELOPMENT ADMINISTRATION REVOLVING LOAN FUND

Phillis Brown, Deputy Director of Community and Economic Development, discussed information as noted (copy on file) regarding the request to approve the option for the City of Albany to terminate for administrative convenience the Economic Development Administration Revolving Loan Fund (EDARLF) Program.

Commissioner Marietta asked if there will be another loan program to assist citizens, with Ms. Brown replying in the affirmative. There were no additional questions/comments on this item.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

Dale Henry, Buyer II, discussed the following (copy on file):

1. Fuel Contract - Brad Lanier Oil Co., Albany, GA
Estimated exp. \$2,510,455.20

Commissioner Howard asked for clarification on above/below ground tanks. Mr. Henry discussed the sample information that was provided as noted.

In reply to Mayor Hubbard, Mr. Henry advised that Petroleum Traders have the contract currently, which runs out this month. Mayor Hubbard asked if the contract takes into account the decrease in the cost of diesel and gas; Mr. Henry replied in the affirmative and explained that the cost, which is a daily rate is based on supply that constantly fluctuates.

Mr. Henry discussed the following (copy on file):

2. Police Equipment Packages - Mobile Communications, Albany, GA
Total exp. \$129,255.00

Mike Trotter, Procurement Manager, discussed the following (copy on file):

3. Disaster Debris Monitoring and Financial Recovery Services - Tetra Tech. Inc.,
Atlanta, GA

In reply to Commissioner Howard, Ms. Subadan explained the renewal process, as it pertains to disaster response/debris monitoring, federal guidelines, etc. She advised that there is no cost unless services are used, however; if there is another natural disaster, the City is prepared for recovery.

Commissioner Howard commented on the Corps of Engineering taking over debris pickup with there being no cost to the City. Ms. Subadan explained the process, as this contract is related to consulting services, which helps with any protests/challenges from vendors, etc.

In reply to Commissioner Fuller, Ms. Subadan explained that this is a time-consuming process in which it has to be advertised for 30 days, evaluations conducted, etc. and when in the midst of a crisis there is little time for administrative work, etc.; adding that the benefits that this contract will provide will be helpful.

In reply to Mayor Hubbard, Derrick Brown, Finance Director, discussed storm-water – street sweeping, etc., debris being kept from the storm-water system, costs, etc., whether it will apply to solid waste vs. storm water, the methodology used and deciding which funds to use (solid waste vs. stormwater). In reply to Mayor Hubbard regarding Hurricane Michael, Veronica Wright, Risk Manager, explained the Corps of Engineering's process for handling debris from Hurricane Michael.

Commissioner Postell asked the amount spent on the last storm, with Ms. Wright explaining that the total cost is not complete at this time, adding that the total cost should be complete within the next month. Mayor Hubbard asked if we have a limited number of days to complete cleanup; Ms. Wright replied that FEMA abandoned the accelerated debris program; therefore, the City is under no time constraints.

AMI PROJECT FINANCING

Derrick Brown, Finance Director, discussed information as noted (copy on file), regarding the request to move forward with a lease purchase agreement in the amount of \$18,300,000 from Regions Capital Advantage, Inc., to finance the Advanced Metering Infrastructure (AMI) project. He asked Doug Gebhardt, VP Davenport & Co., to continue discussion regarding financing. Mr. Gebhardt presented information (copy on file) pertaining to the background/overview regarding debt services, the request for proposals solicitation (received from over 12 lending institutions), with the lowest bid from Regions Bank at 2.930%. He commented on Regions' proposal/ estimated debt service and presented Davenport's recommendation to move forward with Regions Bank. He discussed the next steps and, advised that if approved, the closing date will be on December 11.

In reply to Commissioner Fuller regarding the repayment, with Mr. Gebhardt explained the flexible prepayment options, etc.

Commissioner Marietta stated that the concept was approved in August, with refinancing options being discussed at the retreat. He said that he is concerned about survivability of automated meters and asked if the smart meters are protected and/or will they be vulnerable to weather. Jimmy Norman, Director of Utility Construction, explained that there is a module that goes on the street lights with each individual meter having a transmitter with nothing being completely protected, but if part of the system is down, the rest of the system still works. In reply to Commissioner Marietta, he explained that after Hurricane Michael, the first three days were spent accessing damage and, had this system been in place, at 2 a.m., his cellphone would have received a report notifying him, in real time, what lights/meters were down/out. He stated that especially in disasters, the system provides a tremendous

benefit. Commissioner Marietta expressed concern on the amount of money being spent, citizens getting good service and whether or not the debt service will be depleted and there not being enough money to complete the project with main underground transmission lines. Mr. Norman explained the process, adding that it is not economically feasible to put these lines underground, adding that uprooted trees present a challenge to repair underground lines and restore power.

Mayor Hubbard advised that Warren Grant signed up to speak on this topic.

Mr. Grant stated that he has been in the electrical business for 40 years and he is surprised that Commissioner Marietta is the only one to speak to this matter. He asserted that priorities are in the wrong place; there's been floods and raw sewage flowing down streets, but the City is worried about smart meters notifying someone when power is out. He suggested that money is being thrown away on this, especially as it pertains to addressing infrastructures, etc. He asked the benefit of the smart meters and suggested that the City will not see any savings.

Commissioner Postell asked Mr. Grant how to save money and what method will be used based on his comments. Mr. Grant said he did not think the project is fiscally feasible and commented on meters, loss of powers, etc.

Discussion followed with Commissioners Fuller and Fletcher commenting on the pros of having the meters. In reply to Commissioner Postell, Mr. Grant suggested looking at priorities, i.e., infrastructure with putting this purchase on the back burner. Mayor Hubbard stated that the City is behind on upgrades and the longer we wait, the more it will cost and harder it will be to serve citizens. Mr. Grant countered that the longer the wait to upgrade sewer systems, the harder and costlier it will be. He asked what is more important for the community– smart meters or healthy water.

In reply to Commissioner Fuller's commented on Regions' 'interest rates subject to adjustment in event of taxability', Mr. Gebhardt explained that if for some reason the IRS determines that the proceeds of the bond are not used for proper terms, it becomes a taxable bond and they have the right to earn a taxable rate; however, they do not foresee that happening. As long as it is for a tax-exempt, public purpose project it is a non-issue. In reply to Mr. Davis, Mr. Gebhardt agreed that at closing, bond counsel will provide an opinion asserting that it is for a tax-exempt purpose and qualifies for tax-exemption.

CITY MANAGER'S UPDATE

Ms. Subadan stated that she is nervous about waiting until December 11 to approve this item and suggested that a special called meeting may be required to approve before the drop dead date. She added that this 'is not a shiny, new toy'; water, gas and electric meters will be replaced as a part of the project, including the monitoring of streetlights. The City's utilities also have an infrastructure, which is failing and s needs to be upgraded/replaced before. She explained that it is a time-consuming process to read meters due to hundreds of 're-reads' and asked to not approve the resolution, but rather approve moving forward to close by the 11th of December. Regarding the storm, she stated that the City is working with the Corps of Engineer with over 611,109 cubic yards of debris having

been hauled away vs. the entire storm debris collection of 400,000 from last year's storm, adding that a lot of debris is left to be collected. Root ball information will be brought back when we get to that point and, she advised that the cobra-head streetlights are on order and should be coming in soon. She extended an invitation to the groundbreaking for the Downtown Connector Trail scheduled for tomorrow at 10:30

Commissioner Marietta asked that tree trimming be expanded further away from utility lines and asked if the City Manager will go to the County Commission to appeal to them regarding T-SPLOST. Ms. Subadan said her recommendation is to keep the process moving, adding that she would like to complete the process for City projects and, whether there be a T-SPLOST, now or later, individual conversations are in order.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Commissioner Howard asked if APD can provide an update on Drug Force/Gang Task Force, etc., and discussed increasing crime, gangs, etc., within the State of Georgia.

Commissioner Fletcher stated that she feels APD does a good job and commented on recent arrest of six individuals for the most recent crime. She asked to get the DA, judges and attorneys to try and understand how people are arrested only to be bonded out, etc., to continue committing crimes. Commissioner Howard stated that if people are called in, we need to make sure they are held accountable, with a conviction being hard to obtain.

Mayor Hubbard suggested bringing this conversation to a larger forum, i.e., crime prevention, etc., initiatives that are being discussed in an open forum. Commissioner Fletcher agreed, adding that she gets calls and people want answers.

Commissioner Marietta stated that more in education should be done specifically in grades K-12 with a focus on outreach. Mayor Hubbard suggested having a discussion to see where we go from here.

Commissioner Howard suggested Chief Persley get with the Drug and Gang task force, DA and various judges to have a discussion with citizens to include children.

There being no further comments, the meeting adjourned at 7:06 p.m.

SONJA TOLBERT
CITY CLERK