

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

PRESENT: Mayor Dorothy Hubbard  
City Commissioners: Jon Howard, Matt Fuller, BJ Fletcher and Roger Marietta  
City Manager: Sharon Subadan  
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:06 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

#### 2019 ANNUAL APPOINTMENTS

Commissioner Marietta moved to table until the Feb. 12, 2019 meeting, due to the absences of Mayor Pro Tem Langstaff and Commissioner Postell, seconded by Commissioner Fletcher; the motion carried 4-1 with Commissioner Howard voting no.

#### 2019 APPOINTMENT OF MAYOR PRO TEM

A brief discussion followed with Commissioner Marietta stating that his original motion included all appointments. Mr. Davis referred to the Charter, opining that the Mayor Pro Tem is mandated and has already taken place. Mayor Hubbard stated that Commissioner Postell will be the Mayor Pro Tem for 2019.

#### TRAVEL

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

1. City Manager S. Subadan; Hub Cities Meeting (in conjunction with GMA's Mayors' Day Conference), Atlanta, GA; January 27-28, 2019 - \$600.85

Mayor Hubbard gave a brief explanation of the travel for Ms. Subadan to attend GMA's HUB Cities adding that GMA invited City Managers to participate, which is the reason for this travel.

#### APPROVING T-SPLOST INTERGOVERNMENTAL AGREEMENT WITH DOUGHERTY COUNTY

Ms. Subadan discussed information as noted (copy on file) regarding the approval of an Intergovernmental Agreement with Dougherty County re: TSPLOST. Using a power point (copy on file), she discussed the definition of TSPLOST, those involved, with this item being on the March 19, 2019 ballot as a Referendum, counties that have already approved TSPLOST, why TSPLOST is needed (to improve roadways, etc.), how much it will cost (it is a one cent tax) with the City collecting 67% and Dougherty County collecting 33%, who pays the sales tax, etc. She discussed the election process and the City/County project lists.

There were no questions/comments regarding this item.

JANUARY 22, 2019  
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GOVT. CTR. – RM. 100

QUALIFYING FEE RE: 2019 MUNICIPAL ELECTIONS

Mr. Davis stated that qualifying fees are set by state law. There were questions/comments on this item.

INDEPENDENT AGENCIES REPORT

Ms. Subadan stated that the reports are provided in the packets. There were no questions/comments on this item.

**PUBLIC WORKS MATTERS**

SPLOST VII ALLEY CRUSHED ASPHALT APPLICATION

Donald McCook, General Supervisor, discussed information as noted and showed a map of the SPLOST VII crushed asphalt alley project.

In reply to Commissioner Fuller, Stacey Rowe, Interim Public Works Director, explained the process, which rejuvenates the material, with it being reapplied and used again.

In reply to Mayor Hubbard, Mr. Rowe stated that he feels certain the amount budgeted is sufficient to complete the alleys as noted.

Commissioner Fletcher commented on dirt roads, etc., and asked if TSPLOST will assist with funding and how many years it will take for all roads to be in good shape. Mr. Rowe explained that approximately, \$6.0 million per year is used and in approximately 12 years all streets will be in better shape.

In reply to Commissioner Howard, Mr. McCook explained the process of paving alleys with crushed asphalt.

PHASE 2 – STREET REFURFACING

Stacey Rowe, Interim Public Works Director, discussed information regarding the request to use SPLOST VII funds for the 2019 LMIG Phase 2 street resurfacing list and showed a map of SPLOST VII 2018 LMIG Street Resurfacing, which is Phase I and is completed (27 miles of streets were paved). There are six phases and tonight we are discussing the street resurfacing in Phase II, with an estimated 16-17 miles of streets resurfaced.

Mayor Hubbard commented on maintaining roads with a plan in place and thanked staff for having a plan.

## **PUBLIC FUNCTION MATTERS**

### ZONING APPLICATION:

The Clerk read the following:

1. Zoning Case # 18-063 - Lanier Engineering, Inc./Applicant; Swami PM, LLC/Owner; request to rezone property located at 2033 N. Slappey Blvd. from C-1 to C-2. PC approved 8-0 (Ward 3)

There were no questions/comments on this matter

## **PUBLIC ADMINISTRATION AND FINANCE MATTERS**

### PURCHASES:

Yvette Fields, Director of Central Services, discussed information as noted (copy on file) regarding the following:

1. Stadium Seating - GA Specialty Equipment, Fayetteville, GA  
Total expense \$132,702.00

Commissioner Fuller asked about tournaments that will be coming to Paul Eames Complex, with Recreation Director Joel Holmes listing events that are scheduled: all area high schools continuing to play home games at Paul Eames this season; contract with Game-on Baseball Showcase for seven tournaments, with scouts in attendance and possible baseball scholarships awarded; SIAC, ASU's baseball/softball conference/championship tournaments. He stated that this year the Georgia Collegiate Athletic Association Regional Tournament, a junior college baseball tournament was added. In reply to Commissioner Fuller, Mr. Holmes stated that he does not have a dollar amount of the economic impact these events will provide, but he can provide this information.

Mayor Hubbard stated that this is part of park maintenance and thanked staff for the job that they do. She then advised that Chad Warbington wanted to speak on this item.

Mr. Warbington stated that his comments concern money and asked where it is coming from. He mentioned other needs in the city, the balance of SPLOST VI and if this is a good use for SPLOST funds. He added that this seems more of a CVB/tourism effort to recruit out-of-town teams and will technically not benefit the youths in Albany. He said his basic concern is the area the funds are being pulled from for this project.

Commissioner Marietta commented on the American Legion having a baseball team and high school students show their talents for college scouts, adding that he feels this is a good thing.

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

2. Street Light Cable Replacement - Triple S Communications Inc., Moultrie, GA  
Total exp. not to exceed \$2.5 million

In reply to Commissioner Fuller, Jimmy Norman, Director Utility Construction, discussed identifying 47,000 feet of immediate needs, trying to get ahead of the LED upgrades, which is the focus for expending the first \$500,000 in funds, as they begin work in targeted areas. He explained that it is a per linear foot price for boring/wire-pulling, but a unit price for installing junction boxes, etc., associated with the cost.

Mayor Hubbard advised that Mr. Warbington asked to speak on this item as well.

Mr. Warbington commented again on SPLOST funds being used and asked if there is another way to pay for this item, suggesting that all expenses for LED lights come from MEAG credits instead of SPLOST. He mentioned the dark areas in Albany, which need to be addressed, however, when he cast his vote on the issue, in his mind it was to bury utilities and prevent/avoid the issues Albany faced in the 2017 tornadoes.

Ms. Subadan briefly discussed the 2016 SPLOST referendum, the two categories in SPLOST VII (1- streetlights for underground and 2- underground power), adding that funding will be left and a federal grant was applied for to assist with the cost for the underground work, etc. Mr. Warbington referenced the list, stating that it should not be underground utilities, but rather streetlight upgrades; Ms. Subadan explained that the resolution is incorrect and will be corrected/reflected in the record. Mr. Warbington mentioned that the City's utility department is for-profit, and not having seen last year's numbers, it concerns the public to see SPLOST and utility projects especially in light of monies/profits and, in the City's CAFR there were paragraphs about profits and unexpected MEAG refunds. He said he realizes that needs vastly exceeds funds, but the public expects SPLOST funds to be spent as they voted on them in the referendum.

#### DELTA LEASE AGREEMENT

David Hamilton, Transportation Director, discussed information as noted (copy on file) regarding the request to approve a lease agreement with Delta Airlines for five years with an option to renew for an additional five years in 2023. He added that the Aviation Board approved the agreement, which has an increase in revenue of \$12,000/annually.

Commissioner Howard asked the chances that another carrier will come to Albany, with Mr. Hamilton stating that a study was completed on ways to increase riders, etc., and it boils down to pricing issues, adding that they are working with Delta on this. Commissioner Howard stated that when flying from Albany to Atlanta, flights are missed, etc., and asked what can be done. Mr. Hamilton stated that this is out of his control, adding that he will bring the concerns to Delta. He explained that many times flights are cancelled from Atlanta and some are weather related. Commissioner Marietta stated that we are fortunate to have Delta in Albany and they could actually leave if ridership is not good. Mr. Hamilton advised that ridership is good and planes are mostly

full, but there is an opportunity to capture more ridership and reduce the number of those who drive to another airport to catch flights because of ticket prices. Commissioner Marietta confirmed that the UPSP cargo port is the 2<sup>nd</sup> busiest within the state, with Mr. Hamilton agreeing.

In reply to Mayor Hubbard regarding negotiating with Delta, Mr. Hamilton stated that the negotiation of the agreement was with operations and not with Delta's planning personnel. The intent is to discuss concerns with their planning team.

Commissioner Fuller asked if Delta has exclusive rights; Mr. Hamilton replied in the negative.

## **CITY MANAGER'S UPDATE**

Ms. Subadan introduced the new Downtown Manager Lequrica Gaskins who stated that she is excited to be in Albany. In reply to Mayor Hubbard, she gave a brief history of her previous employment, which includes working in Douglas and Tifton, etc.

Ms. Subadan stated that an announcement was made this morning that Chehaw, the RiverQuarium and Throneateska had entered into an operating partnership, with Boards and funding streams remaining separate.

Mayor Hubbard asked if there will be opportunities for additional discussion with other downtown entities, i.e., Civil Rights Museum, Museum of Art, etc., and if this agreement will affect discussions that encourage tourism. Ms. Subadan stated that this question can be answered as they move forward with the partnership. Mayor Hubbard asked that all opportunities be looked at to be beneficial for everyone.

A brief discussion followed with Commissioner Fletcher and Mayor Hubbard encouraging partnership, etc.

Ms. Subadan gave an update on the sewer/storm-water that will be on an upcoming agenda for Commission approval. She advised that the public hearing for the Brownfields Grant was held today re: 207 Pine and \$500,000 will be sought on the City's behalf through DDA; construction on the East/Westside Interceptor has been approved to move forward, and, debris removal will be on the upcoming agenda. Mayor Hubbard interjected that the public needs to be made aware that even though the Corps of Engineers is no long picking up debris, it will be picked up in the near future; Ms. Subadan agreed, and in reply to Commissioner Fuller, she advised that the contract will be brought back to the next meeting. Commissioner Howard said he has been getting calls regarding trash pickup and why limbs are not included in pickup, adding that he gives the calls to public works. Ms. Subadan advised that yard waste/trash continues to be picked up; however, residents have been asked to co-mingle trash, etc., debris removal for the last storm being \$6-7.0 million with FEMA requiring it be separated to be reimbursed, etc. Commissioner Howard asked if a PSA can used to explain the process to citizens. Ms. Subadan explained that notices were posted on social media, the City's website, etc., to inform citizens. Commissioner Howard asked

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

if notices can be put in utility bills as well; Ms. Subadan said a third party is used to do inserts and it is very expensive.

In summary, Ms. Subadan stated that outside council is being used for the final AMI contract and the Tyler contract. The roof for 207 Pine is forthcoming and the pre-bid on Runway 22 – airport resurfacing was held this week.

**OTHER BUSINESS/ITEMS FOR FUTURE AGENDA**

Commissioner Fletcher asked is a message can be stamped on the utility bill instead of spending money to create a flier.

Hearing no further business, the meeting adjourned at 7:07 pm.

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SONJA TOLBERT  
CITY CLERK