

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

Mayor Hubbard called the meeting to order at 6:01 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

SPEAKER APPEARANCE

The Clerk advised that this item was removed at the request of the person who submitted the form to speak.

TWO CONNECTOR TRAIL EASEMENT AGREEMENTS (One Rails 2 Trails agreement)

Mr. Davis discussed information (copy on file) regarding the request for approval of easement agreements for Connector Trail at 8th and 11<sup>th</sup> Ave., and for easement agreement for Rails 2 Trails at N. Slappey Walmart. There were no questions/comments on this item.

**PUBLIC FUNCTION MATTERS**

ZONING APPLICATIONS:

The Clerk read the following:

1. Zoning Case #19-001 - Lanier Engineering, Inc./Applicant; Delta Partners, Inc./Owner; request to rezone 2.524 acres located at the southeast quadrant of Gillionville Rd., and Meadowlark Dr; property address 2386 Gillionville Rd. from C-2c to C-3. PC approved 5-1 (**conditional**); Ward 4
2. Special Approval Case #19-002 - Lanier Engineering, Inc./Delta Partners, Inc./Owner; request Special Approval to construct a self-storage facility on 2.524 acres in the C-3 district, located at the southeast quadrant of Gillionville Rd. and Meadowlark Dr; property address 2386 Gillionville Rd. PC approved 5-1; Ward 4
3. Zoning Case #19-003 - Lanier Engineering, Inc./Applicant; Moore Bays Properties, LLC/Owner; request to rezone 25.151 acres located on the east side of S. Westover Blvd., approximately 2,150 ft. south of the intersection of Oakridge Dr. and S. Westover Blvd; from R-MHS to R-MHP. PC approved 5-1; Ward 4
4. Special Approval Case #19-004 - Lanier Engineering, Inc./Applicant; Moore Bays Properties, LLC/Owner; request Special Approval to develop a Recreational Vehicle Park on 25.151 acres in the R-MHP District located on the east side of S. Westover Blvd., approx. 2,150 ft. south of the intersection of Oakridge Dr. and S. Westover Blvd. PC approved 6-0; Ward 4.

5. Zoning Case #19-006 - Still Waters Engineering/Applicant; Harris Leveson VI/Owner; request to rezone property located at 1817 and 1819 Dawson Rd. from C-7 to C-6; PC approved 6-0 (**conditional**); Ward 3.
6. Zoning Case #19-008 - Lanier Engineering, Inc./Applicant; Mike's Properties, LLC/Owner; request to rezone 3.852 acres located at the north end of Country Store Ct. from C-2c to C-3. PC approved 6-0 (**conditional**); Ward 5
7. Special Approval Case #19-009 - Lanier Engineering, Inc./Applicant; Mike's Properties, LLC/Owner; request Special Approval to construct a self-storage facility on 3.852 acres located at the N. end of Country Store Ct. in the C-3 District. PC approved 6-0; Ward 5

## **PUBLIC ADMINISTRATION AND FINANCE MATTERS**

### PURCHASES:

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

1. Dawson Rd/3rd Ave./ Magnolia St. Traffic Signals/ Street Improvements  
Reeves Construction, Albany, GA  
Total expenditure \$634,480.75

In reply to Commissioner Marietta, Ken Breedlove, Traffic Engineering Manager discussed the timeline, adding that they have been working on this projects for a number of years. He explained problems with obtaining right-of-ways and, stated that a right turn lane is being added off of Dawson Road onto Magnolia, with there being resistance from some property owners. Commissioner Marietta stated that he feels this improvement is needed and a good step in the right direction.

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

2. Fluid Distribution System - Lewis Tool & Equipment Co., Baxley, GA  
Total expenditure \$218,741.56

There were no questions/comments no this item.

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

3. Engineering Services - Constantine Engineering, Augusta, GA

She explained that this is a unit price contract and the attached fee schedule shows hourly rates, adding that representatives from Constantine are present to provide additional information.

Commissioner Marietta asked for a number/email address, with Mayor Hubbard stating that all reps will introduce themselves.

Ms. Subadan reminded the Commission of the flooding and sewer problems within the City, in which a three-part solution was discussed and established. She explained the processes to include capital upgrade to critical sewer stations; 20-year capital replacement program for the 108 lift stations and waste water treatment plant. The third part is the process of approving/hiring an engineering consulting team to evaluate past plans and the status of flooding in low lying areas; review of CSO to determine how to reduce combined overflow into the river, as well as helping with sewer improvements. Staff has gone through the process to select the firm to provide a comprehensive solution, and, additional information will be provided to the Commission regarding progress and funding for the improvements.

At this time, five representatives from Constantine Engineering introduced themselves and their roles in the project.

In reply to Commissioner Howard, a discussion ensued regarding other areas Constantine Engineering has worked with i.e. Augusta. A copy of the proposal was distributed (copy on file) and, in response to Commissioner Howard, Ms. Subadan advised that this will be cover everything, not just the Joshua Street Treatment Plant; it will encompass combined sewer overflow, the treatment plant, lift stations, as well as flooding, with excess rain water getting into the sewer system that ultimately ends up in the river. She commented on renewing the CSO permit, with EPD advising that it will not be renewed at the existing level; in December, the City saw flooding in areas, which do not normally flood. Commissioner Howard asked if this will conflict with Jacobs' contract; Ms. Subadan replied in the negative and explained the process, which is a completely separate scope of work.

Commissioner Marietta stated that he may call and ask questions of the representatives.

A brief discussion followed in response to Commissioner Fuller's question regarding the full scope of services/work to be completed, etc. It was explained that the objective is to deliver an analysis of the system and then make a recommendation to include assistance on construction, etc., including the time frame to complete within ten months. Available information d will be used to minimize the hourly cost and depends on the type of people, i.e., specialists who will be required. Ms. Subadan stated that reports will be prepared to include the path of the work and costs, etc., to keep track of costs.

Commissioner Marietta asked the representatives to have an open mind on the situation because Albany is unique. Discussion included stakeholders being in place and part of the team. Commissioner Howard commented on diversity; which is included.

(Commissioner Langstaff arrived at approx. 6:30 p.m.)

## **CITY MANAGER'S UPDATE**

Using a power point and video (copy on file), Ms. Subadan discussed the E/W side interceptor, showing photos of the deterioration of the lining system, root intrusion, joint seals failure, eroded concrete with steel showing through. (At this time she showed a video of the process of installing a lining system, etc., which will take approx. 12 months to complete, which results in improvement of the quality of life for citizens).

Regarding LED updates, Ms. Subadan reported that 3150 fixtures have been installed or 25% completed citywide, before/after photos of the lighting were shown. Lights are being replaced using some MEAG credits and some SPLOST monies, as well. (Another video highlighted the streetlight project). In reply to Mayor Hubbard regarding timeline, Ms. Subadan stated that it was projected to be a nine-month project, but is ahead of schedule. She added that the lights are going up without the AMI system because the contract has not been approved by the Commission yet and, it is still being negotiated. She explained that when AMI is approved, it will be layered on top of the lights.

Regarding signage replacement, Ms. Subadan advised that this will be completed by May and the passenger boarding at the airport will be completed by this summer. She explained that ASU has made a request to refinance their bonds, which are through ADICA, and a public hearing will be scheduled; however, there is no financial responsibility for the City of Albany. Mr. Davis explained the public hearing process, which includes being part of a Commission meeting.

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

Commissioner Howard commented on a brief Black History Month fact, stating that there are those here today from Augusta, adding that the first bridge that was built across the Flint was built by former slave, Horace King, who built bridges in other states before he was freed.

There being no further business, the meeting adjourned at 6:38.p.m.

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SONJA TOLBERT  
CITY CLERK