

APRIL 23, 2019
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

PRESENT: Mayor Dorothy Hubbard
City Commissioners: Jon Howard, Matt Fuller, Roger Marietta and
Bob Langstaff, Jr. (left the meeting at approx. 8:37)
City Manager: Sharon Subadan
City Attorney: C. Nathan Davis

Mayor Hubbard called the meeting to order at 6:13 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

SPEAKER APPEARANCE

Ms. Arthur Lee Gervin – 701 Hobson St., expressed concern regarding the area/parcels next to her lot. One concern is maintenance of the property next to her and how the City hires contractors who submits bills that are incorrect. She suggested that there are 10-25 years of records of fraud from Facility Maintenance Division by contractors for ground maintenance, adding that she is considering having an investigation in this matter, since her family has been maintaining the property. She asked for information on the contractors and how money (taxpayer's money) has been paid out. She noted the list of signatures of others in the areas (copy on file) who are also concerned and asked that the fraud stop in Albany. She thanked the Commission for allowing her to speak and allowing her to have the easement on the property, which she hopes to have a closing on it soon. (Commissioner Langstaff left the meeting at this time).

Commissioner Howard clarified the location of the property with Ms. Gervin noting photos that were in the agenda packet, adding that the City hired a contractor to cut the grass and the grass is not being cut, which is fraud. She referenced notes that Don Gray, Facilities Maintenance Director, has and asked that she be supplied other notes/information, as well.

Commissioner Fuller stated that he has spoken with Ms. Gervin, countered that the contractor has cut the grass on the dates that are noted; however, the records can be further researched and copies can be provided. He added that Planning is also working to provide information to Ms. Gervin.

TRAVEL:

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

1. Mayor D. Hubbard; Georgia Manufacturing Appreciation Luncheon; Atlanta, GA; April 17-18, 2019; \$645.32
2. City Manager S. Subadan; GMA 2019 Annual Convention/Training; Savannah, GA; June 22-25, 2019; \$1,768.66

TAX EQUITY & FISCAL RESPONSIBILITY ACT (TEFRA)

Mr. Davis introduced A. L. Fleming, Executive Director of ASU Foundation and Chief Financial Officer Stan Brown and briefly discussed the Act and information (copy on file) regarding Albany

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State University's (ASU) refunding/refinancing of the tax-free bonds issued by the Albany/Dougherty Inner City Authority (ADICA) for dormitory construction in 2005. He explained that the refinancing will have a better interest rate, saving a substantial amount of money and that the 2005 A-bonds will be paid in full as well as paying the issuance of the 2019 bonds. He advised that the TEFRA Public Hearing immediately follows as required by law, adding that there is no financial responsibility for ADICA or the City and asked that any wanting to speak do so at the public hearing.

There were no questions/comments on this item

PUBLIC HEARING RE: TEFRA

At this time, Mayor Hubbard convened the Public Hearing and, there being no one to sign up to speak, she then closed the public hearing.

PUBLIC WORKS MATTERS

SPLOST VII ALLEY PAVING

Don McCook, Public Works Street Superintendent, discussed information (copy on file) requesting Commission approval to begin the bid process for paving the attached list of 13 alleys with asphalt under the SPLOST VII Alley Paving project. He discussed the maintenance and storm drainage issues associated with the alleys and explained that the storm drainage issue can be addressed when the asphalt is laid.

In reply to Commissioner Howard regarding the cost, Mr. McCook explained that it will be slightly less than \$2.0 million. Commissioner Howard questioned the alley paving process with Mr. McCook explaining the process of how alleys are selected (due to upkeep, holding water, potholes, etc, including traffic flow, which can cause damage).

Commissioner Fuller asked the timeframe for the alleys to be paved. Bruce Maples, Director of Engineering, stated that each alley is looked at (design challenges, utilities, drainage, acquiring any needed easements/r-o-w, etc.) to ascertain how long it will take and as soon as this item is approved, additional information will be provided on the timeframe.

In reply to Commissioner Marietta, Mr. Maples estimated the timeframe to be one to one and ½ years to complete.

PUBLIC FUNCTION MATTERS

The Clerk read the following:

1. Zoning Case # 19-035 - SJO Partners, LLC & Oakridge Partners, LLP/Owner; Blue Wright Properties, LLC/Applicant; request to rezone property located at 1400 W. Oakridge Dr. from M-1 to C-3. PC approved 8-0 Ward 6.

There were no questions/comments on this item.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

PURCHASES:

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

1. Street Resurfacing - Phase II - Oxford Construction, Inc., Albany, GA
Total Est. Exp. \$6,456,285.55

Commissioner Fuller asked the number of many miles being paved; Phil Roberson, Asst. City Manager, replied that is 32 miles.

Ms. Subadan gave a brief history of this item, adding streets (which were emailed to the Mayor and Commissioners yesterday), etc., which will, if approved, reduce streets that are in poor condition. She mentioned that asphalt cost has increased and that doing this now will save money. In reply to Commissioner Fuller, she commented on the bidding process/contractors, etc.

Commissioner Howard asked when this is expected to be completed, with Ms. Subadan stating that the plan is to have it completed within a six-month timeframe.

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

2. Maintenance Contract re: Water Pollution Control Plant & Pumping Stations; ESG Operations, Macon, GA
Total 1st year expense \$1,719,240.00

Commissioner Howard questioned the fee for proposal, with Ms. Fields clarifying the process, which included input from the Finance Department. She explained that points are awarded and H2O's three points were based on the exorbitant bid they submitted.

Commissioner Fuller also questioned the contract with Ms. Fields adding that this contract includes other things from the last contract and that representatives are present to provide additional information.

Using a power point presentation (copy on file), ESG rep Dan Groselle, P.E., introduced team members Ricky Adams, Project Manager; Tony Johnson, Community Outreach Engagement

Program Coordinator; and John Eddlemon, Sr. VP. The presentation included an overview of ESG, the plan for Albany, the transition Plan and an overview of costs. Discussion included a brief history of ESG; reasons it is the best partner for the City of Albany (which is a Georgia based company); the proven transition experience, including a list of ten community projects; a brief background of Ricky Adams and Tony Johnson's experience; a breakdown of how they will implement the transition plan; information on the service delivery in Georgia; the number of people who will be working in Albany (16 people), including the organizational chart; the enhanced service delivery plan and their commitment to Albany. He mentioned their unconditional termination for convenience clause and explained that at any point during the contract the City can terminate the contract; he briefly discussed other safeguards ESG employs to serve the needs of customers.

Commissioner Howard questioned the last contract, the cost, etc., and asked where we are with completing the ten stations. Mr. Roberson stated that seven have been completely repaired (pumps, valves, motors and controls); with the remainder still needing bypass pumping and valves and is approximately 75-80% complete. He added that it is anticipated to be complete by July 1.

Discussion followed with Commissioner Howard questioning whether Albany is one of their bigger cities; Mr. Groselle explained that Albany is one of the smaller cities that will be serviced, adding that the project manager will be living in Albany, along with the other employees. At this point, Ms. Subadan asked that the rest of the team be introduced, with Ricky Adams, John Eddlemon, and Tony Johnson standing to be recognized. Mr. Roberson added that the contract is more money, but the scope of services has significantly increased. He advised that an additional shift (a 3rd shift) is being added to respond to needs 24/7, etc.

Commissioner Howard asked if the lift stations are not completed by July 1, will the Commission be alerted with Mr. Roberson agreeing and adding that the intent is to handoff the transition to the new company and not have any residual issues left. In response to Mayor Hubbard, he discussed the need for a seamless transition, which has been conveyed to ESG, with both ESG and Jacobs committed to doing so.

Commissioner Marietta mentioned that a complete report has not been provided; Mr. Roberson agreed. Additional discussion followed on the comprehensive report to be received by the end of the summer, the process of completing reports, work, etc.

At this time, Mayor Hubbard recognized William Wright to address this item. While Mr. Wright was coming to the podium, she recognized former Commissioner Arthur Williams, who is present.

Mr. Wright distributed information (copy on file) and discussed the two owners of ESG, the contract amount, as noted on page 12 of his handout, and salaries, as noted on page 2, with this being a contract for labor only. He referenced page 4 – federal government job index with page 3 showing the bench mark of \$22.00 per hour, page 5, which shows full-part/time utility workers, adding that this is a contract for labor only. He suggested that this goes against the public accounting format and asked to compare the benchmark against actual expenses.

Commissioner Marietta asked Ms. Subadan if sewer workers are being compensated accurately/fairly. In reply to Commissioner Fletcher, he stated that his question is whether the sewer workers are being paid fairly. Commissioner Fletcher mentioned information provided by Mr. Wright, which appears to be good information and suggested that the information be provided sooner for review. A brief discussion followed with the Clerk advising that the information was presented by Mr. Wright after the agenda was copied and he understands to get the info to her earlier in the future.

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

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| 3. | Pickups & Vans - Sunbelt Ford Town of Albany, GA | |
| | Total exp. | \$969,264.01 |

There were no questions/comments on this item.

APPROVAL FOR TRANSIT AND TRANSPORTATION STUDY PLANNING FUNDS

Kerrie Davis, Transportation Planner, discussed information (copy on file) regarding the Dougherty Area Regional Transportation Study (DARTS) MPO and requested approval for staff to seek FY 2020 Federal Transit Administration (FTA), Section 5303 Transit Planning and Federal Highway Administration (FHWA) Transportation Planning funds.

In reply to Mayor Hubbard, Tennasha Gresham, Transit Superintendent, stated that the funding is for FY 2020.

CITY MANAGER'S UPDATE

Ms. Subadan recognized Paul Forgey, Planning Director, to give a brief presentation regarding rezoning public notice signs. Mr. Forgey briefly discussed information that was presented recently to the Dougherty County Commission on redesigning planning signs that are currently used. He commented on citizens periodically complaining that the signs fall over, etc., and advised that they have developed a new design, which will be 3x4', with two being placed at a 90-degree angle, making them visible from across the road or coming in either direction. He showed a scale model, which will be weatherproof, bold and visible from distances, and suggested that this be a joint City/County effort. Ms. Subadan stated that there will be funds to provide new signage.

Commissioner Fuller questioned whether multiple papers can be put in a slot for those stopping to view the sign so that they can take the information with them. Mr. Forgey said this can be looked at.

In reply to Commissioner Marietta, Mr. Forgey stated that fluorescent paint will be considered, but the manufacturer will have to be consulted, adding that this will also increase the cost.

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Mayor Hubbard asked if the sign will be visible at night with Mr. Forgey stating that only the large print will be seen if lights shine on the sign. Ms. Subadan stated that the City is partnering with Dougherty County to keep signage consistent.

Continuing with the update, Ms. Subadan discussed debris pickup and advised that May 10 is the end of the debris management program; LED lighting is 64% complete, etc., repairs and underground cable being replaced, with the program being completed by the summer; crushed asphalt application has begun, which should be complete by the fall and the budget timeline is provided (copy on file) with dates of presentation, etc., including public hearings on May 26 and June 9, with the budget being voted on June 26. She announced that there are no rate increases or millage rate increases in the proposed budget. In conclusion, she advised that the Atlanta Dream (basketball team) will play a pre-season game in Albany on May 17th and asked that the word be spread so that citizens will be aware of the reduced tickets, etc.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Commissioner Fletcher suggested updating the sign ordinance pertaining to large flags being placed throughout the city and related a particular current issued that needs to be addressed regarding large flags. She also mentioned various businesses throughout the city, with e dilapidated buildings/blighted property located on main thoroughfares in the city that need to be addressed also.

Commissioner Howard asked APD Chief Persley to increase patrol around parks throughout the city due to late night activities (Grove Park and Tallulah Park in particular). He mentioned apartments in Albany, which have changed names, are being renovatd and are overflowing with tenants, suggesting that it is impossible to find out the names of the owners. He said it appears these apartments have been sold and the owners are no longer living in the city.

Commissioner Marietta asked to have the aggressive panhandling ordinance on the next agenda, adding that his fear is that some of the panhandlers are drug addicts, who carry weapons.

There being no further business, the meeting adjourned at 7:27 p.m.

SONJA TOLBERT
CITY CLERK