

MAY 28, 2019
COMMITTEE OF THE WHOLE
GOVT. CTR. – RM. 100

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

Mayor Hubbard called the meeting to order at 6:00 p.m., and reminded the audience of the process to address the Commission (Citizen Comments/Speaker Appearance Forms).

SPEAKER APPEARANCE

Johnny Williams discussed information as noted (copy on file) regarding the Rabbitman's annual End of School Year Extravaganza, which is in the 5th year and is located at the skate park across the bridge in E. Albany. He commented on the various events and competitions that will be held on June 1st and asked for support.

In reply to Commissioner Marietta, Mr. Williams elaborated on the events that will take place and stressed that support and help is needed. In response to Mayor Hubbard, Mr. Williams reported that the cost to host this event is from \$8000-\$10,000. Mayor Hubbard asked Mr. Williams if he has documents that he can share on the cost and how many people attend. Mr. Williams stated that they average between 800-1000 people, which include people from out of town.

Commissioner Fletcher commented on others who plan events also and who ask for support, and referenced Chehaw Park, asking if the thought of charging a cover fee has been considered. Mr. Williams said he has not considered charging because the thought is to entertain the children and to celebrate their accomplishments. Discussion followed on the first time that this will include a double-dutch competition and whether the idea to have a registration drive has been considered, as well as proposing to partner with the City's Recreation Department to build a Double-Dutch Club. Commissioner Fletcher encouraged considering having a low cover charge to off-set expenses.

APPOINTMENTS:

1. One appointment to Planning Commission to fill unexpired term ending January 2020
2. Two appointments to the Downtown Development Authority for four-year term ending April 2023
3. Two appointments to KADB to fill unexpired terms ending in January 2020

Commissioner Marietta commented on three people who submitted information to be considered for the Planning Commission vacancy even though their information was submitted late.

TRAVEL:

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

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1. City Manager S. Subadan; Annual Chamber Meeting with Federal Delegation; Washington D.C.; June 18-21, 2019 - \$2,038.78
2. City Manager S. Subadan; GMA 2019 Annual Convention; Savannah, GA; June 21-25, 2019 - \$1,918.83

PUBLIC SAFETY MATTERS

ALBANY POLICE DEPT. QUARTERLY UPDATE

Presenting a power point presentation (copy on file), APD Chief Michael Persley commented on the vision/mission statement, 2019 focus points, operations updates, recruitment status, employee concerns discovered through the Exit Interview process, code enforcement updates/efforts, National Incident Based Reporting System (NIBRS), Summer Action Plan, Retention Ceremony for officers who were promoted or graduated from the Academy and the Officer Memorial Week to honor fallen officers. He introduced three chaplains with APD and explained the benefits of having them available for APD officers. He mentioned two vacant Civilian Crime Scene Technician positions, which will be filled after July, other programs designed to improve citizen's perceptions/interactions with officers, and coordinating a City-wide 'National Night Out' with KADB.

Mayor Hubbard asked the date of National Night Out; Chief Persley replied that it is scheduled for the first Tuesday in August, (August 6).

Commissioner Langstaff commented on the new reporting requirements and asked if a ward by ward comparison of prior years' reporting could still be provided as benchmarks, at least for a year or two. Chief Persley stated that this information can be provided

Commissioner Fuller asked how many of those currently in the Academy will be hired. Chief Persley stated approximately 85% are hired and explained the process. In reply to Mayor Hubbard, Chief Persley explained retaining officer's/meeting goals, challenges, etc.

Discussion followed with Commissioner Howard commenting on current vacancies (entry level/internal promotions), number of times officers are allowed to go through the academy (Chief Persley said once – adding additional information/explaining the process); Commissioner Howard asked the number of beats within the city (15 total). In response to Commissioner Howard expressing concern, especially regarding the night shift, Chief Persley commented on the population shift and going to where activities/hot spots are and putting resources in those locations. Commissioner Howard also expressed concern on the shortage of officers and commented on areas within the community that frightens even him, much less the elderly widows and others who live alone. He briefly discussed his means of not becoming a victim (changing his route and making sure his dogs are tied in the front of his house, etc). Additional discussion followed regarding senior citizens being concerned/afraid/fearful of calling the police, etc.

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Commissioner Marietta asked what can be done to assist in fighting crime and recruitment. Chief Persley stated that Albany is his home and asked that officers be thanked for what they do, band together and not forget those who continue to serve the city.

Commissioner Fletcher mentioned an officer who went to Lee County and came back; in response to why he left, he said that his family encouraged him to leave due to the amount of work that he put in, but he returned because of the family-like atmosphere at APD. She stated that when she has issues, she goes straight to Chief Persley and addresses her concerns and commended Chief Persley and his staff for the job they do in protecting the citizens in all wards.

Mayor Hubbard said there is an obligation to be involved and encouraged neighborhoods to be organized so that everyone can let each other know what is going on and be alert. She also thanked Chief Persley for the job that he does.

Ms. Subadan thanked Chief Persley for all that he does, having all his supervisory positions filled, as it pertains to hiring and going through the hiring process, etc.

COMMUNITY AND ECONOMIC DEVELOPMENT MATTERS

FY 2019-2020 ANNUAL ACTION PLAN

Shelena Hawkins, Director Community & Economic Development, discussed information as noted (copy on file) regarding HUD regulations, the City's citizen participation plan, update to the Annual Action Plan, allocation notices, meetings held as part of the needs assessment process and the recommendation to submit the plan to HUD for final review, adding that additional information on activities is attached. There were no questions/comments on this item.

AMENDMENT TO FY 2018 ACTION PLAN SUBSTANTIAL AND 2016-2021 CONSOLIDATED PLAN

Ms. Hawkins stated that this item follows the Action Plan and discussed information (copy on file) regarding making a substantial amendment to any particular program or its budget if the budget has been modified in excess of 50%. Regarding the process, she explained that her department is required to go through a Substantial Amendment process. She stated that the Substantial process was discussed at the last Commission meeting, adding that an update to the S. Albany Neighborhood Revitalization Strategy Area was provided, with the intent to update the 2016-2021 Plan with priorities that were identified in this Plan as well as any disaster recovery funds that may be coming from the State. She advised that the four proposed amendments were discussed and a public hearing was held on April 22, 2019 to include citizen comments.

Commissioner Marietta stated that he was asked about the S. Albany revitalization plan and asked Ms. Hawkins to elaborate. Ms. Hawkins explained that two meetings were held, with approximately 91 in

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attendance and that she did not have notes and could not remember everything that was discussed, but mentioned some of the comments. In reply to Commissioner Marietta, she advised that her office can be contacted via phone or by stopping by her office, adding that the document would be submitted to HUD by the deadline.

In reply to Mayor Hubbard, Ms. Hawkins agreed that amendments can be made to the plan at any time, with the information she is discussing being on the city's on the website. Mayor Hubbard asked if this was the highest number of participants at the hearing with Ms. Hawkins agreeing and adding that they have been advertising more, including on social media, etc.

ALBANY/DOUGHERTY COALITION TO END HOMELESSNESS 501(c) 3 APPLICATION REQUEST

Ms. Hawkins discussed information (copy on file) regarding the Coalition's request to seek 501(c) 3 status with the IRS including the history of the establishment of the original coalition in 1997. Information was provided regarding the advantages to securing the 501(c) 3 status as noted, and that this action will allow the coalition to compete for state and federal funds.

David Blackwell, Chair of the Coalition, spoke in support of the request, adding information regarding mandates from HUD, opportunities for the coalition and advised of his appointment to the DCA board, which enhances the work that is done within the community.

Commissioner Howard questioned the annual count, with Mr. Blackwell explaining that the numbers have not been released at this time, however across the state, homeless numbers have increased. In reply to Commissioner Howard, he addressed how the Dougherty County School System addresses homelessness, etc.

PUBLIC ADMINISTRATION AND FINANCE MATTERS

FY 2020 PROPOSED BUDGET DISCUSSION

Ms. Subadan stated that department Directors are present to answer questions, but there is no prepared presentation.

Commissioner Marietta asked the final cost of sewer repairs. Ms. Subadan explained that the final cost is ongoing and that it will take approximately six months and will not be back in time for the budget to be approved; it will be a multi-year solution and, a budget amendment may be required based on information that is brought back.

Commissioner Howard questioned APD being budgeted with 14 officers for the Gang Task Force; Ms. Subadan replied that there were no reductions.

Referring to ADDU as a multi-organizational unit, Commissioner Marietta questioned if other entities are remaining fully funded; Ms. Subadan agreed that they are and explained that they are governed by the Service Delivery Strategy, with everyone required to live up to that agreement.

PURCHASES:

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

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| 1. | Palmyra Road/Davis Street Sidewalk Project - Zane Grace Construction,
Leesburg, GA | Estimated exp. | \$251,411.25 |
|----|---|----------------|--------------|

Commissioner Langstaff asked the amount originally budgeted for this project. Ms. Subadan stated that it came in under budget. Bruce Maples, Director of Engineering, explained that the estimate was \$350,000. In reply to Commissioner Fuller, Mr. Maples advised that the contractor had worked with the City before. In reply to Commissioner Langstaff, Mr. Maples clarified the location of the Davis Street area.

Mayor Hubbard advised that Chad Warbington signed up to speak on this item. Mr. Warbington stated that this is a SPLOST VII item and commented on citizen involvement/input, especially sharing input on where sidewalks should be/not be. He encouraged citizen involvement in SPLOST VII and future SPLOSTS and asked if there are other expenses in addition to this expense. Ms. Subadan explained that there will also be costs for engineering to design and inspections assigned to the project as well. Mr. Warbington asked to see more reporting and asked how it was determined that this is the first project for sidewalk, was it due to safety or traffic. Mr. Maples advised that this item/project goes back to 2006, when Mayor Hubbard was a Commissioner and it was determined based on traffic flow on Palmyra Road. At that time everyone gave easements and said nothing negative about this project.

Commissioner Langstaff mentioned the other list of projects that was voted on, with Mr. Maples stating that this one is shovel ready. Commissioner Fuller stated that this project was approved several months ago.

Mr. Warbington explained that the document Commissioner Langstaff mentioned was the only one he could find that discusses the history with the estimate on this particular project being \$650,000 and called for both sides of the road. The question remains 'how do we chose what road and what side walk is next'; when T-SPLOST collection starts in July, what is the next project. The document referenced a 2011 study, which discusses, population shifts, etc. He again stated that his point is that citizen involvement is needed to help determine priorities of which areas need the most attention. His question is 'what's next for sidewalks'.

Commissioner Marietta asked why only one side is being considered with Mr. Maples stating that challenges include power poles, traffic around the nursing home and utilities are cost prohibited.

Commissioner Howard asked when E. Albany will come up [for consideration] with Mr. Maples explaining that he has not been directed on what sidewalk is next.

Commissioner Marietta stated that Magnolia is supposed to be a priority from Dawson to W. Gordon, adding that the City is also trying for the Bill Grant application for sidewalks through federal dollars. He mentioned that a number of schools were included (Magnolia, Lockett Station, etc) and suggested that every ward had some of the Bill Grant, which should be pursued even though SPLOST funds are available

Commissioner Fletcher mentioned to Mr. Warbington that he wants citizen involvement and stated that there has not been anything done in the city without following a process, which includes citizen involvement, including people who are involved with the Disability Act.

Mayor Hubbard added that cost is also a factor with the initial cost being \$350,000 (per Mr. Maples).

2. Engineering Services – SWGA Regional Airport

Mr. Trotter discussed information as noted (copy on file) regarding the approval of a contract with Holt Consulting Co., LLC, to provide engineering management services for the SWGA Regional Airport.

Commissioner Marietta asked if this was the same contractor which was used before, with Ms. Subadan replying in the affirmative.

Mr. Trotter discussed the following information (copy on file) with a request to surplus:

3. Trucks – Sunbelt Ford Town, Albany, GA	Total exp.	\$133,433.99
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Commissioner Fuller clarified that disposal [surplus] is on Gov Deal and asked for an update regarding what the City has recouped on disposal of units.

Mr. Trotter discussed the following information (copy on file):

4. Maintenance Contract re: Water Pollution Control Plant & Pumping Stations; ESG Operations, Inc., Macon, GA	First yr. exp.	\$1,719,240.00
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Mr. Davis briefly discussed the contract that is proposed.

Commissioner Marietta questioned some payments being out of stormwater, asking if ESG will be involved with storm water management, as well. Phil Roberson, Asst. City Manager, agreed and explained the process adding that, there is a difference in storm stations and sanitary stations, as well as combination stations downtown, and charging time/materials to storm water rather than sanitary, etc.

Regarding pg. 63, Commissioner Howard asked Mr. Davis for clarification. Ms. Subadan explained the 12-year process, includes an annual capital replacement plan for the sewer system and budgeting the 1/12th amount being forecasted that are anticipated to fail or have reached the end of their useful

life and are scheduled for replacement, etc. In reply to Commissioner Howard, she explained that ESG will hire their own staff. Commissioner Howard noted the 108 lift stations, but on page 77 the number is 115, Mr. Roberson replied that those are additional stations that were added within the last few years, explaining that of all those stations are storm stations with the rest being sanitary and were not in place when Jacobs was awarded the contract, but currently there are 108. Regarding completion of repairs on the stations, Mr. Roberson stated that the \$1.5 million that started this project is approximately 85% completed, with the goal of having most of the work complete before ESG takes over the contract. Regarding written reports, Commissioner Howard said he feels that this is a good idea.

Commissioner Fletcher stated that it looks like staff made an effort to hold ESG's feet to the fire to have an out if something goes wrong; she said she trusts staff and thanked them for their work.

Commissioner Marietta asked if ESG has a performance bond. Yvette Fields, Central Service Director, stated that it will be provided once a purchase order is ready to be issued.

Ms. Subadan mentioned an email she sent earlier today that updated a few items to the document/items tweaked, which put the contract more in the City's favor, adding that ESG agreed with the changes. She thanked Mr. Davis for working on this.

ANNUAL FTA SECTION 5307 CAPITAL/OPERATING TRANSIT GRANT

Tennasha Gresham, Superintendent of Transit Operations, discussed information (copy on file) regarding the annual request to submit to the GA Dept. of Transportation for federal/state subsidy of transit capital and operating expenses, etc., adding that the total funding is \$3,001,804.00. There were no questions/comments about this item.

CITY MANAGER'S UPDATE

Ms. Subadan stated that Spectra Venue Management will provide a one-year update on the operation of the Civic Center, Municipal Auditorium, and the Amphitheater. Trent Merritt, Regional VP, using a power point presentation (copy on file), summarized key accomplishments of the last year managing the Civic Center/Auditorium and Amphitheater, which include: growth of ticketed events/attendance, total events/attendance, sponsorship income, social/email database growth (FY 18, actual FY 19, budget FY 20). Josh Small, General Manager, explained that Hurricane Michael caused the Civic Center to be activated as a shelter for nearly two weeks, which provided a refuge for those with nowhere to go. He discussed the accomplishment for FY 19, which included: recent events and future events, comprehensive facility, capital projects/investments (basketball court, HVAC update/improvement, safety issues being addressed, etc.). Johnathan Bright, Director of Finance, discussed the \$250,000 allotted for capital investment/improvements, with \$137,000 of that amount allocated for RF&B operations, adding that these improvements provide a better experience for customers, i.e., good food, improved stands, which help drive their revenue up, etc. Mr. Merritt, discussed the Ticketmaster contract and advised that negotiations began before their contract with the City was executed in 2018. He stated that the Ticketmaster financial model was improved, which

allowed for upgrades (ticket scanners, computer monitors, ticket printers, as well as providing an email database project, which will aid in marketing to prospective ticket purchasers. Katie Fleming, Director of Marketing, discussed: growth of social networking/ticketing accounts, which has progressed 25% (approximately 18,000 ticketing accounts), creation of new database for email marketing (14,000 accounts) estimated launch of new website, in July, which will streamline the marketing aspect and provide information for future events. Harry Dan, Director of Partnerships, commented on partnerships, especially the DOCO Credit Union, box office area, renovation of Gate B (Miller Lite gate). Mr. Small discussed putting all three venues under one umbrella, which includes rebranding, adding that it is not a renaming of any of the venues; they will retain their names, adding that this is a marketing/promotional opportunity. Ms. Fleming discussed the ‘umbrella name’ to market the re-branding to ‘Flint River Entertainment Complex’ to include the Civic Center, Auditorium, and Amphitheatre – each with their logos using the City’s colors. She discussed the benefit of having one location with all the separate information for each venue. Mr. Small discussed moving forward to include more shows, selling more tickets, continuing to improve customer engagement/experience, drive cost savings to the City of Albany, increase economic impact, support downtown development and be a good community partner.

Commissioner Fuller complimented the first year of events and asked if there are plans for future basketball tournaments. Mr. Small stated that the court is a sales piece, i.e., will be used to bring in the Globe Trotters and High School tournaments, college games, hosting conference championships, etc. In reply to Commissioner Howard suggested looking at HS tournaments with he said they are in conversations with high schools

Ms. Subadan stated that the LED is 86% complete, Phase II of the Asphalt Road Resurfacing Program has kicked off with the map being uploaded to the website within the next week to show the work that has been done, adding that the crushed asphalt map will also be added to the website (eight of 120 alleys completed). She advised that the Jefferson Street pool ribbon cutting is tomorrow morning and the fire truck dedication is tomorrow morning also.

OTHER BUSINESS/ITEMS FOR FUTURE AGENDA

Commissioner Marietta suggested a review of the zoning map to compare to the land use plan and improve communications with planning and zoning when there are matters that come up that do not rise to the level of [re]zoning.

There being no further business, the meeting adjourned at 8:02 pm.

SONJA TOLBERT, CMC
CITY CLERK