

AUGUST 6, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

PRESENT: Mayor Bo Dorough  
City Commissioners: Jon Howard, Chad Warbington and Demetrius Young  
Virtual: (Vilnis Gaines)  
Interim City Mgr. Derrick Brown  
City Attorney: C. Nathan Davis

Mayor Dorough called the meeting to order at 8:33 a.m., followed by attendance roll call.

### **AGENDA ADOPTION**

Following a brief discussion, it was noted that the demolition presentation would be removed from the agenda. Commissioner Warbington moved to adopt the agenda with the removal as noted, seconded by Commissioner Howard, the roll call vote unanimously carried.

### **PUBLIC HEARING** (re: FY 2025 Millage Rate)

Michael Eaton, Interim CFO, discussed information (copy on file) regarding the requirement to have three public hearings and provided an explanation of the millage rate increase and calculations as noted.

Commissioner Warbington stated that there has not been an increase in the millage rate for nine years, with the millage rate having been rolled back the past 11 years.

Rosa Harris spoke in opposition to the increased rate, discussed blight, the hardships seniors will have with increased taxes and asked that the Commissioners not approve the tax and to find another way.

William Mills declined to speak, stating that Ms. Harris spoke well on his behalf.

There was no one else present to speak on this matter; therefore, the public hearing was closed.

### **SPEAKER APPEARANCES:**

1. Dantonio Tumblin spoke about law enforcement violating the code of ethics and asked for something to be done. He said he is a victim of police harassment, humiliation and aggravated stalking.

Commissioner Young asked if a report was made, with Mr. Tumblin stating that he has been filing reports for several years and has spoken with Chief Persley, Ms. Barnes, the DA and others. In reply to Commissioner Young, he said most of his reports were in person. Commissioner Young mentioned the process and suggested that it be followed. Mr. Tumblin stated that he tried to file a report, but was denied that opportunity, adding that this is his last resort.

2. Montravis Luke re: community issues/gang violence [was not present]

AUGUST 6, 2024  
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ROOM. 100

## **REPORT OF THE CITY CLERK**

### **A. Appointment:**

#### **1. Long Term Financial Planning Committee Vacancy**

The Clerk discussed information (copy on file) and noted that the request is to appoint a Commissioner to the committee due to the vacancy left when former Commissioner Matt Fuller vacated Ward II. Discussion included the last time the committee met and how much money is available (Approx. \$20 million). Commissioner Howard said he will consider serving.

#### **2. Staff Travel:**

- M. Custer, Interim City Attorney; Institute for City and County Attorneys; Athens, GA; September 11-13, 2024; \$1,090.55

Commissioner Howard moved to approve the above travel, seconded by Commissioner Warbington, the roll call vote unanimously carried.

## **REPORT OF THE CITY ATTORNEY**

#### **1. Memorandum of Understanding for Gillionville Woods Court**

Ms. Custer discussed information and explained the process (copy on file).

Commissioner Warbington mentioned another subdivision in E. Albany (Rose Briar phases 4-5) and suggested starting the process next month. Discussion included an E. Albany single family project with approximately 50 houses.

#### **2. Demolition Presentation - removed from the agenda and rescheduled**

## **OTHER ENTITIES**

#### **1. Medical District Neighborhood Redevelopment Study**

Angela Calhoun, Asst. to the City Manager, introduced Alan Durham, Sr Economic Developer, GA Institute of Technology to provide the update.

Using a power point presentation (copy on file), Mr. Durham discussed the timeline, medical district boundary, Albany enterprise redevelopment plan, current homestead, existing sidewalk, crime location 2020-2023, vacant lots and buildings, survey on why people want to live in Albany with reasons as noted including survey results, housing product pricing, survey on what people want a neighborhood to become with results, housing market analysis including population decline and age, commuting patterns,

rental/ownership stats, the household mismatch, development standards including public improvements, recommendations from the study including restore historic properties, aggressive code enforcement, on-street parking, sidewalks, trees and streetlights, pocket parks and greenspace, bike lanes, branding neighborhood identifiers (hold neighborhood naming campaign to generate interest/excitement), paving alleys, reduce crime, middle housing to include duplex, triplex, mix-use development, townhomes, what not to build, i.e., front garages; what is allowed and will fit, i.e., front porches, rear parking, examples of duplex/triplex, having downpayment assistance, and strategic goals.

Discussion included providing the power point to elected officials, the survey being citywide and countywide data, low graduation/SAT scores in local schools with people moving to Lee County due to quality of the school system. Commissioner Howard asked the Mayor, Chairman of Dougherty County Commission and the School Superintendent to address issues regarding the school system. Population decline based on US census data/projections, whether the population decline is related to housing and recommendation to increase population, tracking building permits that are currently low, amount of vacant lots/structures a/k/a problem properties and use of code enforcement, utilizing Land Bank and ADICA to purchase properties that are problematic, what not to build in historic districts and preventing (having HPC and Planning Dept. to establish guidelines), gentrification and use of being penalized, paying market rate to owners, violation of codes being illegal, whether the City should build the houses vs. affordability with the study, target ownership pricing, funding of housing initiatives to handle low-income, first housing units needs to be public/private partnership with Phoebe to get people in homes which will increase more housing; being laser focused on this area and infrastructure built in other areas in Albany already and risk involved in going outside of the medical district. Population was discussed again regarding having increase property taxes, which is needed since population is reducing, the need to retain younger people, challenges regarding population reduction, using ARPA monies to assist and moving forward with suggested recommendations. In reply to Commissioner Young, Mr. Brown said he will provide information regarding the cost of the study.

## **COMMITTEE REPORTS**

- A. Planning/Engineering
  - 1. International Existing Building Code Adoption

Paul Forgey, Planning Director, discussed information (copy on file) and explained the code adoption.

Commissioner Howard asked for the updated code to which Mr. Forgey said he will provide. In reply to Commissioner Young, Tiny homes were discussed and noted that this can be added and adopted as well. Discussion continued regarding code requirements and meeting requirements with safety being priority; however, there is flexibility and a point system in place. Current use of International Building Code vs. IEBC code was explained, which applies to existing buildings.

- B. Public Administration/Finance
  - 1. National Park Service Underrepresented Communities Grant

AUGUST 6, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Lequrica Gaskins, Downtown Manager, discussed information (copy on file) and noted districts, tax credits, etc., and advised that the deadline to apply for the grant is this month with no mandatory match. Discussion included a survey/evaluation of historic areas, including the Harlem district and working with SWGA Regional Commission.

2. Purchases

Don McCook, Deputy Utility Operations Director, discussed information (copy on file) regarding litter pickup along Liberty Expressway.

- a. Litter Removal; LRL Ventures & Management, Albany, GA; Total annual exp. \$60,840

Joshua Williams, Procurement Manager, commented on LRA being a minority owned business and is the current vendor. Discussion continued regarding GDOT's care of the bypass with mowing and pick/up only three times a year; this subsidizes what GDOT does.

- b. Street Resurfacing List (Phase D)

Scott Tennison, Sales Tax Project Manager, discussed information regarding approving the street list (copy on file).

Discussion followed regarding the bid let in approximately 2 months with work starting around the first of the year, resurfacing the worse streets first, having a list of streets previously paved, current list, if the information can be stored on the website, GDOT increase LMIG and if this increases their payment with information provided and explained on LRA vs. LMIG and additional monies received. A brief update of alleys was provided. A list from 2017 was asked for to include the evaluation of 'very good vs very poor' conditions.

- c. Myrtle Road Alley Reconstruction; Zane Grace Construction, Leesburg, GA; Total exp. \$317,420.50

Mr. Tennison discussed the following information (copy on file) regarding the alley reconstruction and there were no questions/comments on this matter.

- d. Speed Table Construction II; Legacy C+C, LLC of Albany, GA; Total exp. \$153,427.65

Ken Breedlove, Traffic Engineering Manager, discussed information (copy on file) regarding speed tables for Wards 1,3 and 4.

Discussion included the start date being the end of October, Winterwood being first, collector street speed tables not advisable due to large trucks, slowing traffic and forcing drivers to side streets

AUGUST 6, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

- e. Traffic Signal Upgrades E. Broad and N. Broadway; NGT Group LLC, Alpharetta, GA; Total exp. \$388,462.63

Mr. Breedlove discussed the above information (copy on file) regarding the signal upgrades as noted.

Discussion included bids for the Oglethorpe bridge next month and signage/detour areas for trucks/traffic.

### **MEMBER COMMENTS**

Commissioner Howard asked Code Enforcement to look at apartments in E. Albany where cats are abundant, Flint Crossing and 2414 Briarwood regarding a burned unit. He mentioned that the property auction is today and asked for the process. Ms. Custer provided information from the Albany Herald regarding the auction of properties and costs, etc.

Commissioner Young thanked staff for assisting with the back-to-school event he sponsored.

Mayor Dorough mentioned having discussion of having junked cars towed to Putney with Mr. Brown advising that an update will be provided.

### **CITY MANAGER UPDATE**

Mr. Brown mentioned:

- Millage rates increase and public hearings
- Housing study cost \$34,780
- The awarded of a Hazard Mitigation Grant
- Operation clean sweep will be on Thursday
- The preliminary flood map with potential changes
- Government 101 starts next Monday
- Reminder of tour of the Budget Hotel after the meeting

**EXECUTIVE SESSION** (property acquisition, cyber security, personnel matter and potential litigation)

At 9:56 a.m., Commissioner Warbington moved to enter executive session to discuss a personnel matter, seconded by Commissioner Howard, the roll call vote unanimously carried as follows:

Ward 1	yes
Ward 2	absent
Ward 3	yes
Ward 4	yes
Ward 5	absent

AUGUST 6, 2024  
COMMITTEE OF THE WHOLE  
GOVERNMENT CENTER BUILDING  
ROOM. 100

Ward 6	yes
Mayor	yes

At 12:15 pm, Commissioner Howard motioned to exit executive session, seconded by Commissioner Young; the roll call motion unanimously carried as follows:

Ward I	yes
Ward 2	absent
Ward 3	yes
Ward 4	yes
Ward 5	absent
Ward 6	yes
Mayor	yes

At 12:16, the Mayor and Commissioners returned to open session. Mayor Dorrough mentioned the items that were discussed in executive session and advised that no action was taken.

There being no further business, the meeting adjourned at 12:17 p.m.

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SONJA TOLBERT  
CITY CLERK