

SEPTEMBER 3, 2024
COMMITTEE OF THE WHOLE
GOVERNMENT CENTER BUILDING
ROOM. 100

PRESENT: Mayor Bo Dorough
City Commissioners: Jon Howard, Vilnis Gaines, Chad Warbington,
Demetrius Young (*left mtg. and was on zoom*)
Interim City Mgr. Derrick Brown
City Attorney: Michael Custer

Mayor Dorough called the meeting to order at 8:34 a.m., followed by attendance roll call.

AGENDA ADOPTION

Commissioner Howard moved to adopt the agenda as noted, seconded by Commissioner Gaines, the roll call vote unanimously carried.

COMMITTEE REPORTS

A. Planning/Engineering

1. Consider Adopting the Albany-Dougherty Resiliency Plan

Paul Forgey, Planning Director, discussed information (copy on file) regarding the adoption of the Resiliency Plan and provided a background due to disasters, with funds made available to the City and County to assist those affected. He explained the \$1.9 million CDBGDR grant, which the City applied for to create a resiliency plan and referred to a community-wide inventory and having an online database that will help in evaluating all property to determine if there is any remaining storm damage. Regarding the Resiliency plan, he advised that it is not a requirement (nothing to adopt/enforce) and has not been done in Georgia. He explained how the city can be more resilient by reviewing how we have responded and how we can respond in the future, by outlining recommendations, i.e., strengthening building codes or adopting new codes. He stated that citizens and those in government were interviewed and videoed to assist with understanding the plan and noted page 5 regarding the 'plays'.

Chandler Duncan, owner/CEO of Metro Analytics, used a power point (copy on file) to explain the plan, which has actions associated with the 'plays', i.e., online story maps. He discussed what is in the plan, which is a history of high water and strong winds and what was learned during disasters (a disconnect between citizens and agencies as well as a big gap between local community response and official agency response). He mentioned social equity, looking at archives and walking in areas to see the impact on the community. Pictures were shown regarding disastrous events in Albany/Dougherty County from 1940 to the present including the ecosystem, resources that are available, land use maps, parcel surveys, older structures, infrastructure, cascading effects of Highway 19 vulnerability, transparency and capacity of

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buildings and the playbook with videos. He explained the playbooks: 1) building a community resiliency alliance, 2) providing resiliency communication, 3) prepare local infrastructure, 4) targeted resiliency initiatives and 5) investing in economic resiliency. *(Commissioner Young left the meeting at 8:51 am).*

In reply to Commissioner Howard, updating the plan was discussed, which will be done if changes are needed. Mr. Duncan mentioned having updates yearly or quarterly, if needed, and suggested having benchmarks.

Commissioner Warbington asked if the public could review, with it noted that a link is provided online, including videos. Mr. Forgey stated that this is a draft and once the Commissioners are familiar, it will go live on the website. Commissioner Warbington referred to the \$1.9 million asked the balance with Mr. Forgey explaining that he does not know at this time, adding that the City expects an extension however, there has not been any word on the grant and whether monies are left from the DCA Grant stating that he will have to ask.

Mayor Dorough asked the cost estimate associated with the plan/recommendations, with Mr. Duncan advising that there are no costs, however the infrastructure element would take additional cost within the capitol programming stage; however, funding sources are identified, but not a particular cost for each of the items, especially the infrastructure items. Mayor Dorough suggested hard copies of the plan be distributed to Commissioners for review. *(At 9:03 it was noted that Commissioner Young is on Zoom)*

Commissioner Howard mentioned having discussion with those surveying the area for the plan and questions/answers regarding areas on the south and east side of Albany.

Mr. Forgey commended Mr. Duncan for efforts in meeting citizens in the community from an equity standard, which enhances the plan and is specific to Albany/Dougherty County.

2. On Street Parking

Ken Breedlove, Traffic Engineer, and Rob Griffin, Interim Director of Engineering, were available to discussed information (copy on file) regarding the addition of parking wells on Carroll Street.

Mayor Dorough asked to see an illustration of the parking spaces, with Mr. Griffin noting the map on page 8. Mr. Breedlove explained parallel parking vs parking wells

B. Public Administration/Finance

1. Purchase: Substations #2 and #9 Equipment Upgrades; G&W Electric Co. Viper Switches; Total exp. - \$302,181.00.

Kendall Hodge, Utility Operations Director, provided a power point (copy on file) and discussed the scope/upgrade and aged/obsolete breakers, (before and after); key deviations, identified inadequate

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equipment mounting heights, which is part of a five-year substation infrastructure hardening plan, with a total estimated cost of \$1.9 million, with \$960,000 already spent.

In reply to Commissioner Howard, Mr. Hodge stated that specific locations of the substations can be provided. Discussion continued regarding ground elevation for substations, which is standard industry practice.

Commissioner Warbington mentioned tracking, with Mr. Hodge explaining having data to track outages with newer equipment providing real-time information for issues that arise and better data at Energy Control, to the level the cause of the outage is known. Discussion continued regarding not having good data on historical outages vs having the new equipment that will be in real-time immediately for diagnosing.

Mayor Dorough mentioned wells being inclusive and asked if wells and substation maps can be provided and discussed the year substations were constructed.

C. Other Matters

1. SFC Albany Stadium Assessment Presentation (was removed from the agenda)

MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA

Commissioner Howard mentioned:

- Operation clean sweep in Ward 1 on Thursday at 1 pm
- Citations for code enforcement to look at
- Radium Springs to Mock Road should be cut before Albany State's first game.

Mayor Dorough mentioned:

- Hillsman Park sign not replaced and looking at uniform signage for all parks
- Mr. Gregors' presentation mentioning that City employees are granted free admission to the RiverQuarium and Chehaw Park and questioned the legality of that policy, suggesting that an explanation and a revisit is needed
- Update on Broad Ave. Sidewalk, with a request for a map of what we have, need and what has been completed
- Pheobe's Living and Learning Center Grand Opening last week and the need to upgrade Tift Park to enhance the neighborhood as well as having a recreational outlet for residents.

Mr. Brown mentioned a master plan draft for Tift Park having pickle park/tennis courts with Mayor Dorough stating that this should be discussed in a meeting, adding that the tennis courts are currently in disrepair. Discussion continued regarding the Armory building that the City does not currently own,

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having a walking track, with Mr. Brown stating that recommendations will be brought back for consideration.

CITY MANAGER UPDATE

Mr. Brown mentioned the Chamber contacting him and asking for legislative priorities relating to policy, positions and funding requests for discussion. He said he will research and provide information from what was submitted last year.

Commissioner Howard asked Chief Persley about time-share homes being rented out and if there are updates. Chief Persley stated that he and the City Attorney are in discussions and explained the issue of short-term rentals, Air B&Bs, with people taking situations further than allowed, which is different from having events in residences. He asked to research to address challenges and suggested looking at various housing ordinances.

EXECUTIVE SESSION (personnel and real estate matters)

At 9:33 a.m., Commissioner Howard moved to enter executive session to discuss matters as noted, seconded by Commissioner Warbington, the roll call unanimously carried as follows:

Ward I	yes
Ward II	absent
Ward III	yes
Ward IV	yes
Ward V	absent
Ward VI	absent (on zoom call)
Mayor	yes

10:11 a.m., Commissioner Howard moved to exit executive session, seconded by Commissioner Warbington, the roll call vote unanimously carried as follows:

Ward I	yes
Ward II	absent
Ward III	yes
Ward IV	yes
Ward V	absent
Ward VI	absent (on zoom call)
Mayor	yes

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At 10:12 a.m., Mayor Dorough reconvened the meeting, announcing that the City Commission discussed a real estate matter and personnel issue in executive session with no action taken, and adjourned the meeting.

SONJA TOLBERT
CITY CLERK

DRAFT