

OCTOBER 1, 2024
COMMITTEE OF THE WHOLE
GOVERNMENT CENTER BUILDING
ROOM. 100

PRESENT: Mayor Bo Dorough
Mayor Pro Tem Bob Langstaff, Jr.
City Commissioners: Jon Howard, Vilnis Gaines, Chad Warbington, and
Demetrius Young
City Manager: Terrell Jacobs
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, seconded by Commissioner Young, the roll call vote unanimously carried.

REPORT OF THE CITY CLERK

- Fall 2024 Commission Retreat Agenda

Mr. Jacobs mentioned: 207 Pine, Paul Eames, Tift Park update, debt capacity/financial options/analysis to include all capital projects and aspects of an M&O impact (programing and other impacts to the budget) with recommendations forthcoming. Priorities moving forward were also discussed re: .5% Sales Tax (looking at Augusta), public safety (retaining/recruiting and other approaches), recreation benchmarks, i.e. services and whether they are effective in looking at other communities.

Commissioner Young asked to discuss Harlem street improvements mentioning discussion with Mr. Forgey and Ms. Gaskins regarding renaissance project improvements.

Mayor Dorough advised that money is set aside for streetscape improvements for downtown and asked to identify funding sources to reallocate.

Commissioner Howard asked to establish a minority procurement office.

Commissioner Gaines asked for a report on dilapidated houses and suggested speeding up the process, with Mayor Dorough asking to identify statistics.

Commissioner Warbington agreed with Commissioner Gaines' comments regarding Code Enforcement and asked for the overall SPLOST/TSPLOST update to include categories so that decisions can be decided regarding allocations of funds and clear goals/objectives for the new City Manager.

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Mayor Pro Tem Langstaff suggested addressing staffing issues (APD), CSO officers and the possible need for another management position, comprehensive report on FLOCK cameras which shows such info as outstanding warrants and stolen cars. He asked to see, city wide, how they are being identified (car thieves, outstanding warrants) and to ascertain how many the City have the resources to intercept. He discussed using CSO officers to assist with the cameras inhouse and helping with dispatch and asked when problems are being identified by the FLOCK cameras, does the City have the manpower to address what the cameras are identifying. He mentioned updating the strategic plan and suggested scheduling a separate strategic planning retreat to address it.

Mayor Dorough suggested that rather than recreation benchmarks, have recreation next steps and mentioned Tennis Center discussions to include looking at placing the Tennis Center at ASU West, but if that is not going to happen, the City needs to look at other sites, stating that Tift Park is the next step.

Commissioner Warbington asked to have the final agenda at the next work session; Mayor Pro Tem Langstaff mentioned having overall recreation discussion to discuss benchmarks and suggested having a list if there are too many items on the upcoming retreat.

COMMITTEE REPORTS

1. Planning/Engineering:
 - a. Tiny Home Building Code Amendment

Paul Forgey, Planning Director, used a power point presentation (copy on file) regarding the request to amend City's Building Code to include an amendment to make the construction of tiny homes easier. He reviewed the project overview, and defined tiny homes, which are under 400 sq. ft., with varying types of construction. Additionally, he explained the general development process, with no minimum sq. ft. required at this time within the city of Albany and provided photos of tiny homes including recreational vehicles which are allowed in specific areas and are 400 sq. ft. or less. Manufactured/modular homes and site-built tiny homes were discussed which are allowed within the Albany area as variances are considered to make it easier to build and design; limitations and costs of tiny homes were discussed, which is not necessarily affordable housing. He explained that the code amendment, specifically appendix Q, allows flexibility in design and applies to dwellings 400 sq. ft. or less and commented on the criteria for lofts, stating that it reduces the required ceiling heights of lofts.

In reply to Commissioner Warbington, Mr. Forgey explained that people are mainly exploring the idea of tiny homes and waiting to see what the limitations are. He mentioned various other discussions, which he is trying to promote, regarding tiny home developments near the hospital and close to downtown. Current zoning was discussed regarding category, with Mr. Forgey stating that R-1 would allow for one, and not the development of multiple homes, which would fall within C-R, C-5 designation. He stated

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that his recommendation is to adopt appendix Q as provided and said he will provide additional information.

In reply to Mayor Pro Tem Langstaff, Mr. Forgey stated that appendix Q applies to state building codes with this being an additional code which can be applied to modular homes, however, not to manufactured homes or recreational vehicles. Discussion continued regarding what is currently allowed y, what can/cannot be prohibited, , listing of any cities that have adopted the proposed code appendix, with it noted that this has been on the radar and some Commissioners have requested information regarding tiny homes. Reduction of property home values was discussed, including an overlay to allow only in certain areas, with Mr. Forgey stating that this is a legal matter regarding limiting minimum sq. ft. requirements of homes.

Commissioner Young commented on the adoption of the building code and having discussion to include tiny homes and questioned what is prohibited to adopting section Q. Mr. Forgey explained the pros and cons of making it easier and meeting code requirements with a con being it would not make much of a difference as it will more than likely be tiny homes and, i.e., in-law suites can be in back yards. Not being classified as affordable housing, Commissioner Young asked the ballpark amount to build a stick-built tiny home, with Mr. Forgey stating approximately \$125,000 or less. Discussion continued regarding not having tiny homes in all neighborhoods, if appendix Q is not adopted and resulting consequences.

2. Public Administration/Finance:

a. TSPLOST Funding re: Traffic Signals

Ken Breedlove, Traffic Engineering Director, discussed information (copy on file) regarding construction of traffic signals in downtown Albany.

Robert Griffin, Interim Engineering Director, provided additional information, including funding and being a part of DARTS.

Commissioner Warbington mentioned that the intersections will have black poles and will be upgraded, with Mr. Breedlove providing additional information regarding the design, wheelchair ramps and sidewalk modifications.

Commissioner Langstaff agreed with the recommendation and mentioned that the new lights will survive storms, including hurricanes. He mentioned the con regarding potential technology being outdated, with Mr. Breedlove explaining that there is no specific issue, adding that as traffic signals become more complex, more upgrades will be required. He mentioned the benefit of being tied into one of GDOT's system, which enables being looking at all traffic signals in the city, as well as all traffic signals in

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District 4 allowing the City to see problems in cities to the east of Albany. Mayor Pro Tem Langstaff asked if he sees upgrading technology as a con or it is outweighed by the pros. Mr. Breedlove replied that it requires additional training, and can swing either way, with both agreeing that there is no risk involved with this.

- b. Palo Alto Firewalls; Network Technology Solutions, LLC; Thomasville, GA ; Total exp. - \$106,349.72

Using a power point presentation, John Dawson, CIO, discussed information (copy on file) providing the project overview (background and recommendation), benefits to the City (blocks malicious software) additional licenses, budget overview/funding sources/budget allocation and expenditure. He advised that the vendor selection was a direct bid; therefore, a second competing bid was necessary and was \$40,000 more and asked for approval.

Joshua Williams Procurement Manager advised that this is a state contract.

In reply to Commissioner Young, Mr. Dawson discussed improvements that this will provide protection to the City, bringing forward anti-virus software to be purchased and having a comprehensive plan regarding cyber security. Discussion continued regarding the bidding process with only one quote received, with Mr. Dawson explaining that the city has been using this program since 2016 and staff is familiar with their processes. He said another vendor could recommend another system, but technologies are not necessarily compatible and would require training. Mr. Jacobs discussed state contracts, which are typically used for items of this nature. Mr. Dawson commented on the \$36,000 that is budgeted yearly and now we are paying less by taking advantage of a three-year contract as well as getting more licenses and capability.

PRESENTATION ON MUNICIPAL COURT (impromptu discussion)

Mr. Jacobs commented on an Albany Works Grant that was received (\$900,000, with 20% match) and being in the third year of the program. Judge Weaver stated that they are present to discuss in executive session matter. Mayor Dorough stated that this will be at a later date.

MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA

Commissioner Howard asked Mr. Jacobs to provide an update on mental illness in Albany on the next agenda. Mayor Dorough mentioned the number of people served by ASPIRE, and statics. Mr. Jacobs mentioned a presentation by the City of Carrollton that has opportunities to mitigate challenges of those with mental developmental issues. Discussion continued regarding the Co-response Team, which has had good results.

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Commissioner Howard mentioned that on Sunday, behind Creekside Lodge, he saw between 25 and 50 children playing in the parking lot, which seems almost inhumane that they are subject to such conditions.

Commissioner Gaines commended those preparing for the hurricane, including AFD Chief Scott and other departments. He also mentioned cleaning up the burned Family Dollar, which is an eyesore.

Commissioner Warbington mentioned the Municipal Court report that was circulated and asked to add Municipal Court's location to the retreat agenda.

Mayor Dorough also thanked Chief Scott and other departments that assisted with hurricane preparations. He asked that information to the public on what the City is doing to assist other areas affected by the hurricane to be available to them. Mr. Jacobs provided information on locations that the City has sent to assist with cleanup, providing food, etc. He also mentioned amending the alcohol ordinance regarding proximity.

CITY MANAGER'S REPORT

Mr. Jacobs discussed legislative priorities as provided by the Chamber's Government Affairs Committee:

- 1) Albany/Sasser Recreation Trail construction (\$15.0 million)
- 2) Broad Ave sidewalks (\$6.0 million)
- 3) Albany Museum of Art relocation (\$5.0 million). He stated that unless there are others, this is the consensus of priorities.

It was noted that Commissioners will email any additional information to the City Manager by the close of business on Tuesday and that the priorities were the same as those submitted to the Chamber and being better prepared when meeting with the state delegation. Discussion continued regarding this item being on the next work session for discussion.

Mr. Jacobs thanked Mr. Brown for the yeoman's job he did as Interim City Manager, including the smooth transition and continued assistance that he provides.

Hearing no further discussion, the meeting adjourned at 9:48 a.m.

SONJA TOLBERT
CITY CLERK