

OCTOBER 22, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 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 6:01 p.m. and advised that the invocation is being given by Pastor Solomon Loud, Jr., New Beginnings Missionary Baptist Church, which was followed by the Pledge of Allegiance.

PRESENTATION (Government 101 graduates)

Mr. Jacobs recognized the following participants graduating in the recent Government 101 Class:

Michael Burns	Gail Evans
Cecil Fordham	Karen Fordham
Masheka Fordham	Courtland Helm
Larry Harris	Lisa Jones
Valeriasha Kendrick	Alecia Knox
Tangela Mallard	Cody Mills
Jessica Newby	Geneva Thomas
Zoye Thomas	Steve Traybill
Michelle Trice	Shenice Trice
Dr. W. Wiley	

Following the presentations, the Mayor and Board of Commission congratulated and thanked the participants for attending the Government 101 Class.

APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING

Commissioner Howard moved to approve the minutes as presented, seconded by Commissioner Warbington, the roll call vote unanimously carried.

OBJECTION TO CONSENT AGENDA ITEMS

There were no objections to the consent agenda.

CONSENT AGENDA ADOPTION

Commissioner Howard moved to approve the consent agenda, seconded by Commissioner Gaines, the roll call vote unanimously carried.

A. Resolutions:  
A RESOLUTION NO. 24-R203

Approving TSPLOST I Funds for construction of Traffic Signals

A RESOLUTION NO. 24-R204

Approving list of alleys for alley reconstruction; Authorizing use of TSPLOST I Funds

A RESOLUTION NO. 24-205

Authorizing Intergovernmental Support Agreements between the City of Albany, GA and the Marine Corps Logistics Base, Albany, GA for Utility Services and Waste Management Services

A RESOLUTION NO. 24-R206

Authorizing submission of Grant Application to the Federal Aviation Administration and the GA Dept. of Transportation for grants to rehabilitate Taxiways and Commercial and Cargo Ramp Construction

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Services at the SWGA Regional Airport; should the grant be awarded to the City; such grant is accepted

- B. Purchases
  - a. Airport Runway Painting & Rubber Removal; Hi-Lite Airfield Services, Watertown, NY; Total exp. \$91,361.50
  - b. Airport Standby Generator; MetroPower Inc., Albany, GA; Total exp. \$119,632.00
  - c. Distribution Circuit Automation with GW Viper Switches; G&W Electric Co.; Total exp. \$824,130.00
  - d. Well No. 33 Rehabilitation; Woodrow Sapp Well Drilling, Inc.; Brunswick, GA; Total exp. \$417,475.00
  - e. Well 34 Rehabilitation; Donald Smith Company, Inc.; Headland AL; Total exp. \$392,662.00
  - f. Palo Alto Firewalls; Network Technology Solutions, LLC; Thomasville, GA; Total exp. \$106,349.72

AGENDA ADOPTION

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

GENERAL BUSINESS ITEMS

Jeff Hughes, Sewer Maintenance Engineer, briefly discussed the following purchase.

- A. Purchases
  - a. Additional Engineering Services Related to JSWPCP; Upgrades (Projects 2 and 3); Amendment 10 – Ardurra Group, Inc. - \$518,000.00

Commissioner Howard asked that Mr. Hughes clarify that this purchase was bid twice with no bidders being recommended. Mr. Hughes explained issues 1) bidder decided to bid on projects closer to home (Atlanta) 2) one, maybe two, contractors discovered that the project was bigger than they could manage. The decision was made to break up the project to hopefully get more bidders.

Commissioner Gaines asked if the funds were pulled from another project, Mr. Hughes agreed, stating that the Corps of Engineers is doing approximately half of that work from a separate pot of money. Robert Griffin, Asst. Director of Engineering, added that the Corps is moving forward with their preliminary design and should have something out by the first of next year.

Commissioner Warbington moved to approve the additional engineering services related to Joshua Street Wastewater Treatment Plant, seconded by Mayor Pro Tem Langstaff; the motion unanimously carried.

ORDINANCES

Planning Director, Paul Forgey briefly discussed the following zoning matter.

Commissioner Warbington introduced

AN ORDINANCE NO. 24-123

Amending the Zoning Ordinance and map of the City of Albany so as to change the status of the property located at 504 W 2<sup>nd</sup> Ave. and 517 W. 1<sup>st</sup> Ave. from C-2 (General Mixed-Used Business District) and C-5 (Office-Institutional-Residential District to C-R (Community Residential Multiple-Dwelling District)

OCTOBER 22, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Commissioner Warbington then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Mayor Pro Tem Langstaff; the motion unanimously carried.

Mr. Forgey discussed the following matter regarding tiny homes, with the action making it easier to build tiny homes (400 sq. feet or less) through allowances that were included in the code.

Commissioner Warbington suggested that a developer did not request this action, but was requested by the Commission; Mr. Forgey agreed, adding that he has had inquiries from developers, but not specifically to change the code. He explained that this is not a case-by-case basis, there must be a rule in place to allow requests. He added that tiny homes are already allowed in Albany, but until the code has been amended, builders cannot use the allowances.

Commissioner Young introduced

AN ORDINANCE NO. 24-124

Amending Sec. 14-1 of the City Code so as to add the International Residential Code, Appendix Q, Tiny Homes

Commissioner Young then offered the ordinance and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Gaines.

Mayor Pro Tem Langstaff stated that he had asked: 1) what other jurisdictions have adopted the amendment 2) minimum home sizes. According to DCA there are no other jurisdictions have adopted it, which concerns him. This amendment merely makes it easier and is less restrictive, which is also a concern due to neighborhoods with homes 1500 sq. feet and up, complaining about tiny home being allowed. He asked about overlays (minimum size restrictions on homes) even if covenants have expired with some Georgia cities/counties having a minimum size restriction. City Attorney, Michael Custer, agreed it will take more research, she thinks that there is already litigation concerning setting minimum house sizes.

Commissioner Young stated that he is probably the only one who asked for this, explaining that younger people want to achieve homeownership, but with economic conditions as they are, they are mostly priced-out. Tiny homes provide an option for those who want to own, not rent.

Hearing no further discussion the roll call vote ended in a tie vote, with the motion failing.

RESOLUTIONS

Mr. Jacobs recognized Downtown Manager, Lequrica Gaskins; Facilities Director, Don Grey; and Facilities Maintenance Superintendent Tripp Swilley, who were on hand to answer questions regarding the Albany Herald Building. He stated that at issue is the lack of a breakdown in the cost of each one of the properties, which has now been submitted. Since up to \$1.0 million of ARPA funds have been allocated to stabilize the Herald, an RFP will be discussed this weekend, in which there has been 41 individuals expressing interest. Another concern is this being in a historical district, a key point is that we retain the integrity of all the buildings, which the capital stack of individuals who make proposals depend on. The recommendation is to look at the Herald and deal with the roof, mitigation of environmental issues and water-tight the building. Then we will look at the other parcels and what is proposed for them going forward. The contractor has granted an extension on the timeframe if needed, up to December 13; he reviewed the cost estimates (copy on file).

Commissioner Warbington referred to an email Mayor Pro Tem Langstaff forwarded from Brian LeBri, who advised that the City should not demolish anything. The RFP should state that the footprint stays as it is, with this this action basically stabilizing the building, saving it and keeping it from degrading further.

Ms. Gaskins mentioned the two auxiliary buildings that abut the Herald Building, stating that if the City is successful in getting the downtown central business district on the National Register, and it appears that we will, those two become a carrot also, as they can take advantage of historical tax credits.

OCTOBER 22, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Commissioner Howard discussed designating the building to become Municipal Court. Mr. Jacobs advised that a temporary and permanent home for Municipal Court is being sought, and something may have already been identified. He added that the ‘highest and best use’ is considered when making decisions about these buildings. Commissioner Howard countered that individuals with money are not interested in coming downtown.

Commissioner Warbington asked if we meet Monday/Tuesday with the gentleman from Massachusetts, Ms. Gaskins agreed. Commissioner Warbington stated that people with money to invest are very interested in downtown.

Mayor Dorough complained that coming to the City at the 11<sup>th</sup> hour is no way to run a railroad. His concern is what are Alternative 2,3 and 5, which have not been presented to this Board. Mr. Jacobs explained that they are the buildings on Pine. Mayor Dorough stated that the option being presented is segregating the Herald Building from the other two parcels; Mr. Jacobs agreed. Mayor Dorough added that everything will be done that was discussed about the Herald building. He stated that staff recommended postponing a decision on the two Pine Avenue parcels until other options have been evaluated. Mr. Jacobs advised that LRA has agreed to break out the cost and hopefully, hold the cost.

A brief discussion ensued regarding this item needing a resolution vs. an ordinance, with Ms. Custer explaining that action amending the budget requires an ordinance.

Commissioner Warbington moved to adopt the following resolution, adding that he is including all of the \$2.4 million work discussed at the work session, for the downtown revitalization master plan; the motion died for lack of a second.

A RESOLUTION NO.

Authorizing the use of SPLOST VIII Funds for building stabilization at the Albany Herald Building

Commissioner Gaines moved to do just the Herald building, seconded by Commissioner Young. Mayor Dorough explained that this basically adopts staff’s recommendation to proceed with the roof and remediation of the other alternatives, 1 and 4, as listed on the handout.

Mayor Pro Tem Langstaff agreed that it needs to be an ordinance and follow the format.

Commissioner Young introduced

AN ORDINANCE NO.

Authorizing the use of SPLOST VIII funds for building stabilization at the Albany Herald Building

Commissioner Young then offered the motion and asked for unanimous consent to dispense with the second reading and asked for its adoption, seconded by Commissioner Gaines.

Mayor Pro Tem Langstaff referred to Mr. Jacobs comment, adding that it’s a gamble, with the question being ‘do you go ahead and fix it now and hope it pleases the developer or use the \$700,000 as an incentive for the developer’, stating that he sees no reason to rush this.

Mayor Dorough noted that the City purchased these properties in 2016, and if they were privately owned, the Inspection Department would have issued them a citation; the City has been derelict in its duty to maintain these properties.

Commissioner Gaines moved to postpone, seconded by Commissioner Gaines; the motion passed 5-1 with Commissioner Warbington voting no.

Mayor Dorough noted that the Albany Museum of Art is a conditional item. Mr. Jacobs explained that regarding any SPLOST funds the City invests to a third party, there must be some type of relationship with the party, or the City must own the property to some degree. To prevent breaching Gratuity Laws, time is needed to work through the details.

OCTOBER 22, 2024  
REGULAR MEETING  
BOARD OF CITY COMMISSIONERS  
GOVT. CENTER – RM 100

Mayor Pro Tem Langstaff moved to postpone the following resolution, seconded by Commissioner Young; the motion unanimously carried.

A RESOLUTION NO.

Authorizing the use of SPLOST VIII Funds for the Albany Museum of Arts

Regarding the following resolution, Recreation Deputy Director, Breanna Nixon, stated that the recommendation is to approve applying for the Land & Water Conservation Grant in the amount of \$250,000.00, with a dollar-for-dollar match for a total projected cost of \$500,000. This grant will maximize the outdoor recreational amenities and supplement the financial commitment the City has received from the State grant. She advised that the pre-application deadline is October 31 and requested \$250,000 grant funds to support outdoor recreation amenities for Bill Miller and Kalmon Malone Park project.

Commissioner Warbington asked if TSPLOST multi-purpose trail funding can be used for this. Mr. Jacobs agreed. Mayor Pro Tem Langstaff suggested determining from where the funds come at a later date; Commissioner Warbington agreed.

Commissioner Howard moved to adopt the following resolution, seconded by Commissioner Gaines; the motion unanimously carried.

A RESOLUTION NO. 24-207

Authorizing submission of grant application to the State of Georgia, Department of Natural Resources for the Land & Water Conservation Fund Grant for the Outdoor Recreation Project at Bill Miller Community Center and Kalmon Malone Park

MEMBER COMMENTS/ITEMS FOR FUTURE AGENDA

Commissioner Young thanked the citizens for getting out to vote, there was a record number of voters turning out this weekend.

Mayor Dorough expressed appreciation to the Government 101 graduates. He stated that he received an email from a Marine regarding Toys for Tots and urged support to help improve this drive and the Marines stationed here.

Mr. Jacobs announced that there are approximately 15 presentations to be given at the Retreat this weekend, which convenes at 8:30 a.m. Saturday morning and wrap-up will be Sunday.

There being no further discussion, the meeting adjourned at 7:20 p.m.

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MAYOR

ATTEST:

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CITY CLERK