

REGULAR MEETING – CAIRO MAYOR & COUNCIL – DECEMBER 10, 2018

The December 10, 2018 Regular Meeting was called to order at 6:00 p.m. in the Council Room at 101-B North Broad Street by Mayor Booker T. Gainor. Present were Mayor Pro tem Robert L. Gwaltney and Council Members Demario J. Byrden, Jerry L. Cox, James H. Douglas, and Lannis Thornton. Staff Members present were City Manager Chris Addleton, City Attorney Thomas L. Lehman, and City Clerk Carolyn Lee. Also in attendance were Cairo Messenger Editor, Randy Wind, and Times Enterprise Reporter, Erik Yabor.

INVOCATION: The Invocation was given by Councilman Byrden.

APPROVAL OF AGENDA: Motion to approve the agenda was made by Councilman Thornton, seconded by Councilman Gwaltney, and approved unanimously by all Council Members.

APPROVAL OF MINUTES: Motion to approve the minutes, with a correction to reflect that Councilman Byrden was not present at the November 26th meeting, was made by Councilman Gwaltney, seconded by Councilman Byrden, and approved unanimously by all Council Members.

DELEGATIONS:

SPECIAL EVENTS:

OLD BUSINESS:

NEW BUSINESS:

Construction Management Firm Proposals and Agreement for the Cairo Police Department Project. City Manager Addleton reported that a Construction Management Selection Committee had met and evaluated proposals from four companies, Allstate Construction of Tallahassee, Cauthan Construction of Valdosta, JCI Construction of Moultrie, and PDC Construction of Bainbridge. The evaluation score card summary showed that the highest score went to PDC Construction; and the Committee had met with the owner, Doug Young, after which they recommended to award the proposal to PDC Construction. Attorney Lehman had reviewed the agreement which was a standard form construction contract. Councilman Douglas had some comments on the agreement which included the need to be certain that monthly progress reports were submitted by the contractor; and, if accepted, the pre-construction phase services would be part of the fee. It was noted that the construction manager's fee would be 12% of the cost of the work; and change orders at 12%, not to exceed 15%. Non-reimbursable costs were discussed, as well as dispute resolution with unbinding arbitration, and a retainage of 10%. Councilman Cox advised that he had worked with the company before and was satisfied with the contract. He made motion to award the construction management proposal to PDC Construction and enter into the agreement with them. Motion was seconded by Councilman Douglas and unanimously approved by all Council Members.

Alcohol Ordinance Update. City Clerk Lee had made the requested and approved changes to the proposed ordinance that were discussed at a previous meeting. One addition had been to allow and set a fee for hair/nail salons and art studios to serve alcohol. It was discussed to allow those type businesses to acquire alcohol to serve complimentary to their customers, but not to sell the alcohol. Some other changes to the ordinance were also discussed and will be made and brought back to the next meeting.

2019 Lease Agreement between the City of Cairo and Grayson Hall for Airport Land. After review, motion was made by Councilman Douglas to approve the renewal agreement. Motion was seconded by Councilman Thornton and approved unanimously by all Council Members.

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Calendar for City Council Meetings in 2019. After review, motion was made by Councilman Thornton to approve the calendar. Motion was seconded by Councilman Cox and approved unanimously by all Council Members.

Gas Authority Bond Validation. Atty. Lehman advised that the Petition was for validation of financing or refinancing by the Gas Authority (Portfolio IV Project Bonds). After review, motion to approve and authorize the Mayor to execute documents was made by Councilman Douglas. Motion was seconded by Councilman Thornton and approved unanimously by all Council Members.

OTHER BUSINESS:

Reports:

Financial Reports for July 2018 and August 2018. The reports were reviewed by the Finance Committee, with Councilman Douglas reporting that there were some changes on the July report that would be cleared in August by journal entry. He made motion to approve both reports, Councilman Gwaltney seconded the motion, and it was approved unanimously by all Council Members.

Departmental Reports for November 2018. Regarding the Building Nuisance Abatement Report, Councilman Douglas asked that older items from the early part of the year be followed up on. Discussion was held on whether piles of household items by the street would fall under the nuisance abatement code section. Mayor Gainor advised that he had talked with Mr. Taylor regarding those kind of items not being picked up and the reasons why, adding that there was accountability on Mr. Taylor's part as well as the City, who needed to better inform citizens on how to dispose of trash/garbage.

Reports from City Manager.

- Presented a color-coded utility bill that was now being used, with Mayor Gainor pointing out that the penalty/cut-off information should be changed on the form. City Manager Addleton was to look at the wording.
- A pre-construction meeting on the MacIvor Water Plant Rehab Project was set for Dec. 18th at 2:00 p.m.
- Advised that the acquisition of an excavator for the Landfill would be discussed in January.

Reports from Mayor and Council:

- Councilman Byrden asked what progress was being made by the Archway students on the Southern Terrace Project. He reported that the sidewalk along S. Broad past 4th Ave. was in bad condition, and a streetlight was needed along that area between 4th and 7th Avenues. He also reported that the trash truck was not getting all of the debris in piles that they were picking up.
- Councilman Douglas reported that cable wires were still down near 23rd St. and Pineacre Dr.
- Councilman Thornton expressed that he was glad to have City Manager Addleton back at work.
- Councilman Cox reported a streetlight not working properly in front of First National Bank on N. Broad Street.
- Mayor Gainor commended the planners on the recently-held City luncheon.

EXECUTIVE SESSION:

At 6:55 p.m., motion was made by Councilman Douglas to enter into Executive Session (to discuss or vote to authorize negotiations to purchase, dispose of or lease property, or to enter into a

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contract to purchase, dispose of or lease property subject to approval in a subsequent public vote; (O.C.G.A. § 50-14-3(b)(1)).) Motion was seconded by Councilman Gwaltney and approved unanimously by all Council Members.

At 7:15 p.m., motion was made by Councilman Cox to close the Executive Session. Motion was seconded by Councilman Thornton and approved unanimously by all Council Members.

There was no action taken as a result of the Session.

ADJOURN: There being no further business, the meeting was adjourned.

APPROVED:

ATTEST:

BOOKER T. GAINOR, MAYOR

CAROLYN B. LEE, CITY CLERK