

REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 8, 2019

The April 8, 2019 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 Lannis Thornton, Council Members Demario J. Byrden, Jerry L. Cox, James H. Douglas, and Robert L. Gwaltney. Staff Members present were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, and Fire Chief Bill Schafer. Also in attendance was Cairo Messenger Editor, Randy Wind, and Times Enterprise Editor, Pat Donahue.

INVOCATION: The Invocation was given by Mayor Gainor.

APPROVAL OF AGENDA: Motion to approve the agenda was made by Councilman Thornton and seconded by Councilman Gwaltney. Councilman Douglas made motion to amend the agenda to add an item under Other Business to prepare a Request for Proposals for Auditing Services, seconded by Councilman Cox. The amended agenda was approved unanimously by all Council Members.

APPROVAL OF MINUTES: March 25, 2019 - Regular Meeting: Motion to approve the minutes was made by Councilman Gwaltney, seconded by Councilman Thornton, and approved unanimously by all Council Members.

DELEGATIONS:

Mr. Tom Brown - Jake Poller American Legion Post #122 – Cemetery Flagpole. Mr. Brown, 133 Oakdale Road, along with Mr. Jesse Hobby, representing Post 122 were present to request that the organization be allowed to erect 35' flag poles with flags and solar lighting at City cemeteries, initially at Greenwood/Crestview and the old Cairo cemeteries. They would be responsible for installation and maintenance, as well as lowering the flags when needed, and would be assisted by Woodmen of the World members. They handed out a sketch showing that the flag at Greenwood would be located at the arch fronting on Highway 84, adding that the one at old Cairo Cemetery would be placed in the round-about. Councilman Douglas asked if they only planned for one flag at Greenwood, reminding the veterans that Crestview Cemetery was located behind Greenwood. Mr. Hobby responded that the location along the highway was chosen for visibility from Highway 84 and the flags and poles were expensive. Mayor Gainor asked for confirmation that flags would be installed at Greenwood, old Cairo, and then at Crestview. After discussion, motion was made by Councilman Cox to approve the request to install the flagpoles which would be located at all City cemeteries. Motion was seconded by Councilman Douglas and approved unanimously by all Council Members.

Jimmy and Debbie Johnson – Concern about Live Burn Training. Mr. and Mrs. Johnson, 416 1st St., SE, advised that they had suffered damage from the hurricane and had their roof replaced last year and were now waiting to re-roof again as a result of the tornado. Mr. Johnson stated that his neighbor was letting the Fire Department burn his damaged home which was 33' from his house. They requested that the live burn training not be allowed as it was so close to their residence. They believed that helping one person could put another in jeopardy, adding that the Fire Chief could not guarantee that there would be no damage to their house. Chief Schafer was present and explained part of the process that had to be done before a building could be burned. The property owner had gotten a demolition permit, removed asbestos from the house, and a permit from the State was required. He explained that conditions would have to be acceptable to disperse the smoke that would be created. They would also start the burn at the opposite end from the Johnson's lot and provide a water wall or curtain during the burn. Mr. Jerry Lloyd and Ms. Carrie Carpenter, residents at 80 4th Ave., SE, were also concerned about the burn and asked who was liable for damage that might occur, with Atty. Lehman stating that

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the City was insured, and the person who caused the damage would be responsible. Mr. Dale Harrison, 420 1st St., SE, owner of the destroyed house in question, was present and advised that it would probably cost him five to ten thousand dollars to have the structure removed versus having it burned (\$500). Council discussed, noting that there would still be some debris left from the burn, with Chief Schafer adding that his department would not be responsible for removing that. After discussion, Councilman Douglas suggested deferring the matter to the City Manager to see if it was in the best interest to burn the house. Motion was made by Councilman Gwaltney to table the matter, seconded by Councilman Thornton, and approved unanimously by all Council Members.

SPECIAL EVENTS:

Special Event Permit for Harry Anderson and Jevan McGhee - Cairo's 2nd Annual Community Summer Jam at Holder Park Baseball Field on June 15, 2019 from 1:00 p.m. to 7:00 p.m. - Harry Anderson, Applicant. Mr. McGhee, of Tallahassee, FL, was present and requested to be able to have the use of the restrooms and also power, if available, for the second annual Summer Jam. They were also planning to have a cleanup in the area on June 1st. After discussion, motion to approve the event was made by Councilman Byrden, seconded by Councilman Douglas, and approved unanimously by all Council Members.

Special Event Permit for Chamber of Commerce - Antique Car Parade, Street Dance, and Car Rally, May 10-11, 2019 - Trey Gainous, Applicant. Mr. Gainous was present and explained that they wished to close North Broad Street from 3rd Ave. down to 1st Ave. rather than South Broad for the dance, as car owners wished to be closer to their cars parked at the Cultural Center. The Zebulon would be open and parking would be available at the Courthouse. After discussion, motion to approve the event was made by Councilman Thornton, seconded by Councilman Gwaltney, and approved unanimously by all Council Members.

OLD BUSINESS:

NEW BUSINESS:

Police Department Construction Cost – Guaranteed Maximum Price (GMP). Architect Greg Smith and PDC Construction Manager Doug Young were present to discuss information on the project. Mr. Smith advised that the building would be 12,500 square feet with a secured main entrance and included training room, offices, holding area, evidence rooms, and a Sally port. Some unexpected site issues had been found with regard to placement of current electrical lines and storm water drainage, so an underground detention system had been added to the plan, and the building shifted to the right by thirty feet. The current retaining wall would be replaced and hurricane design parameters for the building were increased. The costs of the drainage system was discussed, with Mr. Smith advising that it would not create any problems downstream. The streetscape, to include pavers and lights, would extend down to Broad Street. A breakdown of costs was reviewed that indicated a guaranteed maximum price (GMP) of \$3,697,023 and included an \$80,000 contingency that would be returned to the City if not spent. Mr. Young explained that contractors currently have plenty of work to do due to the hurricane, so some bids were harder to get. The underground water detention system would cost an additional \$100,000 that was not expected. Councilman Cox inquired what happened that the groundwater problem was not discovered initially, with Mr. Smith responding that it was more of a surface water problem. He advised that the initial surveys did not show any storm drainage for that street; and at one time they thought they could just extend it downstream toward the railroad and replace the pipe. When they met on site with some of the people who had knowledge of the

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roadway, they realized that there was so much buried under the road that extending the pipe down to the railroad could not be done. He added that they did not have all that information when they started the project. He noted that he had since met with Raymond Stokes who had pot-holed the area and had agreed that the underground system was the best of the options. Mayor Gainor asked if the City was able to come up with the overage in costs, with City Manager Addleton advising that the 3.4 million from CNS proceeds would be used for the project. Councilman Douglas noted that there was only 3.154 million in the bank as of January 1, 2019. Councilman Byrden asked if City personnel could do the piping, with Mr. Young responding that the underground work was a little different from the work they did regularly. Mr. Young was asked what “Alternates effecting GMP x 12” on the cost sheet meant, with Mr. Young responding that there were no alternates at this point, and the contractor fee was \$396,110. It was also learned that the concrete and some structural materials would come from local vendors, as well as some from Albany. After discussion, motion to approve the GMP of \$3,697,023 for the project was made by Councilman Cox, seconded by Councilman Douglas, and approved unanimously by all Council Members.

SPLOST 2020 Project Workshop. City Manager Addleton advised that the DDA Planning Session, to which the Mayor and Council were invited, was scheduled for Tuesday, April 16th from 11:30 until 1:30, with tentative plans to be held at the Foundry. A SPLOST meeting to be held with the Grady County Commission and the City of Whigham had been set for April 22nd at 11:00 a.m. He added that a project list would need to be presented at the meeting and proposed that a Mayor and Council Workshop be scheduled for 1:30 on April 16th following the DDA Session. That date was not convenient for all Council Members, so Councilman Douglas suggested that City Manager Addleton expand on the Project List that he had already prepared and send it to the Mayor and Council so they could respond with comments. City Manager Addleton added that if a meeting was still needed, they could possibly still meet on the 16th.

OTHER BUSINESS:

Agenda Amendment: Motion was made by Councilman Douglas to have prepared a Request for Proposals (RFP) for auditing services for the 2019-2020 fiscal year, seconded by Councilman Cox, and approved unanimously by all Council Members.

Reports:

- 1. Departmental Reports for March 2019.** Councilman Douglas asked for more information on the status of a building report item, and Councilman Cox asked how the Landfill waiver fee for tornado victims was working. City Manager Addleton advised that demolition permits were being given to the Landfill, so that those that were eligible would have the waiver.
- 2. Financial Report for January 2019.** After review, motion to approve the report was made by Councilman Douglas, seconded by Councilman Byrden, and approved unanimously by all Council Members.
- 3. Reports from City Manager.**
 - Employee Drug Awareness and Sexual Harassment Training was to be held on Tuesday and Wednesday.
 - Handed out summary, timeline, and supporting documents regarding utility billing research to be reviewed and brought up at next meeting.

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4. Reports from Mayor and Council:

- Councilman Byrden asked for new basketball goals, nets, and line striping at Southern Terrace, learning that goals and nets had already been installed, and painting to cover graffiti had also been done.
- Mayor Gainor asked if the land along the railroad on the northeast side next to Southern Insurance belonged to the City, learning that the railroad right-of-way was 75' from the center of the tracts. He reported that grass was grown up around a dumpster and fire hydrant in front of Pickle Patch, and a light pole was leaning over. He requested that the sidewalks on North Broad be pressure-washed and grass removed from the concrete in front of the Board of Education before the Car Rally. He reported that the Cairo Quality of Life Committee had Easter festivities planned for Saturday, April 20th, from 4:00 to 7:00 p.m., with egg drops starting at 5:30. A sponsor would be announced next week.

ADJOURN: Motion was made by Councilman Douglas to adjourn the meeting, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

APPROVED:

ATTEST:

CAROLYN B. LEE, CITY CLERK

BOOKER T. GAINOR, MAYOR