

REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 11, 2019

The February 11, 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 Jerry L. Cox, James H. Douglas, and Robert L. Gwaltney. Councilman Demario J. Byrden was absent from the meeting. 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 Mayor Gainor along with a moment of silence in memory of former County Commissioner, T. D. David who recently passed away.

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

APPROVAL OF MINUTES: Motion to approve the minutes was made by Councilman Douglas, seconded by Councilman Cox, and approved unanimously by all Council Members present.

DELEGATIONS:

Dakota Daniel - Youth Council. Mr. Daniel presented comments regarding renaming the Council after the late Mr. T. D. David. Mayor Gainor stated that they would need to discuss the idea at the next Youth Council meeting, and it was a kind gesture.

Cindy Williams, President of Local NAACP, 266 Mason Lane, Thomasville, Ga. Ms. Williams stated that they had received a complaint regarding utility billing practices; and she and Mr. John Monds, who was also present, had met with City Manager Addleton to express concerns with utility billing late fees incurred by customers prior to the current ordinance being adopted last September. The ordinance was adopted to revise the wording to match the billing practice that was put in place in 1991 but never incorporated into the code of ordinances. Those same policy terms were indicated on the utility bills. She requested that the Council address the fees incurred prior to the new ordinance in fairness and to make amends in the matter.

SPECIAL EVENTS:

OLD BUSINESS:

NEW BUSINESS:

Adoption of the Alcohol Ordinance. The ordinance had been discussed at previous meetings and was introduced at the last meeting. Motion to adopt the ordinance was made by Councilman Douglas, seconded by Councilman Thornton, and approved unanimously by all Council Members present.

Adoption of Ordinance to Amend Chapter 15 entitled “Offenses and Miscellaneous Provisions – Disorderly Conduct – Open Container Violation Exception”. The ordinance had been introduced at the previous meeting. Motion to adopt the ordinance was made by Councilman Douglas, seconded by Councilman Cox, and approved unanimously by all Council Members present.

REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 11, 2019

Resolution and Amendment No. 3 to Intergovernmental Participant Contract with Electric Cities of Georgia Pole Attachment Agreement. City Manager Addleton advised that, instead of allocating costs across all the subscriber members, ECG would bill the member city directly for permits, engineering, and make-ready estimates which was a fairer method. After discussion, motion to approve the resolution and amendment was made by Councilman Douglas, seconded by Councilman Gwaltney, and approved unanimously by all Council Members present.

Landfill Excavator Replacement. Replacement or repair of the equipment had been discussed at several meetings previously. Two bids were received on January 31st: **1.)** Yancey Cat for Catepillar 2019 Model 320 – net price \$123,500, and **2.)** Flint Equipment Co. for a John Deere 2019 Model 210G LC – net price \$117,750. It was recommended to accept the low bid for the John Deere, purchasing outright using the \$40,000 from the packer proceeds and the remaining \$77,750 from the Landfill Closure/Post Closure Fund. After discussion, motion to purchase the John Deere for \$77,750 plus the trade-in of \$40,000 was made by Councilman Thornton, seconded by Councilman Cox, and approved unanimously by all Council Members present.

Public Works Dump Truck Replacement. Two bids were received for a Peterbilt Dump Truck: **1.)** Performance Peterbilt – 2020 OX Dump Body - \$119,990, and **2.)** Larson Group Peterbilt – 2019 Hilbilt Dump Body - \$138,527. After discussion, motion to purchase the truck from Performance Peterbilt at \$119,990 was made by Councilman Douglas, seconded by Councilman Gwaltney, and approved unanimously by all Council Members present.

Resolution to Authorize the City Manager to Abate the Nuisance at 655 16th Street SW – Eugene Walker Estate - Deloris Dale, owner. After review, motion to approve the resolution to abate the nuisance was made by Councilman Thornton and seconded by Councilman Douglas. Councilman Cox asked if anything could be done to abate an abandoned, fire-damaged house that had been in that condition for 10 years. City Manager Addleton responded that it could not be abated if it was secure and boarded up. Atty. Lehman advised that the ordinance focuses on health and safety. Mayor Gainor added that he was aware of a mobile home that had not been secure for years, with City Manager Addleton requesting that he provide the address so that the Building Dept. could check into it. Councilman Cox asked if the ordinance could be changed in some way to address nuisances such as this. Atty. Lehman advised that Bldg. Official Hayes needed to require demolition or renovation when possible, adding that subdivision regulations or covenants could also be enforced by action from neighboring homeowners. He was to look at subdivision regulations. After discussion, motion was approved unanimously by all Council Members present.

OTHER BUSINESS:

Reports:

- 1.) Financial Reports for October and November 2018.** Councilman Douglas reported that there were still some inventory issues being worked out from last year, and made motion to approve the reports. Motion was seconded by Councilman Thornton and approved unanimously by all Council Members present.
- 2.) Departmental Reports for January 2019.** Reports were reviewed with Councilman Cox asking if the Police Dept. was fully-staffed now, and Councilman Douglas commenting on water loss. City Manager Addleton noted that part of the loss was

REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 11, 2019

probably due to the main break and flushing the lines, but that the discoloration had cleared up.

3.) Reports from City Manager.

- Reported that a meeting with EPD in Atlanta on Thursday had gone well. He had provided information to them that capping on the G&T cell would begin mid-to-late July. EPD will be starting five-year reviews on landfills in Ga. which will affect only the City's C&D cell.
- MacIvor Rehab Project – Contractor had received a Notice to Proceed, and the project should be completed by end of the year.
- Forest Lawn Cemetery Project should begin this week.
- Budget Workshop scheduled for Feb. 25th after the regular meeting.

4.) Reports from Mayor and Council:

- Councilman Douglas reported on a GMA meeting he had attended regarding DDAs. He recommended scheduling a workshop with the Mayor and Council and the DDA to learn more about the DDA and see what the Mayor and Council could do to help the organization during the budget planning. He also wanted to look at the blighted property ordinance recently passed by Moultrie and Colquitt County that was in conformance with State law.
- Mayor Gainor noted that the City had done the streetscape and changed the ordinances, but asked what more could be done to attract retail business to the downtown area. He commented on possibly creating a business district downtown where some service businesses could possibly be asked to move elsewhere to allow space for retail.
- Councilman Cox commented on his conversation with a former long-term Chamber of Commerce Director who no longer lives in Cairo but who recently rode through town and who had made the comment that it was hard to believe there were two large nurseries in this community, and there was dead grass in the downtown streetscape. He had not looked at it but noted that the streetscape was supposed to contain viable plants that were to be well-maintained. Councilman Douglas noted that all grass was dead right now.
- Councilman Thornton agreed that something needed to be done about blighted property and wanted to look at strengthening the ordinance.
- Councilman Cox also reported a debris hole at 1150 Sutton Mill Rd. City Manager Addleton advised that he had sent some pictures of holes to the contractor who said they were going to start filling holes. He also encouraged staff to respond to the late fee issues with utility bills. Referring to the house in the NW area that had burned over ten years ago, he asked about changing the City's ordinance to be able to do something more on blighted property.
- Mayor Gainor had reported earlier in the meeting on a blighted mobile home in the NE section that was not boarded up or secured.

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

APPROVED:

ATTEST:

CAROLYN B. LEE, CITY CLERK

BOOKER T. GAINOR, MAYOR