

REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 26, 2018

The February 26, 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, Jordan Barela.

INVOCATION: The Invocation was given by Councilman Byrden.

APPROVAL OF MINUTES:

Regular Meeting – February 12, 2018. Motion to approve the minutes as submitted was made by Councilman Douglas and seconded by Councilman Byrden. There was one change to be made under the item “Delegations” to add that the presentation given by Archway was made through video conferencing. The minutes, along with the addition, were approved unanimously by all Council Members.

DELEGATIONS:

SPECIAL EVENTS:

1. Cairo-Grady County Chamber of Commerce Antique Car Parade, with Street Dance to follow, on Broad Street on May 11, 2018 between 8:00 p.m. and 11:00 p.m.; and Car Rally on May 12, 2018 from 9:00 a.m. to 5:00 p.m. at Davis Park - Sara Heady, Applicant. Ms. Heady was present and advised that they wished to move the Street Dance back to downtown on South Broad Street this year. After review, motion to approve the events was made by Councilman Cox, seconded by Councilman Thornton, and unanimously approved by all Council Members.

2. Special Event Permit for Community Easter Jam 2K18, Holder Park, April 1, 2018 from 3:00 p.m. to 7:00 p.m. - Booker Gainor, Applicant. Mayor Gainor stated that this would be the fifth year for this event. After review, motion to approve the event was made by Councilman Douglas, seconded by Councilman Byrden, and unanimously approved by all Council Members.

OLD BUSINESS:

1. Action on the David Miller Appeal. Councilman Cox recused himself from this matter due to a conflict. After review of the zoning appeal presented by Mr. David Miller at the last meeting, Atty. Lehman had sent a letter with his finding to City Manager Addleton. Based on his research, he advised that the City could not require Clark Funeral Home to install screening or fencing, noting that the funeral home had owned the property since 1969 and operated there as part of the business. He believed that the C-1 zoning was the proper zone for the business, and it would have been established no later than 2001. Also, the operation of a funeral home may necessarily require location of vaults, caskets, and equipment on the property. He also advised that the funeral home and activities related to its operation were well established before the purchase of Mr. Miller’s property across the street in 2004. Councilman Douglas made motion to deny the appeal, and Councilman Thornton seconded the motion. Councilman Byrden stated that he had researched the “grandfather” provision, and that the ordinance did refer to “adjacent to or near,” so he was opposed the denial. After remarks, the motion to deny passed by a vote of

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three to one, with Council Members Douglas, Gwaltney, and Thornton voting in favor of denial and Councilman Byrden voting against.

De-Annexation Resolution to Oppose Senate Bills 262 and 263 and to Support Senate Bill 285. (Opposition to legislation to allow de-annexation of portions of existing municipalities to create new municipalities unless consented to by the governing body of the existing municipality or the voters of the existing municipality). After review, motion to approve the resolution was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members.

NEW BUSINESS:

Public Hearing – Conditional Use Request for a Church in a C-1 (Neighborhood Commercial District) at the location of 1216 Holder Avenue S. W.; identified on Tax Map C7, Parcel 63. Applicant, Friendship House of Prayer – Owner, Garrett V. Walden, Sr. Pastor Ruben Addison, Sr. of 375 Airport Road was present representing the church. He indicated that the building would be used as a temporary church until one could be rebuilt on their property and hoped that they could make a good impact on this area while they were there. Council Members questioned him about handicap requirements and parking. He said they had approximately twenty-five members and were planning to do what was needed in order to use the building. City Manager Addleton informed him that he would be able to rebuild the church on their property even though it was in the flood zone by building up the land just where the building would sit. Mrs. Wateasure Walden, wife of the owner of the property on Holder Ave., stated that they owned the property next door also and would allow parking there. She stated that she and her husband would be building the handicap restroom. Pastor Addison had stated at the Planning Commission meeting that they hoped to start rebuilding in two years. After comments, the hearing was closed.

Conditional Use Request for a Church in a C-1 (Neighborhood Commercial District) at the location of 1216 Holder Avenue S. W.; identified on Tax Map C7, Parcel 63. Applicant, Friendship House of Prayer – Owner, Garrett V. Walden, Sr. Review of the SWGRC evaluation showed a recommendation for approval of the conditional use request, along with a question of parking possibly being an issue; and the Cairo Planning Commission recommended denial of the permit due to some unanswered questions and lack of attendance at the meeting. Motion to approve the permit for conditional use was made by Councilman Byrden, seconded by Councilman Thornton, and unanimously approved by all Council Members.

Grady Archway Partnership Memorandum of Understanding. Betsy McGriff, Archway Professional, stated that the agreement would be effective July 1, 2018 and had already been signed by other members of the partnership. She also reminded the Council of the Community Wide Leadership Retreat to be held on Friday, April 13, 2018. Motion was made by Councilman Douglas to approve the Memorandum of Understanding, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

Annexation Petition Request. City Manager Addleton advised that property owners Thomas K. Leggett, Jr. and David L. Dumas had requested annexation into the city of their property described as County Tax Map Parcels C36-10 and a portion of C36-12 located on Highway 188. They were also the owners of Parcels C36-10.1 and C36-12.1 which were already incorporated into the City limits. The portion of C36-12 that would not be annexed into the city was a conservation easement as noted on the survey. The conservation easement ran along Little Tired Creek and was in the flood zone. The proposed use of the property was for low-to-

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moderate income housing. It was the consensus of the Council to start the process to consider annexation.

2018 Alcoholic Beverage Renewal Applications. After review, motion to approve the applications was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members.

OTHER BUSINESS:

Reports:

1.) Consider Financial Report for the Month of December 2017. Councilman Douglas advised that the Finance Committee had reviewed the report at their meeting and made motion to approve the December 2017 report. Motion was seconded by Councilman Byrden, and unanimously approved by all Council Members.

2.) Reports from City Manager Addleton:

- He had scheduled a meeting for Wednesday, March 7th with Greg Smith of Buckley & Associates and Police Chief Sandefur regarding preliminary plans for the Police Dept. building.
- Landfill Engineer Jim York had prepared a survey on garbage & trash cells that showed there was not as much remaining life as thought, one reason being that the north side of the Landfill was in the flood zone. City Manager Addleton advised that Grady County would have to plan to take their garbage to another landfill by April 1st. Taylor Waste had been contacted to start planning for that time also. The C&D area would last for a long time. Councilman Douglas asked to look at room for and cost for a transfer station at the Landfill that might assist the County and Taylor Waste. Councilman Cox asked if that would delay the budget process. Mayor Gainor asked if the Landfill could be used as a recycling center, possibly by separating types of materials. City Manager Addleton replied that the City did recycle some metals there, but there was a recycling center on 20th Street. He also advised that a lot of dirt would be needed in the Landfill closing to cover the area, and they were already running out of dirt.

3.) Reports from Mayor and Council:

- Councilman Thornton asked when paving would start, learning that the 10th Ave., NW storm water improvements would be first and then paving would begin. City Manager Addleton advised that there was a notice to proceed for March 1st, and he hoped they would be finished by the end of June. Councilman Thornton also reported that the street at the railroad on 4th NW/SW needed work. City Manager Addleton explained that the south slope needed to be reduced, but that it would be a major undertaking. Councilman Thornton also asked that the ditch on 4th Ave., NW be piped between 2nd and 3rd Streets. City Manager Addleton advised that the materials had been ordered to do that job.
- Several Councilmen expressed the need to refill and pack debris holes prior to paving. Councilman Cox reported that debris holes that had been filled on his street had been dug out again and needed to be packed well.
- Mayor Gainor asked about paving at the curb and gutter on a road off Copeland where duplexes had been built. It was not certain that the area involved was part of a City street, but the units were built after Copeland Ave. was paved.

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- Councilman Cox brought up a call that that he had received that a pack of dogs was in the Lake Jenna area and asked that patrol cars keep a lookout for them and call Animal Control. He also expressed that he would like to ask dog owners to be considerate of other citizens and to control their dogs.
- Councilman Byrden shared his ideas for community involvement events during Spring Break and offered his DJ services free for a downtown street party/dance. He also suggested a “Movie under the Stars” event. He also planned to award a “Yard of the Month” with a sign placed in the yard in District No. 2.
- Councilman Douglas noted that the condition of the 20th St. salvage yard was getting worse and asked that Mr. Hammett appear at a meeting to discuss the situation. He also asked if the Clean and Beautiful was still active and suggested a clean-up day be scheduled so that volunteers could pick up trash along their streets. City Manager Addleton advised that Mrs. Celeste Tyler was the person in charge of the KAB.
- Mayor Gainor reported that he had spoken with Sheriff Young regarding the litter situation and whether an inmate crew or community service workers could be used to pick up litter. He also noted that a meeting had been scheduled for Wednesday at 2:00 p.m. with Mr. John Giles of Electric Cities of Georgia to discuss Electric options.

EXECUTIVE SESSION: – Held to discuss a potential lawsuit. Motion was made by Councilman Byrden to enter into Executive Session to meet with Atty. Lehman to discuss a potential lawsuit. Motion was seconded by Councilman Douglas and unanimously approved by all Council Members. Present in the session were the Mayor and Council Members, City Attorney, City Manager, and City Clerk.

At 7:05 p.m., motion was made by Councilman Douglas to end the session, seconded by Councilman Thornton, and unanimously approved 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