

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

The March 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, City Clerk Carolyn Lee, and Construction/Landfill Director Raymond Stokes. Also in attendance were Cairo Messenger Editor, Randy Wind, and Times Enterprise Reporter, Jordan Barela.

INVOCATION: The Invocation was given by Councilman Cox.

APPROVAL OF MINUTES:

Regular Meeting – March 12, 2018. Motion to approve the minutes as submitted was made by Councilman Byrden, seconded by Councilman Douglas, and approved unanimously by all Council Members.

DELEGATIONS:

Chris Taylor, Taylor Waste – Cost of Garbage/Trash Pickup and Disposal. Mr. Taylor had been asked to present some costs for disposing garbage and trash at other area landfills and also provided a comparison of rates with other cities. For residential and commercial garbage and trash and debris pickup, he estimated his additional cost at \$105,600 for labor; \$17,160 for truck tires, repairs, and maintenance; \$45,210 for fuel to haul to Decatur County Landfill; \$8,923 tipping fees for knuckle boom trucks; all totaling \$176,893 annually or \$14,741 per month. He estimated that the current monthly rate cost for residential would increase from \$17.25 to \$18.48 per customer; and for commercial, the increase would go from \$2.53 to \$3.23 per cubic yard. In comparison with Bainbridge, Camilla, Thomasville, and Waste Pro, both residential and commercial proposed rates were lower than all of the cities except Camilla. Councilman Douglas asked if it would be feasible to put in a transfer station, with Mr. Taylor advising that others that he had spoken with said it was a no-brainer that it would not be feasible. He had taken pictures of household goods and various furniture pieces in large piles where tenants had moved out and, either they or their landlords, had left piles by the street. He advised that the City's ordinance does not address whether household items are to be picked up or not, adding that Tifton picks them up every other week and charges for loads over 50 pounds. Mayor Gainor noted that some people don't have trucks to haul away the items that are put out. Putting roll-off containers at the Landfill where people could take that sort of thing was discussed. Councilman Cox asked if customers understood the City's policy, with City Manager Addleton advising that he had sent out information, but the ordinance did not address the problem in the pictures. Council Members asked that the ordinance be changed to address pick-up of this type of goods. Mayor Gainor stated that he worked on the trash truck in 2008, and they picked up trash and then raked the area clean. In closing, Mr. Taylor noted that another issue was that people were also mixing garbage and trash together.

SPECIAL EVENTS:

Consider Special Event Permit for the Jackie Robinson Boys and Girls Club 5K Run/Walk, May 12, 2018 at 8:00 A.M. - Amy Hagan, Applicant. Mrs. Hagan was present and advised the Council that plans were the same as last year. City Manager Addleton noted that some officers from the Sheriff's Dept. usually assisted the on-duty police officers at the event. After discussion, motion to approve the event was made by Councilman Douglas, seconded by Councilman Byrden, and approved unanimously by all Council Members.

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

OLD BUSINESS:

NEW BUSINESS:

Utility Billing Options. Mayor Gainor presented a proposal for an optional payment plan for CNS and utilities by billing for those services separately so there would be two separate due dates. He stated that the option would not cost the City anything, and the customer would be required to sign up for electronic billing. The option would not be mandatory, but only for those who chose it. The only con proposed was to be more CNS disconnects/reconnects with more truck rolls which could be off-set by increased reconnection fees. He advised that he had spoken with Utility Dept. staff members Faye Ingram and Rod Prince, noting that there were currently four billing cycles per month with utility services and cable all due at the same time. He gave himself as an example if he chose the proposed option. His utilities would be due on the 10th, and his CNS payment would be due on the 18th. He believed that having the two different due dates would give those customers who had a hard time paying their bills some relief. Councilman Byrden asked why the two services were billed together, with City Manager Addleton responding that they were combined several years ago upon customers' requests. He noted that there would be some savings if electronic billing was required as part of the option, adding that there were currently 159 customers out of approximately 4,500 on electronic billing. Councilman Byrden asked if payment was applied first to CNS and then to the light bill, learning that the payment goes first to the electric service. Mayor Gainor estimated that maybe 500 people would take advantage of the option, and those that did not have the capability for electronic service could utilize the library computers to obtain their electronic bills. After discussion, motion to approve the option for payment was made by Councilman Byrden. There was no second; therefore, the motion died due to lack of a second.

Appointment of Council Member to the Downtown Development Authority.

Councilman Byrden had volunteered to become the Council representative on the Authority (to fill the unexpired term of former Councilman Ernest Cloud, Jr., set to expire 12/31/2021). Motion to appoint Councilman Byrden to the Authority was made by Councilman Cox, seconded by Councilman Douglas, and approved unanimously by all Council Members.

Holder Park Pool. City Manager Addleton advised that the surface of the pool had degraded to the point that a permit to operate could not be obtained this year due to not meeting the standards set by Environmental Health. Irwin & Mahaffey Construction Co., the contractor who built the pool, was contacted regarding repairs needed to get it in working order. They had submitted a quote for \$77,350.00. He noted that the repair had been delayed the last few years, waiting to learn the status of the SPLOST Aquatic Center to which the City was contributing, and it was still unclear as to if or when it would be built. He asked the Council to consider whether to invest funds in a pool repair that was open for approximately 10 weeks every year, or invest funds in building a splash park or something comparable that could be opened longer and better utilized, with less expense. He added that if the Council wanted to invest funds in the repair, which was not budgeted in FY 2018, it needed to be done soon in order to open this year. Councilman Cox stated that the County was responsible for countywide recreation, and he was not in favor of putting \$77,000 in repairs added to the \$61,000 cost of running it; but could possibly see a splash pad there. Mayor Gainer noted that people had requested in the past to rent the pool for private parties, and suggested that some money could be made from that to help with costs. City Manager Addleton responded that certified lifeguards would still be needed and the liability may be greater if rented out. Mayor Gainor asked if private party renters could be required to pay for the lifeguards. Councilman Byrden stated that the pool was a pillar of the community, and he did not want to see it closed. Mayor Gainor asked if the SPLOST funds could be used for the repairs and to

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

build a gym for basketball and other things. Councilman Douglas noted that SPLOST money had to be spent on those things listed in the referendum. City Manager Addleton stated that the pool was the City's most under-utilized asset with not a lot of users other than Eastside School and the Boys and Girls Club; and after the first of the summer, not many used it. Councilman Thornton stated his desire to see the pool kept open because the southwest community did utilize it during the season. Attorney Lehman asked how long the repairs would make the pool last, with City Manager Addleton estimating 10 more years. Attorney Lehman noted that it appeared this pool might be the only one available; and asked if private funds were made available for repairs, could the City continue to operate it. Councilman Thornton suggested an option to shut down for one season and use the operating money to make the repairs. Councilman Byrden asked if opening on Saturdays before the summer season would be an option, with City Manager Addleton responding that lifeguards were hard to find even in the summer. Councilman Douglas suggested looking at plans for a splash park, that he believed more people would use, before making repairs since the \$77,000 would have to come out of the operating budget. City Manager Addleton pointed out that no certified lifeguards would be required for a splash pad, so a splash pad would be cheaper with less liability. Councilman Byrden noted that there would always be a liability with a pool, but he was not in favor of closing it permanently and did not think the public would want it closed. Councilman Thornton believed that most kids wouldn't be able to get to Barber Park if there was a pool built there. Councilman Byrden asked if the community was more important than money. After discussion, Councilman Douglas made motion to table the item and get information on a splash park before investing in the repairs. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

CDBG Street and Drainage Improvement Project (Westbrooks Street) Bid Award.

Three bids were received, but only two were opened on March 15th due to one bidder having only a 5% Bid Bond instead of the required 10% Bond. Bids were as follows: 1.) The Scruggs Company - \$766,449.39, and 2.) Jim Boyd Construction, Inc. - \$575,832.80. Since both were significantly above the budget for the project, the engineer had recommended rejecting all bids and to rebid the project with an alternative pipe material. After discussion, motion was made by Councilman Cox to reject all bids and re-advertise at a later date. Motion was seconded by Councilman Thornton, and approved unanimously by all Council Members.

Airport Project for Partial Parallel Taxiway, Apron, and T-Hangar Taxiways and Concrete T-Hangar Slab Bids. Mayor Gainor called on Mr. Stephen Bible, Operator at the Airport, to speak on information regarding the Airport. Mr. Bible presented pictures of Airport facilities, noting that the Airport was the first impression of the area for new people arriving there. He stated that renovations of the terminal were needed as well as a courtesy car for arrivals. He also pointed out that the beacon would need replacing sooner or later, and by the year 2020, technology would be available to locate planes in real time. Mr. John Jackson, an attendee at the meeting, asked Mr. Bible how much air traffic the Airport had, with Mr. Bible responding that there were several business planes landing each week.

With regard to the Airport project, City Manager Addleton advised the Council that the partial parallel taxiway was critical for safety purposes and would allow for the construction of future T-Hangars with doors to increase security. The Federal allocation was \$636,248 (69% of the total project cost of \$924,679.74). The State had increased its share to \$197,486 (21%), leaving a local match of \$90,946 (10%). He added that it would be less costly to build new hangars than to try to add doors to the old ones. Mr. Bible offered that some businesses with larger planes might be willing to build their own hangars, and they also used a lot of jet fuel that was not currently available. City Manager Addleton responded that corporate hangars were a part of the next Phase of the Project.

Mayor Gainor announced that he would like to move the Easter Egg Hunt originally planned for Sunday at Holder Park out to the Airport to help bring awareness to it. The planners

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

would transport kids to the Airport on Sunday, and the runway would be closed from 3:00 p.m. to 7:00 p.m., with plastic eggs to be dropped from an airplane. Motion to approve the change of location was made by Councilman Thornton, seconded by Councilman Byrden, and approved unanimously by all Council Members.

City Manager Addleton reported that the Airport Project being considered would extend from the current fiscal year into the next. The project had been rebid and three bids were received for Phase I – Schedule A as follows: **1.)** Capital Asphalt, Inc. -\$917,145.40; **2.)** HTS Construction, Inc. - \$792,346.34; and **3.)** The Scruggs Company - \$900,302.03. After discussion, motion was made by Councilman Douglas to award the bid for Phase I - Schedule A to the low bidder, HTS Construction Co., in the amount of \$792,346.34, seconded by Councilman Cox, and passed unanimously by all Council Members.

Office Space for Mayor at City Hall. Mayor Gainor moved to the next item of business without discussion on this item.

OTHER BUSINESS:

Reports:

1.) Reports from City Manager:

- April 5th – District 10 meeting in Bainbridge.
- 4th Street, NW ditch piping going well.

2.) Reports from Mayor and Council:

- Councilman Thornton commented that the paving was looking good.
- Councilman Byrden asked about the MLK street signs. He also commented that Southern Terrace Park was looking run-down with basketball goals & nets needing replacement as well as rusty fencing, and the bathrooms were always locked. City Manager Addleton asked the Council what they would like to see at Southern Terrace, as it was the next park in line for revitalization. He suggested having the Archway Partnership look at it and develop a plan. Councilman Byrden also asked that an oak tree in the street on 1st St., SW be removed.
- Councilman Douglas asked that something be put in the ordinance so that tenants could not move into apartments before a Certificate of Occupancy was issued. He also asked that the issue of people not taking their garbage cans back in for 2 or 3 days after garbage pick-up be addressed.
- Councilman Cox commented on the “Handbook for Elected Officials” that was available on-line which provided good guidelines for officials.
- After comments by Robert Bearden and John Jackson regarding trash on roadways, Councilman Cox suggested checking into using probationers to do community service to pick up trash.

Mayor Gainor allowed Mr. Robert Bearden, who lived on Highway 188, to speak. He expressed that the trash on roadways in Grady County was bad; and Airport Road was also embarrassing. He added that there was trash and junk cars everywhere, and something needed to be done about it. City Manager Addleton asked what he thought could be done, with Mr. Bearden responding that inmates could be used to pick up trash like they do in other cities. Mayor Gainor informed him that part of that would be in the County, and something did need to be done; but he had spoken with Sheriff Young regarding the problem. He had asked if inmates could be used to do clean-up work, learning from Sheriff Young that they could not be made to

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

do so. With regard to using probationers, Councilman Gwaltney stated that JAG Probation was located just across the street. Councilman Byrden asked if some law had changed recently regarding inmate labor. Councilman Cox suggested checking with the Board of Education as to how they managed probationers who cleaned up the stadium after games. Mr. John Jackson, 1729 Sterling Circle, also spoke with regard to the trash and litter problem. He expressed his feelings that residents would have to step up and take pride in the community, and offered his help in any way he could. He had also talked with the Sheriff regarding inmate labor and believed that, if offered some incentives such as “2 for 1 days,” inmates would be willing to pick up trash.

EXECUTIVE SESSION:

At 7:25 p.m., motion was made by Councilman Thornton to go into executive session (to discuss or vote to authorize negotiations to purchase, dispose of or lease property, or to enter into a 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 Douglas, and passed unanimously by all Council Members.

At 8:10 p.m., motion was made by Councilman Cox to end the executive session, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

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

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

APPROVED:

ATTEST:

BOOKER T. GAINOR, MAYOR

CAROLYN B. LEE, CITY CLERK