

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 14, 2018

The May 14, 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 Council Members Demario J. Byrden, Jerry L. Cox, James H. Douglas, and Lannis Thornton. Mayor Pro Tem Robert L. Gwaltney 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 was Cairo Messenger Editor Randy Wind.

INVOCATION: The Invocation was given by Councilman Byrden.

APPROVAL OF MINUTES:

Regular Meeting – April 23, 2018. Motion to approve the minutes as submitted was made by Councilman Cox, seconded by Councilman Thornton, and approved unanimously by all Council Members present.

DELEGATIONS:

1.) Gordon Clyatt – Junk Yard Buffer. Mr. Clyatt was not present at the meeting, but City Attorney Lehman was asked to address his letter.

SPECIAL EVENTS:

Special Event: Consider Special Event Permit for Cairo First Baptist Church VBS Kickoff at Azalea Park on June 9, 2018 from 10:00 a.m. to 2:00 p.m. - Jennifer Woodward, Applicant. After review, motion to approve the event was made by Councilman Thornton, seconded by Councilman Douglas, and approved unanimously by all Council Members present.

Special Event: Consider Special Event Permit for Cairo First Baptist Church VBS Road Closure (6th Ave., NW) on June 10-14, 2018 from 5:30 p.m. to 9:15 p.m. - Jennifer Woodward, Applicant. After review, motion to approve the event was made by Councilman Douglas, seconded by Councilman Thornton, and approved unanimously by all Council Members present.

Special Event: Consider Special Event Permit for Washington Consolidated Alumni at Holder Park on August 11, 2018 from 10:00 a.m. to 2:00 p.m. - Evelyn C. Spradley, Applicant. There was no action taken on this item.

Special Event: Consider Special Event Permit for Grady County Baptist Association WMU Prayer Walk on sidewalk/parking lot at Courthouse on June 1, 2018 from 12:00 noon to 12:30 p.m. - Judy Dixon, Applicant. Ms. Alice McCorkle was present to provide information regarding the event. After review, motion to approve the event was made by Councilman Cox, seconded by Councilman Byrden, and approved unanimously by all Council Members present.

Special Event: Consider Special Event Permit for Block Party at 412 5th Ave., NE on June 30, 2018 from 6:00 p.m. to 1:00 a.m. - LaToya Thomas, Applicant. Ms. Thomas was present regarding the event and stated that everyone on the street had signed stating that they had no objections. After review, motion to approve the event was made by Councilman Byrden, seconded by Councilman Douglas, and approved unanimously by all Council Members present. Mayor Gainor reminded Ms. Thomas of the City's noise ordinance.

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 14, 2018

Special Event: Consider Special Event Permit for Community Summer Festival at Holder Park on June 16, 2018 at 10:00 a.m. to 6:00 p.m. - Jevor McGhee and Harry Anderson, Applicants. After review, motion to approve the event was made by Councilman Thornton, seconded by Councilman Byrden, and approved unanimously by all Council Members present.

OLD BUSINESS:

NEW BUSINESS:

Public Hearing – Rezoning Request from C-1 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) at the location of 329 4th Street N. W.; identified on County Tax Map C13, Parcel 75. Applicant: Onesimus & Alice Properties. The property owner, Mr. Roosevelt Isaac, 639 Legion Blvd., was present for the hearing. There were no public comments, and the hearing was closed.

Rezoning Request from C-1 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) at the location of 329 4th Street N. W.; identified on County Tax Map C13, Parcel 75. Applicant: Onesimus & Alice Properties. Per the Cairo Planning Commission minutes, upon consideration of the zoning criteria, both the Cairo Planning Commission and the SWGRC had recommended approval of the rezoning. After discussion, motion to approve the rezoning request was made by Councilman Thornton, seconded by Councilman Cox, and approved unanimously by all Council Members present.

Public Hearing – Proposed Annexation & Request to Set Initial Zoning to R-PUD (Residential Planned Unit Development) District, located adjacent to the present city limits on GA. Highway 188; identified as County Tax Map C36, Parcel 10 and a portion of Parcel 12. The portion of Parcel 12 that is not to be considered for annexation into the City limits is a Conservation (Mitigation) Easement running along the west side of Little Tired Creek that is located in a flood zone. Applicants/Owners: Thomas K. Leggett, Jr. and David L. Dumas. The applicants were not present, and there were no public comments made. Hearing was closed.

Proposed Annexation & Request to Set Initial Zoning to R-PUD (Residential Planned Unit Development) District, located adjacent to the present city limits on GA. Highway 188; identified as County Tax Map C36, Parcel 10 and a portion of Parcel 12. The portion of Parcel 12 that is not to be considered for annexation into the City limits is a Conservation (Mitigation) Easement running along the west side of Little Tired Creek that is located in a flood zone. Applicants/Owners: Thomas K. Leggett, Jr. and David L. Dumas. Per the Cairo Planning Commission minutes, the property was to be developed into a 60-unit low/moderate income housing complex. The Cairo Planning Commission recommended approval of the annexation, and both the Planning Commission and SWGRC recommended approval of setting the initial zoning to R-PUD. Councilman Cox asked what utilities were located on the property and if a pumping station would be required. City Manager Addleton responded that a pumping station would not be required, and there would be no cost to the City. After discussion, motion to approve the annexation and to set the initial zoning to R-PUD was made by Councilman Douglas, seconded by Councilman Thornton, and approved unanimously by all Council Members present.

Public Hearing – Rezoning Request from R-1 & R-1A (Single-Family Residential District) to R-PUD (Residential Planned Unit Development) District, located on 12th Avenue

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 14, 2018

N. E. and identified as County Tax Map C36, Parcels 10.1 and 12.1 (both lots adjoining those tracts considered for annexation and zoning in the previous action).

Applicants/Owners: Thomas K. Leggett, Jr. and David L. Dumas. There were no comments offered in the public hearing, and it was closed.

Rezoning Request from R-1 & R-1A (Single-Family Residential District) to R-PUD (Residential Planned Unit Development) District, located on 12th Avenue, N. E. and identified as County Tax Map C36, Parcels 10.1 and 12.1 (both lots adjoining those tracts considered for annexation and zoning in the previous action). Applicants/Owners: Thomas K. Leggett, Jr. and David L. Dumas. Per the Cairo Planning Commission Minutes, both the Planning Commission and the SWGRC had recommended approval of the rezoning based upon consideration of the evaluation criteria. After review, motion to approve the rezoning was made by Councilman Douglas, seconded by Councilman Cox, and approved unanimously by all Council Members present.

Grady County Board of Health Member Appointment. There was no action taken on this appointment.

Approval of Slate of Officers for GMA District 10. After review, motion to approve the proposed slate of officers was made by Councilman Douglas, seconded by Councilman Thornton, and approved unanimously by all Council Members present.

GMA Voting Delegate Form and Parade of Flags for the Annual Meeting. Motion to appoint City Manager Addleton as voting delegate and also to carry the flag was made by Councilman Cox, seconded by Councilman Douglas, and approved unanimously by all Council Members present.

FY 2016 CDBG Project for Street and Drainage Improvement - Bid Award (15th St., SW). City Manager Addleton reported that three bids were received as follows: **1.)** CMI, Inc. - \$458,641.00; **2.)** HTS Construction, Inc. - \$439,269.69; and **3.)** Jim Boyd Construction, Inc. - \$542,071.45. It was recommended that the bid be awarded to the low bidder, HTS Construction. Councilman Douglas pointed out that there was a big difference in some of the bid line items. After discussion, motion to award the bid to HTS Construction in the amount of \$439,269.69 was made by Councilman Douglas contingent upon Atty. Lehman approving the contract, which was not yet available. Motion was seconded by Councilman Cox and approved unanimously by all Council Members present.

Rescheduling the Regular Council Meeting on May 28, 2018 to May 29, 2018 due to Memorial Day Holiday. After review, motion to reschedule the meeting was made by Councilman Thornton, seconded by Councilman Byrden, and approved unanimously by all Council Members present.

OTHER BUSINESS:

AGENDA ADDENDUM:

Resolution for Grady County Hospital Authority. City Manager Addleton reported that the hospital had requested the resolution in support of abandoning 11th Ave., SE from 5th St., SE to 6th St., SE. which ran between the north end of the hospital and the property to be leased to Archbold for a nursing home facility. They were submitting an application for a Certificate of Need and believed it would benefit them to connect the two properties. The City would need to

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 14, 2018

retain a utility easement on the street. After discussion, motion was made by Councilman Cox to table the item, with Atty. Lehman to re-draft the resolution, and to set a special called meeting on May 23rd at 5:00 p.m. to reconsider the resolution. Motion was seconded by Councilman Douglas, and approved unanimously by all Council Members present.

Reports:

1.) Departmental Reports for the Month of April 2018. Councilman Douglas asked to begin receiving a Building Dept. report showing the progress being made on blighted properties.

2.) Reports from City Manager:

- Tax Specialists of Ga. recovered \$167,426.96 in sales tax on the Airport Well Project, with a commission of 25% of that amount due to them.
- GEFA No. 2 Water Plant Rehab Project - \$500,000, or up to 20%, loan forgiveness was available for up to a \$2.5M loan, contingent upon the award and terms.
- Holder Park Pool Update – It was estimated that it would cost \$27,000 to \$30,000 to repair the leak, fix the shallow end of the pool, and the bathroom in order to open this summer. It would take five weeks for the repairs to be completed, delaying the opening of the pool until around the 4th week of June. This cost had not been budgeted. Ms. LaFaye Copeland was present along with a large delegation that she stated was in favor of having the repairs done in order to open the pool this summer. Extending the pool hours was discussed, with City Manager Addleton stating that it would depend upon the availability of lifeguards. When asked about the status of the County pool, Ms. Copeland stated that the commissioners would be meeting on Tuesday night. Councilman Douglas asked Atty. Lehman if the County's attorney, Jennifer Herzog, had sent him the information he had requested for him. Atty. Lehman replied that she had called him and told him that he had everything that he needed. Councilman Thornton made motion to do these repairs now and open for the summer and then bid out the balance of the work before next season. Councilman Byrden seconded the motion; adding that, regardless of what the County did, he wanted the pool to stay open at Holder Park. Councilman Cox stated that \$900,000 of taxpayers' money should be carefully spent. Councilman Douglas suggested that the City could donate the Holder Park Pool property to the County or give them a 100-year lease, and they could build and operate a competition type pool as originally planned. Then the Council could consider that before investing money in repairs. The motion that was made and seconded to make the minimum of repairs to open the pool this summer passed unanimously by all Council Members present.

3.) Reports from Mayor and Council:

- Councilman Byrden reported that a dead end sign located at 1st St., SW and 13th Ave., SW was leaning and did not have reflectors. Another leaning sign at 2nd Ave., SW and 11th St., SW also had no reflectors. He had also watched the trash truck workers operate on 8th and 9th Streets picking up limbs, and reported that they had left limbs behind in the pile.
- Councilman Douglas reiterated that he had asked for a clean-up day to be scheduled and wanted it done by the next meeting. He also stated that

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 14, 2018

procedures needed to be followed for all parks to be clean and in good repair before and after events.

- Councilman Thornton had heard that neighbors had complained to Police about noise at Azalea Park. He also reported litter on both sides of the road on 4th Ave., NW going to the Landfill.
- Councilman Cox reported that there was a traffic problem at the intersection of 17th Ave. and Highway 111 North on ballgame nights at Barber Park and asked if anything could be done. City Manager Addleton responded that numerous traffic studies had been done there, but the intersection had never been approved for a traffic signal.
- Mayor Gainor expressed his pleasure with decisions made by the Council at the meeting, adding that he would make plans to take lifeguard training to volunteer at Holder Park Pool.

ADJOURN: There being no further business, motion was made by Councilman Cox to adjourn the meeting, seconded by Councilman Byrden, and unanimously approved by all Council Members.

ATTEST:

CAROLYN B. LEE, CITY CLERK

APPROVED:

BOOKER T. GAINOR, MAYOR