

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 11, 2018

The June 11, 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 Thornton.

**APPROVAL OF AGENDA:** Motion to approve the agenda was made by Councilman Douglas, seconded by Councilman Byrden, and approved unanimously by all Council Members.

**APPROVAL OF MINUTES:** Motion to approve the minutes as submitted was made by Councilman Thornton, seconded by Councilman Cox, and approved unanimously by all Council Members.

**DELEGATIONS:**

**SPECIAL EVENTS:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**Public Hearing – Rezoning Request from R-1A (Single-Family Residential District) to C-1 (Neighborhood Commercial District) at the location of 110-120 4<sup>th</sup> Ave., SW; identified as County Tax Map C19, Parcel 52; Applicant - Greg Clark; Property Owner - Anthony L. Charleston.** Mr. Greg Clark, 543 Horton Rd., Cairo, stated that he had been in the transmission business since 1998 and did 200 transmissions annually, with 40% of his customers coming from outside the county. He had six service racks that stayed full, and his parking lot had vehicles lined up for repair. He wanted to tear down two old houses at 110 and 120 4<sup>th</sup> Ave., SW across the street from his current location at 111 4<sup>th</sup> Ave., SW so that he could expand his business and have more parking. Referring to the economic impact to Cairo, he pointed out that people coming into Grady County for repairs would eat and shop here as well. He added that he had talked to area residents and agreed to build a solid wall as high as eight feet tall as a buffer, but his request to rezone had been turned down by the Planning Commission.

Mr. Patrick Kinni, 107 3<sup>rd</sup> Ave., SW, stated that he and his neighbors were in favor of growth and economic development in appropriate areas but not in established residential communities. He added that the Future Land Use Maps and the Comprehensive Plan showed the property in a residential suburban category for single-family residential use, and that it was currently zoned R-1A which was one of the most restrictive residential zones. He felt that rezoning to commercial would create an inconsistency and have a negative impact on the area. Noting that 3<sup>rd</sup> and 4<sup>th</sup> Avenues, as well as 1<sup>st</sup> Street, SW, had been residential for a long time, he referred to his investment in the community. In closing, he noted that there were a lot of other appropriately-zoned properties that would accommodate Mr. Clark's needs and urged the Council to deny the rezoning.

Mrs. Kellee Kinnett, 316 1<sup>st</sup> St., SW, spoke against the rezoning, explaining that she and her husband own a seasonal resort hotel in Maryland but bought their house here with plans to sell their business and retire here. She added that her home was built in 1898, and they had

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looked at several other communities before deciding on Cairo. A lot of money had been invested to make the home livable, and they loved the neighborhood and had the nicest neighbors. Referring to the impacts to her property and that of her neighbor, Ms. Eloise Anders, she stated that she had just put up a fence and was concerned with setbacks and stormwater runoff that would end up in their yards. Adding that her home sits up high, she would look out and still have to see the business over the proposed wall. She presented a picture of her neighbor's property which would be adjoining the proposed business. She questioned whether C-1 zoning was even an appropriate zoning for a transmission repair shop and added that a member of the Planning Commission had pointed out that the business was more suited for an industrial zone. She noted that the neighborhood was on an upward trend with people buying homes and fixing them up.

Mr. Ed Kinnett addressed the Mayor and Council with some of the same concerns as his wife. He stated that his objection to rezoning was not just aesthetics but also the noise and odors it would create; and having the business practically in his back yard would disturb his working from home. He added that his elderly mother-in-law would be coming to live with them, and as a quiet person, he was worried how she might be affected by the business so near their back yard. In closing, he added that people in Cairo were unbelievably friendly, and they loved Cairo and their house.

After comments, the hearing was closed.

**Rezoning Request from R-1A (Single-Family Residential District) to C-1 Neighborhood Commercial District) at the location of 110-120 4<sup>th</sup> Ave., SW; identified as County Tax Map C19, Parcel 52; Applicant - Greg Clark; Property Owner –Anthony L. Charleston.** (Based on the zoning criteria, the Cairo Planning Commission and the Southwest Georgia Regional Commission had both recommended denying the rezoning request). Motion was made by Councilman Thornton to deny the rezoning request, seconded by Councilman Byrden, and approved unanimously by all Council Members.

**Introduction of Ordinance for the Annexation of County Tax Map C36, Parcel 10 and a Portion of Parcel 12 located on GA. Highway 188; Applicants/Owners: Thomas K. Leggett, Jr. and David L. Dumas.** The Ordinance was introduced and will be considered for adoption at the next meeting.

**Introduction of Ordinance to Set Initial Zoning on Recently-Annexed Property to R-PUD (Residential Planned Unit Development) District, located on GA. Highway 188; identified as County Tax Map C36, Parcel 10 and a portion of Parcel 12.** The Ordinance was introduced and will be considered for adoption at the next meeting.

**Introduction of Ordinance to Rezone from R-1 & R-1A (Single-Family Residential Districts) to R-PUD (Residential Planned Unit Development District), located on 12<sup>th</sup> Ave., NE; identified as County Tax Map C36, Parcels 10.1 and 12.1 (both lots adjoining those tracts previously annexed).** The Ordinance was introduced and will be considered for adoption at the next meeting.

**Introduction of Ordinance to Rezone from C-1 (Neighborhood Commercial District) to R-1 (Single-Family Residential District) at the location of 329 4<sup>th</sup> Street, NW; identified as County Tax Map C13, Parcel 75.** The Ordinance was introduced and will be considered for adoption at the next meeting.

**Approval of Final Budget and Introduction of Budget Ordinance for FY 2018-2019.** After review, motion to approve the budget in the amount of \$43,912,323 at the department level was made by Councilman Douglas, seconded by Councilman Thornton, and approved

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unanimously by all Council Members. The ordinance was introduced and will be considered for adoption at the next meeting.

**City Policy Review – Hands Free Telecommunication Device Policy.** City Manager Addleton had presented the proposed policy which would comply with State law going into effect July 1, 2018 regarding hand-held communication devices, with some exceptions for public safety and emergency service providers. After review, motion to approve the policy was made by Councilman Cox, seconded by Councilman Gwaltney, and approved unanimously by all Council Members. It was suggested that the law and policy be well advertised.

**MEAG Power Bonding Capacity Increase - Petition and Proposed Answer.** City Manager Addleton advised that it was necessary for MEAG to increase its bonding capacity. Council Members discussed the project and its high cost, with Councilman Douglas noting that the City's percentage was so small, and MEAG knew what was needed to continue the project. After discussion, motion was made by Councilman Cox to authorize Mayor Gainor to sign the documents on behalf of the Council, seconded by Councilman Thornton, and approved unanimously by all Council Members.

**Public Participation Form for Council Meetings.** At the previous meeting, it had been requested that Attorney Lehman and City Manager Addleton present a public participation policy for allowing an individual to address the Council. A form was presented containing information on the person wishing to address the Council, topic to be addressed, and rules by which to abide. There were two check boxes on the form to indicate whether the topic would be an agenda item or a non-agenda item. Council discussed, noting that someone might want to address the Council after seeing the agenda published, and it would be too late to complete a form. Mayor Gainor pointed out that someone might be at the meeting and wish to speak about an item not related to the agenda, and the time frame could be set at three minutes for that. Councilman Cox felt that someone should be able to speak on an agenda item even if they were not on the agenda. After discussion, motion was made by Councilman Cox to approve the public participation form with the elimination of the two check boxes. The motion was seconded by Councilman Douglas, and approved unanimously by all Council Members.

**Due to a Conflict with the GMA Annual Conference, Reschedule the Regular Council Meeting from June 25, 2018 to June 19, 2018, in Conjunction with the Special Called Meeting on June 19<sup>th</sup> for the Final Adoption of the Budget Ordinance for FY 2018-2019.** After discussion, motion was made by Councilman Thornton to reschedule the meeting to June 19<sup>th</sup> at 6:30 p.m., seconded by Councilman Gwaltney, and approved unanimously by all Council Members.

### **OTHER BUSINESS:**

#### **Reports:**

**1.) Departmental Reports for the Month of May 2018.** Council discussed the Water Loss Report, with City Manager Addleton expressing that he believed the AMI meters had helped to reduce the loss. Also discussed were the length of time to be given to property owners for taking down a dead tree; the process for removal of abandoned vehicles; and the comp time report.

**2.) Financial Report for the Month of March 2018.** The Finance Committee had reviewed the report earlier at their meeting. Motion to approve the report was made by

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Councilman Douglas, seconded by Councilman Byrden, and approved unanimously by all Council Members.

**3.) Reports from City Manager:**

- Litter pick-up scheduled for Wednesday from 7:30 a.m. to 9:30 a.m. or 8:30 a.m. to 10:30 a.m.
- CDBG pre-construction meeting scheduled for Wednesday at 2:00 p.m.
- WWTP belt press project to begin this week.
- Airport project scheduled to start this week.
- \$121,160 reimbursement received for a portion of September's hurricane expense. Conference call scheduled for Tuesday to close out the claim.

**4.) Reports from Mayor and Council:**

- Councilman Byrden reported a lot of stop signs in the City were leaning and did not have reflectors. Asked that the basketball court at Holder Park be pressure-washed and the lines repainted.
- Mayor Gainor reported that the fence between one of the goals and the pool needed repair and suggested that another entrance/exit should be added.
- Councilman Thornton reported that 4<sup>th</sup> St., SW, between the railroad and MLK, needed repair.
- Councilman Cox asked about the status of color-coded electric bills and learned that Thomasville was working on it.
- Mayor Gainor asked Atty. Lehman if he had looked at the billing ordinance, and he responded that he had not. City Manager Addleton advised that the original ordinance referred only to water and sewer, but more research would be done.

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

**ATTEST:**

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**CAROLYN B. LEE, CITY CLERK**

**APPROVED:**

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**BOOKER T. GAINOR, MAYOR**