

## **REGULAR MEETING – CAIRO MAYOR AND COUNCIL – FEBRUARY 8, 2016**

The February 8, 2016 Regular Meeting was called to order at 6:00 p.m. in the Council Room at 101-B North Broad Street by Mayor Robert B. Burns, Sr. Present were Mayor Pro James H. Douglas, Council Members Ernest W. Cloud, Jr., Jerry L. Cox, Robert L. Gwaltney, and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, and Marketing Director Celeste Tyler. Cairo Messenger Editor, Randy Wind, was also in attendance.

**INVOCATION:** The Invocation was given by Councilman Thornton.

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

**APPROVAL OF MINUTES: Regular Council Meeting – January 11, 2016.** Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members.

### **DELEGATIONS:**

Mr. Carmichael expressed his appreciation to City officials for their cooperation in providing information for the audit. He explained the risk-based audit approach along with standards required in performing the audit. He presented a summary to the Council, explaining that some audit procedures involved compliance testing of accounts receivable and revenue recognition, as well as testing of accounts payable for unrecorded liabilities, and testing of sales tax expenditures. Revenue for FY 2015 in the General Fund was \$4,073,000 which was greater than the budgeted amount of \$3,872,000, which had declined from 2014 primarily due to less grant funding. Expenses came in under the budgeted amount of \$7,797,000 at \$6,684,000. The deficiency was \$2,611,000 before operating transfers of \$4,778,000 rolled in from the Enterprise Funds, resulting in a surplus of \$2,167,000 in the General Fund and an ending balance of \$5,925,000. Regarding the Water & Sewer Fund, revenues were down at \$2,470,000 from 2014, partially due to timber sales made in 2014, and expenses went down to \$3,338,000. There was an operating loss of \$598,000. After transfers in of \$965,000, the result was a surplus of \$367,000 and a net position at end of year of \$9,955,000. There was an increase in the Electric Fund revenues over 2014 to \$20,567,000. Expenses also increased to \$14,525,000 for an operating income of \$6,042,000 before transfers out of \$4,521,000 that resulted in a surplus of \$1,521,000 and an end-of-year position of \$15,912,000. The Cable TV Fund had increased revenue to \$2,953,000, while expenses also increased to \$3,788,000 due to increased programming costs, maintenance, and bad debts. There was an operating loss of \$835,000, and after transfers in of \$132,000 and a gain on the sale of assets, there was a negative surplus of \$260,000 and a negative net position of \$4,051,000. Due to new GASB accounting standards which required the recording of a net pension liability, the City's net result was a \$3,584,000 liability. Mr. Carmichael also advised that the total long-term debt had decreased down to \$18,524,000 which included revenue bonds, capital leases, notes payable, landfill closure, and compensated absences. In addition to the audit report, a separate report would be submitted that would address significant audit findings and any corrected and uncorrected misstatements and other items. In closing, he added that there had been no difficulties or disagreements encountered with management.

### **SPECIAL EVENTS:**

### **OLD BUSINESS:**

### **NEW BUSINESS:**

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**Public Hearing: 2016 CDBG Grant Pre-Application Public Hearing (To allow the public the opportunity to provide ideas in the development of the application concerning potential projects).** The hearing was held with no comments offered from the public. Hearing was closed.

**Resolution for Submission of 2016 CDBG Application for Grant Funds.** After review, motion to approve the resolution was made by Councilman Thornton, seconded by Councilman Douglas, and unanimously approved by all Council Members.

**Request from Grady County 4-H Shooting Sports Program Regarding Use of LAS Range.** As in years past, Mr. Deron Rehberg was requesting the use of the Modified Trap range at the LAS site for the Modified Trap Shotgun Team. They would continue to carry insurance for the program and provide the City with a liability waiver. He had also requested use of the planted pines behind the range for use by the Senior Archery Team on Sunday afternoons. Both teams would practice from January to May of 2016. After review, motion to approve the request was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

**Adoption of Ordinance regarding “Tiny Houses”.** Attorney Lehman had made some requested changes to the proposed ordinance that had been introduced at an earlier meeting. Council discussed, with Councilman Cloud asking if the number of people living in a tiny house could be regulated, with Atty. Lehman responding that 150 minimum square feet of floor space was required for each occupant. It was noted that it would be left up to the Building Dept. to enforce the ordinance. Changes made by Atty. Lehman were to require a location on the floor plan for a stove and refrigerator, and the floor plan was to be sited on the plat of survey. Councilman Cox asked if the site plan would also be a requirement for obtaining a permit for other larger residences being built, and if not, would that create a problem with consistency. Atty. Lehman responded that it could be challenged, but the City had justification based on the two previous cases that created the need for the ordinance. After discussion, motion to adopt the ordinance was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members.

**Georgia Department of Transportation – Aviation Contract to Construct a Crack, Seal, and Remarking Project for the Runway and Potential Land Acquisition for a Future Parallel Taxiway.** The project had been awarded to Peek Pavement Marking in the amount of \$64,362.25 in October of 2015. After review, motion to approve the contract was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

**Purchase Residential Side Arm Garbage Truck.** City Manager Addleton advised that the 2005 truck was inoperable due to a hydraulic fire between the cab and dump-body, and the 1998 backup truck had approximately 134,000 miles on it. The insurance company was evaluating the truck to determine whether it could be repaired or would have to be scrapped. It had been necessary to temporarily rent a garbage truck at a cost of \$7,900 per month. Community Service Director Pat Mitchell had developed specifications and sent out a request for bids, receiving 4 bids for the body only, one for the truck only, and for a truck and body. The bids were opened on January 27<sup>th</sup> and evaluated, with a recommendation to purchase the new 2017 Peterbilt Model 320 11 liter truck in the amount of \$140,878.00 from Peterbilt of Albany and the Heil Python body from Ingram Equipment in the amount of \$118,873.00. Some other factors involved in the recommendation were the differences in the 2015 9-liter and the 2017 11-liter trucks, close proximity and past experience in the level of service from the dealer, robust side arm mechanism, and the longer warranty period on the hydraulic cylinder. The rental being

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used had the Heil Python side arm, and the drivers preferred it as it provided quicker operation. Council discussed and requested to learn if the insurance company would pay anything on the rental fees. Councilman Cox, who noted that he had bought a lot of buses for the school system, liked the 11-liter model. Councilman Douglas also suggested that it might be possible to fix the 2005 truck for a backup and sell the 1998 truck. After discussion, motion to purchase the Peterbuilt truck (\$140,878.00) from Peterbuilt of Albany and the Heil body (\$118,873.00) from Ingram Equipment was made by Councilman Cox, seconded by Councilman Douglas, and unanimously approved by all Council Members.

**Downtown Streetscape Project.** The first bidding resulted in only one bid submitted for \$1,505,103.41 which was rejected, and the bidding process was repeated. Bids were opened for the second time on January 29<sup>th</sup> with only one bid received again which was lower than the December bid but still over budget. The bid was from JCI General Contractors, Inc. in the amount of \$1,257,087.00. The bid was broken down into a base bid, Alternate #1 Center Median/Landscaping, Alternate #2 Landscaping, Alternate #3 Traffic Signalization, and Alternate #4 Roadway Milling and Overlay. Robert and Company had recommended to award JCI Contractors, Inc. the base bid and Alternates #1, 2, and 3 and to contract with them for a total of \$1,137,087.00, and not to award Alternate #4 at this time. City Manager Addleton advised that, with a \$700,000 grant and \$300,000 in the budget, there was a \$137,000 shortfall, adding that he had added \$50,000 to the spreadsheet. Councilman Cox stated that he was not as familiar with the project as the other Councilmen but noted that to do the project would be paying a premium and asked would it bring business to downtown or just provide for quality of life. Other Councilmen noted that other cities that had completed this type of project had good success. Councilman Cox added that if the project was done, it should be carried through to assure its success. Councilman Douglas stated that he hoped that people would occupy the upper floors of the buildings downtown as well, bringing more people to the area to eat and shop. He added that the Council had previously agreed to pay for the signalization out of the Municipal Competitive Trust and also suggested trying to get additional GDOT funding since the project cost was higher than anticipated. After further discussion, motion to award the bid to JCI Contractors, Inc. (\$1,137,087.00) for the base bid and Alternates #1, 2, and 3 was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

### **OTHER BUSINESS:**

#### **Reports:**

**Departmental Reports for the Month of January 2016.** Reports were reviewed, with Councilman Cox asking if the overtime for the Resource Officer for CHS basketball games was reimbursed by the Board of Education, receiving affirmation that it was. City Manager Addleton clarified information contained on the Building Report with regard to Nuisance Abatement and Blight Letters. He noted that letters are primarily sent to people who live out of town, while many in-town people are contacted in person. Calling attention to the 1,122 inspections that were performed in 2015, he also expressed a desire to look at charging for inspections which he would look at later. Councilman Cloud stated the need to also look at charging out-of-town funeral homes who come into Cairo to do burials.

**Finance Report for the Month of November 2015.** Councilman Douglas advised that the report looked good and was in line with the budget. He made motion to approve the report, seconded by Councilman Cloud, and unanimously approved by all Council Members.

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**Audit Report for Fiscal Year 2015.** Motion was made by Councilman Douglas to accept the June 30, 2015 Audit Report, seconded by Councilman Cloud, and unanimously approved by all Council Members.

**City Manager Addleton's Report:** **1.** The site work at the Airport water plant had been started, and Bates had been issued a notice to proceed, with work currently on schedule. **2.** The house on MLK could be demolished after March 7<sup>th</sup>. **3.** A Budget Workshop had been scheduled after the regular meeting on February 22<sup>nd</sup>.

**Reports from Mayor and Council:** **1.** Councilman Cloud asked when Scruggs would be doing the street marking, commenting that kids were dodging cars running across MLK at Wilson Chapel rather than using the crosswalks not yet marked, and also did not receive instruction from the Crossing Guard at WMS. **2.** Councilman Douglas reported that grass was growing up in the new asphalt in front of the Post Office.

**ADJOURN:** There being no further business, the meeting was adjourned.

**APPROVED:**

**ATTEST:**

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**ROBERT B. BURNS, SR., MAYOR**

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**CAROLYN B. LEE, CITY CLERK**