

## **REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 27, 2012**

The February 27, 2012 Regular Meeting was called to order at 6:00 p.m. in the Council Room at 101-B North Broad Street with Mayor Pro Tem James H. Douglas presiding in the absence of Mayor Richard D. VanLandingham who was out of town. Council Members present were Ernest W. Cloud, Jr., Kermit V. Gilliard, Jr., Robert L. Gwaltney, and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, Clerk Carolyn B. Lee, Human Resources Director Carolyn Meades, Marketing Director Celeste Tyler, Building Official Brian Hayes, Police Chief Keith Sandefur, Fire Chief Jim Fielding, Community Services Director Pat Mitchell, Public Works Director Raymond Stokes, Energy Services Director Rod Prince, Finance Director Miriam Faircloth, Customer Service Director Faye Ingram, and Administrative Assistant Judith Lavacca. Cairo Messenger Editor Randy Wind was also in attendance.

**INVOCATION:** The Invocation was given by Mayor Pro Tem Douglas.

### **APPROVAL OF MINUTES:**

**1.) Regular Meeting – February 13, 2012.** Motion to approve minutes as submitted was made by Councilman Thornton, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

### **DELEGATIONS:**

**1.) Mr. Lee Wagner - Boys & Girls Club.** Mr. Wagner, along with Board Members Nola Daughtry and Albert Ball were present to thank the City Council for their contributions and support, as well as the upkeep of their facility over the past two years. City Manager Addleton accepted a “Champion of Youth” plaque on behalf of the City.

**SPECIAL EVENTS:** None

**OLD BUSINESS:** None

### **NEW BUSINESS:**

**Rezoning Request from Multiple Neighborhood Property Owners – from R-3 (Multiple-Family Residential District) to R-1A (Single-Family Residential District). Twenty-eight parcels as follows: 3rd Avenue SW (Tax Map C14, parcels 62, 63, 75, and 76) - 4th Avenue SW (Tax Map C14, parcels 73 and 74) - 3rd Avenue SW (Tax Map C19, parcels 1, 2, 3, 4, 6, 7, 8, 9, 10, 43, 50, 55, 56, and 57) - 1st Street SW (Tax Map C19, parcels 44 and 54) - 4th Avenue SW (Tax Map C19, parcels 45, 46, 51, 52, 53, and 75).** (Action on the rezoning request had been postponed from the previous meeting to give Councilman Cloud an opportunity to speak with some of the property owners who had not responded to any of the notices regarding rezoning.) He reported that he had spoken to almost all of those owners, with only one person wishing not to be included in the rezoning. The homeowner was Ms. Gloria Bell, 43 4<sup>th</sup> Ave., SW, who was present at the meeting. Her lot (C19-75) was located at the southeast corner of the intersection of 4<sup>th</sup> Ave., SW and 1<sup>st</sup> St., SW, and all the other lots being considered for rezoning were located north of 4<sup>th</sup> Ave., SW. Her lot was currently zoned R-3 and had been included in the area rezoning to avoid leaving only one area parcel in the R-3 zone. The lots adjoining hers were R-1A; however, she wished to remain zoned as R-3. Attorney Lehman was asked for his opinion as to whether leaving her lot out of the rezoning would be considered as leaving it spot-zoned. He looked at the surrounding zones and noted that the lot was also adjacent to C-1 zoning across 1<sup>st</sup> St., SW and stated that he did not

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think it would be a problem. After discussion, Councilman Cloud made motion to approve the zoning change from R-3 to R-1A for all properties with the exception of C19-75 which would remain R-3. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

**Introduction of Rezoning Ordinance to Amend Section 22-53 - Article II of Chapter 22 of the Code of Ordinances.** Multiple Neighborhood Property Owners – R-3 to R-1A. Ordinance for the rezoning above was introduced and will be considered for adoption at the next regular meeting.

**Public Hearing to Give the Public the Opportunity for Comments Regarding the CDBG 2012 Pre-Application to the Georgia Department of Community Affairs for the 8<sup>th</sup> St., SW Neighborhood - Street and Drainage Project.** There were no public comments made, and the Public Hearing was closed.

**Resolution for CDBG 2012 Pre-Application to the Georgia Department of Community Affairs for the 8<sup>th</sup> St., SW Neighborhood - Street and Drainage Project.** After review, motion was made by Councilman Cloud to approve the resolution for application, seconded by Councilman Gilliard, and passed unanimously by all Council Members present.

**Plan Review - Loft Dwelling under Section 22-204 of the Code of Ordinances – CBD (Central Business District) - 118 South Broad Street – C20A, Parcel 31.1 - Drew Pyrz, Owner.** Mr. Pyrz presented a sketch plan for the three-story building. He stated that sprinklers would be installed on all three floors at the beginning, but the renovations would be done in stages. He explained that the third floor would be loft apartments and possibly the second floor as well. He added that he wanted to maintain the historical integrity of the building as much as possible. It was noted that the Planning Commission had recommended approval of the plan. After review, motion was made by Councilman Gilliard to approve the plan, seconded by Councilman Gwaltney, and passed unanimously by all Council Members present.

**Request for New Alcoholic Beverage License for Cairo IGA, LLC - Beer, Retail Package at 110 2<sup>nd</sup> Ave., SE – Wilbert Lee Williamson, Applicant.** After review, motion to approve was made by Councilman Gwaltney, seconded by Councilman Cloud, and passed unanimously by all Council Members present.

**Modification of Tax Commissioner Contract for Services Agreement for Billing and Collecting City Ad Valorem Taxes.** City Manager Addleton reported that Tax Commissioner Phyllis Gainous had requested a modification of the contract to remove the flat fee of \$1.25 per bill to be paid to her and, in its place, to add that the City would provide equipment, installation, and service for CNS Cable TV (Super Basic Package) for up to three locations in the Grady County Tax Commissioner's Office located at 114 First Street, NE. It was estimated that the initial cost for equipment would be approximately \$1,600 plus the cost of installation by CNS Technicians, which should be minimal since the building was already wired for cable. The current annual cost for Super Basic Cable was \$671.40. City Manager Addleton added that the CNS Fund would bill the General Fund for the service which would amount to a considerable cost savings when compared to the fee (over \$6,600) paid annually for the tax billing service. After discussion, motion was made by Councilman Gilliard to approve the modified contract, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

**Davis Park Conceptual Master Plan - Phase II.** The agenda item had been postponed from the last meeting in order to give the three bidders an opportunity to furnish more detailed

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information on their plans for structures and landscaping. Two of the bidders were present to address the Council. **1.) (Bid \$172,755)** Randall Myrick and Doug Lake were present representing GFA and Lake Landscaping, respectively. Mr. Myrick stated that GFA was located in Cairo in the Industrial Park and that he had built the Holder Park restrooms which were similar to the ones planned for Davis Park. He presented drawings and described the structure, adding that it would be ADA compliant. The 50' by 35' shade structure would be steel but columns would be wrapped in block. The sidewalks would be the same as on the conceptual plan. Mr. Lake had redesigned the original conceptual plan for landscaping and described his ideas to the Council, adding that all plant material would come from Grady County. **2.) (Bid \$168,030)** Brent Taylor of Taylor Construction, Kevin McCranie of Whiddon Landscaping, and Landscape Architect Jonathan Vine were present. Mr. Taylor presented the plans for the 50' by 35' shade structure with bricked-wrapped columns as well as the open-topped restrooms. Mr. McCranie stated that he had grown up in Cairo and would purchase most of his landscape materials in Grady County. He had also made some design changes in landscaping and presented his plan to the Council. City Manager Addleton inquired if the costs for the structures and the new list of plantings presented were what was originally quoted, with the group responding that they were the same. Mayor Pro Tem Douglas asked bidder #2 why the detailed information presented had not been put in the plan submitted previously. The response was that they took the concept and idea given and put a cost on it, with Architect Vine adding that they were giving more for the same price originally quoted. Mayor Pro Tem Douglas stated that the information for this bid was still not in writing. City Manager Addleton stated that while he believed both companies were capable, there was a \$4,000 difference in the two bids; and he would hold the bidders to their prices. **3.)** The third bidder, Mark's Greenhouse was not present to present his plan. After discussion, motion was made by Councilman Gilliard to accept the GFA bid in the amount of \$172,755, seconded by Councilman Gwaltney, and passed unanimously by all Council Members present.

**Electric Cities of Georgia Proposal for Year-End Settlement (\$20,528.37).** (Action postponed from previous meeting). It had been requested by ECG that the cities direct all or a percentage of their year-end settlements into a Budget Stabilization Reserve Fund to mitigate any future budget increase due to the loss of any city that may opt out of an ECG service. City Manager Addleton recommended participating at the 50% level. Mayor Pro tem Douglas stated that he still had questions and that, in the future, contributions should be allocated on a participant-by-participant basis rather than co-mingling the reserve funds. After discussion, motion was made by Councilman Cloud to contribute 50% of the \$20,528.27 to the reserve fund, with the balance to be refunded. Motion was seconded by Councilman Gwaltney, and passed unanimously by all Council Members present.

**Purchase of Two Trucks for Public Works Department – Water Crew and Waste Water Treatment Plant.** The purchase of two trucks had been included in the budget and quotes were solicited, with three dealers responding: **1.)** Stallings Motors of Cairo – 2012 Ram 1500 Regular Cab at \$16,683.00 and 2012 Ram 1500 Quad Cab at \$18,762.00; **2.)** Clint Brannon Motor Co. of Unadilla – 2012 F-150 Regular Cab at \$16,734.00 and 2012 F-150 Extended Cab at \$18,981.00; and Thomas of Cairo – 2012 Chevy 1500 Regular Cab at \$21,501.00 and 2012 Chevy 1500 Extended Cab at \$25,259.00. It had been recommended by Public Works Supt. Darin Todd to purchase two regular cab trucks from Stallings Motors at \$16,683 each (Total \$33,366.00). After discussion, motion was made by Councilman Thornton to purchase the trucks from Stallings Motors as recommended, seconded by Councilman Gilliard, and passed unanimously by all Council Members present.

### OTHER BUSINESS:

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**REPORTS:**

**1. Finance Report: For the Month of January 2012.** After review, motion to approve the report was made by Councilman Cloud, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

**2. City Manager:** (Report to be given at Workshop Meeting).

**3.) Reports from Mayor & Council:** None

**EXECUTIVE SESSION:** None

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

**APPROVED:**

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**JAMES H. DOUGLAS  
MAYOR PRO TEM**

**ATTEST:**

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**CAROLYN B. LEE  
CITY CLERK**