

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MARCH 13, 2017

The March 13, 2017 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 Tem Ernest W. Cloud, Jr., Council Members James H. Douglas, Jerry L. Cox, Robert L. Gwaltney, and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, and City Clerk Carolyn Lee. Cairo Messenger Editor, Randy Wind, and Times Enterprise Reporter, Jordan Barela, were also in attendance.

INVOCATION: The Invocation was given by Councilman Cloud.

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

APPROVAL OF MINUTES: Regular & Workshop Council Meetings – February 27, 2017. Motion to approve the minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

DELEGATIONS:

SPECIAL EVENTS:

Special Event Permit for New Grady Missionary Baptist Association Youth Retreat, Road Closure of Church Street from Ridge Ave., SW to 3rd Ave., SW on April 15, 2016 from 10:00 a.m. to 4:00 p.m. - Veon Williams, Applicant. Mr. Williams was present for the meeting. After discussion, motion to approve the event was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

OLD BUSINESS:

NEW BUSINESS:

Grady Archway Partnership Memorandum of Understanding - Betsy McGriff, Archway Professional. Ms. McGriff was present and briefed the Council on projects that were accomplished in 2016 and those planned for 2017. After the presentation, motion to approve the MOU for another year, with the City's commitment of \$10,000, was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

20th Street SE Full Depth Reclamation – Notice of Award of Bid and Contract. Bids were opened on March 3rd with two bids received: **1.)** Oxford Construction - \$696,860.80 and **2.)** Peavy & Son Construction Co. - \$517,962.49. The project was to be funded with \$462,818 of EIP Revolving Loan Funds and the balance with FY 2017 DOT LMIG funds. City Manager Addleton reported that the bids were over the estimate, but part of that was due to \$35,000 for guardrails, and also the cost of Portland cement had increased. Council reviewed the bid sheet, questioning the large difference in the two bids for Item No. 301-6000 for stabilization of the base. He was asked if Engineer Stacy Watkins had looked into the unit cost. He responded that Peavy & Son Construction was the only bidder that took core samples, and that independent testing would be done that would have to meet DOT specifications for semi-truck traffic. It was noted that the firm doing the testing would have to be State-certified. After discussion, motion to award the bid to the low bidder, Peavy & Son Construction, and approve the contract (\$517,962.50) was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members. Councilman Cox requested that a representative be on site on a regular basis for oversight of the project.

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Revised CNS Consolidation Intergovernmental Agreement for Asset Purchase and Intergovernmental Operating Agreement (5/1/2017 – 4/30/2027). City Manager Addleton stated that a resolution had been approved the past September to move forward with the CNS Consolidation into the South Georgia Governmental Services Authority (SGGSA). Since that time, it had been determined that there was a need to reduce the bond issue from \$40 million to \$30 million. That would result in an initial payout to Cairo of \$3,432,000 and an expected net income distribution of \$5,872,847 over 10 years. Thomasville and Moultrie had already approved the agreements, and Camilla was considering it on this date. The expected closing for the 2017 Bond Issue was April 26, 2017. After discussion, motion to approve the two documents was made by Councilman Cox, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

OTHER BUSINESS:

Agenda Amendment: Consider Purchase of Lot (C13-147) located on MLK adjoining Holder Park from Natasha Hunter Bell for the assessed value of \$2,100. Ms. Bell had approached Atty. Lehman with the offer. After discussion, motion to approve the purchase of the lot for \$2,100 was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Reports:

- 1.) **Departmental Reports for the Month of February 2017.** Council reviewed the reports, with Councilman Cox confirming that the comp time report for March would be included in the reports next month. Councilman Douglas had some questions regarding the water loss report, with City Manager Addleton responding that next month's report would be a better indicator of water loss.
- 2.) **Financial Report for the Month of January 2017.** Councilman Douglas reported that he had some concerns about the Electric Dept. figures and had made inquiries so that he could fully understand the distribution costs. Motion to approve the report was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.
- 3.) **City Manager:**
 - Reported that several City employees had participated in packaging 60,000 "Kids Against Hunger" meals bound for Haiti.
 - Currently working on an RFP with Director Pat Mitchell for cemetery mowing and upkeep for Greenwood, Crestview, and old Cairo Cemeteries.
 - Around the first of April, would like to revisit the privatization of garbage and trash collection, to include debris pick-up, and require the purchase of City equipment and use of the City's Landfill.

4.) Reports from Mayor and Council: None

Mr. Booker Gainor, 365 Humble Ave., SW, was present and asked to address the Council. He inquired about the cost of having a landfill when the current one is closed, with City Manager Addleton responding that the City would have to have more customers than just Grady County to support the current requirements for a landfill. Mr. Gainor added that, in Hawaii, they grind their garbage which increased the life of the landfill by several years. He also asked what

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would happen to the current employees if garbage and trash was privatized. City Manager Addleton responded that no employees would be let go. Some might be hired by the private company, and others could be reassigned.

Executive Session: At 6:40 p.m. Councilman Cloud made motion 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 Gwaltney and passed unanimously by all Council Members. Present for the session were Mayor Robert B. Burns, Sr., Mayor Pro Tem Ernest W. Cloud, Jr., Council Members James H. Douglas, Jerry L. Cox, Robert L. Gwaltney, and Lannis Thornton, Staff Members City Manager Chris Addleton, City Attorney Thomas L. Lehman, and City Clerk Carolyn Lee.

After discussion ended, motion was made at 6:50 p.m. by Councilman Cox to go out of executive session, seconded by Councilman Cloud and passed unanimously by all Council Members.

As a result of the session, Mayor Burns announced that the Council had agreed to purchase three tracts of property on 3rd Ave., NW from Richard Porter, Tom Lehman, and the GCC/Zebulon for a total of \$47,544.32. An appraisal had been done on the Porter property of \$33,000, or \$2.24 per sq. ft., and the other two properties had been surveyed and were valued at \$2.24 per square foot accordingly, the Lehman parcel at \$10,174.08 and the GCC/Zebulon tract at \$4,370.24. Motion to approve the purchase was made by Councilman Douglas, seconded by Councilman Thornton, and unanimously approved by all Council Members.

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

ATTEST:

CAROLYN B. LEE, CITY CLERK

APPROVED:

ROBERT B. BURNS, SR., MAYOR