

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MARCH 14, 2016

The March 14, 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 Tem James H. Douglas, Council Members Ernest W. Cloud, Jr., Jerry L. Cox, and Lannis Thornton. Councilman Robert L. Gwaltney was absent due to a death in his family. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, and Energy Services Director Rod Prince. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: The Invocation was given by Councilman Cox.

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

APPROVAL OF MINUTES: Regular Council Meeting – February 22, 2016. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

APPROVAL OF MINUTES: Budget Workshop Meeting – February 22, 2016. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

DELEGATIONS:

SPECIAL EVENTS:

Cairo First Baptist Church Vacation Bible School - Request for Street Closure (6th Ave., NE) from 4:30 p.m. - 9:00 p.m. on June 12 through June 16, 2016 - Dana Mitchell, Applicant. After review, motion to approve the request was made by Councilman Thornton, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

Cairo High School Class of 1995 Fundraiser for Pamela Carlow Fight for the Cause Walk on April 16, 2016 from 7:00 a.m. to 12:00 noon - Natalie Rhaney, Applicant. (Walk to take place on sidewalks beginning at Courthouse). After review, motion to approve the request was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members present.

3rd Annual Community Easter Egg Hunt at Holder Park on March 27, 2016 from 4:00 p.m. to 7:00 p.m. - Booker Gainor, Applicant. After review, motion to approve the request was made by Councilman Thornton, seconded by Councilman Cox, and unanimously approved by all Council Members present.

OLD BUSINESS:

NEW BUSINESS:

Public Hearing - Rezoning Request from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) on Church St., SW – Map C14 - Parcels 165, 166, and 166.1 – Applicants: Judson Alvin Gee, Jr. (Parcels 166 and 166.1) and Kenneth Weston (Parcel 165). The public hearing was held. Ms. Renee Gee Theophille, sister of Judson Gee,

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Jr., was present, along with Mr. Charlie Hand, Contractor. Councilman Thornton left the dais and did not participate in the hearing, discussion, or voting on this matter due to a conflict of interest.

Rezoning Request from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District) on Church St., SW - Tax Map C14, Parcels 165; 166; and 166.1 – Applicants: Judson Alvin Gee, Jr. (Parcels 166 and 166.1) and Kenneth Weston (Parcel 165). The Cairo Planning Commission had recommended rezoning on all three properties, but to R-3 (Multiple-Family Residential) rather than the R-2 zoning requested, believing it to be better suited to that zoning. The Southwest Georgia Regional Commission recommended postponing a decision until more information could be received. Council Members discussed, with Councilman Douglas questioning why Mr. Weston had not signed the application as a co-applicant and felt that lot 165 should not be considered for rezoning until something was signed by him. He added that the impact of R-2 vs. R-3 was not known without more information on the proposed project. Councilman Cox referred to the SWGRC evaluation that requested more information be provided. At the Planning Commission meeting, Building Official Hayes had stated that R-3 would be better suited for what Mr. Gee wanted to do, with Mr. Hand confirming that it would be the proper zone. Mr. Hand also confirmed that Mr. Gee had not wanted to go forward with having a plan drawn until the rezoning was approved. Ms. Gee added that Mr. Weston's lot was heir property, and she thought he was interested in selling it rather than developing it. Since there were so many unanswered questions, motion was made by Councilman Douglas to postpone the matter until the next meeting so that Mr. Gee could be present. Motion was seconded by Councilman Cox and passed, with Council Members Douglas, Cox, and Cloud voting in favor and Councilman Thornton abstaining.

2016 Alcoholic Beverage Renewal Applications. After review, motion to approve renewal of the licenses was made by Councilman Douglas, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

Cairo Police Department Request – Police Vehicle Purchase. Quotes were received from four dealers for two 2016 models as follows: **1.) Stallings Motors of Cairo** – Dodge Charger \$23,050.00, Dodge Durango \$28,057.00; **2.) Akins Dodge of Winder Ga.** – Dodge Charger \$23,286.00, Dodge Durango \$28,373.00; **3.) Woody Folsom Ford of Baxley, Ga.** - Ford Police Interceptor \$23,878.00, Ford Explorer \$27,655.00; and **4.) Brannen Ford of Unadilla, Ga.** - Ford Police Interceptor \$23,615.00, Ford Explorer \$26,100.00. After discussion, motion was made by Councilman Cox to purchase the Dodge Charger from Stallings Motors for \$23,050.00 and the Ford Explorer from Brannen Ford for \$26,100.00. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

Energy Services Request – Electric Department Vehicle Purchase (Electric Supt.). Quotes were received from three dealers for 2016 models as follows: **1.) Stallings Motors of Cairo** – Dodge 1500 4X4 Crew Cab for \$28,500.00; **2.) Brannen Motor Co. of Unadilla, Ga.** – Ford F150 4X4 Crew Cab for \$29,854.00; and **3.) Hobson Chevrolet Buick of Cairo** – Chevrolet 1500 4X4 Crew Cab for \$31,573.30. After discussion, motion was made by Councilman Douglas to purchase the 2016 Dodge 1500 4X4 Crew Cab from Stallings Motors for \$28,500.00. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

Energy Services Request – Electric Department Tree Trimming Vehicle Purchase. Director Prince had reported that quotes were requested for a unit similar to the one currently being used, as well as a unit that would have a taller boom with more bucket height and weight capacity in the bucket. Taller poles were now being set, so there was a need to reach further, both

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vertically and horizontally. More engine power was also needed to pull the chipper behind the unit. Due to satisfaction with the Altec/Peterbilt combination line truck, Peterbilt had been requested to spec a chassis to meet the 70' boom/body. The 56' unit was quoted at \$153,125.00 and the 70' unit was \$175,725.00, with only \$150,000 being budgeted. Councilman Douglas was concerned about spending that much on the truck and asked how long it would last and if it might be less expensive to contract for tree trimming services. Director Prince responded that the current truck had lasted for 16 years and that the longer boom was needed for taller poles such as those going out to the Airport. After discussion, motion was made by Councilman Cloud to approve the purchase of the 70' Altec/Peterbilt unit at \$175,725.00 and seconded by Councilman Douglas. Councilman Cox was concerned about going over budget on the purchase and asked if it could be recouped, with Director Prince explaining that the old truck could be sold for between \$15,000 and \$20,000. He added that the lead time for the new truck was not yet known, but it would probably not be paid for in the current budget year. After discussion, motion passed unanimously by all Council Members present.

Bid, Notice of Award, and Contract Agreement for Downtown Water Improvement Project (jack and bore to replace the water main under the CSX Railroad crossing on Broad St.) – Downtown Water Main Improvements (Division A). Three bids for the work were received as follows: **1.) POPCO** - \$100,873.07, **2.) Little River Construction** - \$96,088.00, and **3.) Standard Contractors** - \$94,940.00. City Manager Addleton explained that the work was to be done in conjunction with the Downtown Streetscape Project. It was originally thought that the City crews would do the jack and bore, but CSX would not allow it to be done on their right of way, so it had to be bid out. As a result, there was not enough budgeted for this part of the project, so the Little Tired Creek bore would be put off until 2017. Division B of the project would consist of replacement of the water main estimated to be over 100 years old and would be done by the City's Public Works Dept. Attorney Lehman had reviewed the contract. After discussion, Councilman Douglas made motion to award the bid to Standard Contractors in the amount of \$94,940.00 and authorize signing of the notice of award and contract agreement. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

Basis of Selection for CDBG/EIP Administrative and Engineering Proposals. City Manager Addleton explained the process for selection, with the formation of an evaluation committee consisting of four individuals who independently rated the applicants based on six criteria. As a result, the recommendation was to hire Bob Roberson & Associates for Administrative Consultants and Watkins & Associates for Engineering. After review, motion was made by Councilman Thornton to hire the firms as recommended. Motion was seconded by Councilman Cox, and unanimously approved by all Council Members present.

Amendments to Charter – Proposed Ordinance and Advertisement Notice for Public Hearing. The Council had previously discussed some changes and corrections that needed to be made in the current City Charter and requested an examination of the full Charter to see if there were other areas that needed to be addressed. Attorney Lehman had prepared a proposed ordinance as well as a notice containing a summary of the proposed changes to the Charter that would need to be published in the Cairo Messenger for three weeks prior to a Public Hearing to be held by the Council. Upon Council's approval, the hearing date would be set for April 11, 2016. After review, motion to proceed with advertising the public hearing notice was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members present.

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Downtown Streetscape Contract Agreement (\$1,137,087.00) with JCI General Contractors, Inc. Council discussed, with Councilman Cox expressing concern with wording in the agreement referring to liquidated damages and asked if there was a dollar value, with City Manager Addleton confirming that there was. Attorney Lehman had reviewed the contract and explained that the City would only be liable if they intentionally misrepresented something or was negligent. He referred to the Certificate of Liability and Performance Bond for the contractor that was attached. After discussion, motion to approve the contract was made by Councilman Cox, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

OTHER BUSINESS:

Reports:

1.) Departmental Reports for the Month of February 2016. No comments were made regarding the reports.

2.) Financial Reports for December 2015 and January 2016. After review, motion to approve the reports was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

3.) City Manager:

- Reported that the overtime totals looked good, and that the Water crews would be working some overtime replacing the valves on Broad Street.
- Would be presenting some information on March 28th regarding proposal for accepting credit cards in payment of utility bills.
- Asked if any Council Members would be attending the Awards Luncheon while in Savannah.

4.) Reports from Mayor and Council:

- Councilman Thornton inquired about the railroad crossing on 4th Street, with City Manager Addleton advising that it had not been paved, but he was looking at building up and taking out the slope in the future.
- Councilman Thornton asked if septic tanks were allowed in the City, learning that the ordinance requires anyone within a certain distance of sewer availability to connect to the system.
- Councilman Cox stated that he wished to see the Council take another look at reactivating a good comp time policy, as he believed it to be a good tool in reducing cash flow issues. He also referred to a proposed law that would change some comp time regulations.
- Councilman Cox asked about the status of a burned house on 11th and 12th Ave. in his district. Attorney Lehman advised that he thought things were underway on that matter.
- Councilman Cloud reported that there was a water leak from a valve in the street at 3rd St. and 2nd Ave., NE.
- Councilman Cloud advised that dirt was coming up from the patch that had been done on MLK.
- Councilman Cloud reported that some City vehicles did not have logos on them.
- Councilman Cloud requested that the property behind City Hall be looked at for overgrowth.

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

APPROVED:

ATTEST:

ROBERT B. BURNS, SR., MAYOR

CAROLYN B. LEE, CITY CLERK