

REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 11, 2016

The April 11, 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, 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, was also in attendance.

INVOCATION: The Invocation was given by City Manager Addleton.

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

APPROVAL OF MINUTES: Regular Council Meeting – March 28, 2016. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Cox, and unanimously approved by all Council Members.

DELEGATIONS:

SPECIAL EVENTS:

Bethlehem AME Church Walk-A-Thon on April 30, 2016 from 9:00 a.m. to 10:00 a.m. - Nichole Reese-Cloud, Applicant. Councilman Cloud, on behalf of the applicant who could not be present, presented plans for the Fun Day being held by the Church. Included in the plans was a Walk-a-Thon beginning at 412 2nd St., SW, heading east toward Broad St., turning north on Broad, west on MLK towards 4th St., SW, and back to Church. After review, motion was made by Councilman Cloud to approve the event, seconded by Councilman Thornton, and unanimously approved by all Council Members.

OLD BUSINESS:

NEW BUSINESS:

Public Hearing: Proposed Charter Amendments. The public hearing was held without comments from the public.

Amendments to Charter – Introduction of Ordinance to Amend Charter. Changes to the Charter were proposed in order to make two corrections for errors that occurred when the Charter was published in the Code. Two other changes were regarding the notice to be given before special meetings and the setting of a maximum fine and punishment for Municipal offenses in order to coincide with State law. Another change was to compensate the Municipal Court judge by Resolution rather than by ordinance. The last change was to further define the power and duty of Mayoral voting. Proposed changes were reviewed, and the ordinance was introduced and will be considered for adoption at the April 25th meeting.

Introduction of Ordinance to Amend Section 1-8 Entitled “General Penalty; Continuing Violations” to Change Code of Ordinances to Agree with Charter. The proposed ordinance would change Section 1-8 in the code book to coincide with the change in the Charter. The ordinance was introduced and will be considered for adoption at the April 25th meeting.

Introduction of Ordinance to Amend Section 9-3 Entitled “Jurisdiction” of Chapter 9 Entitled “Court and Criminal Procedure” to Change Code of Ordinances to Agree with Charter.

REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 11, 2016

The proposed ordinance would change Section 9-3 in the code book to coincide with the change in the Charter. The ordinance was introduced and will be considered for adoption at the April 25th meeting.

Introduction of Ordinance to Rezone Parcels on Church St., SW (Tax Map C14, Parcels 166 and 166.1) from R-1A (Single-Family Residential District to R-3 (Multiple-Family Residential District). The rezoning was approved at the March 28th meeting. The ordinance was introduced and will be considered for adoption at the April 25th meeting.

2016 Lease Agreement between City of Cairo and Grayson Hall for rental of 33.5 Acres of Land on the Airport Property at \$45.00 per acre (\$1,057.50), payable on or before December 31, 2016. After review, motion was made by Councilman Douglas to approve the lease agreement, seconded by Councilman Cloud, and unanimously approved by all Council Members.

Tiny Apartments Proposed Plan for C26, Parcel 98 located on 4th St., NE – Jeremiah Horne, Applicant. Mr. Horne was present to discuss his plan with Council. His lot was located in the R-3 zone on 4th St., NE, and he met all the requirements except the minimum lot area per dwelling unit. The requirement was 3,300 sq. ft. per unit, and he was proposing 2,275 per unit. He had noted in his letter to City Manager Addleton that he would meet the requirement for five units but wished to have eight one-bedroom units that would be approximately 300 square feet each. His proposal would be less density of construction and occupants than that currently allowed in R-3 for five units with two or three bedrooms. He planned to have a total of eight one-bedroom apartments including a laundry area which would have four of the apartments located on either side. He believed the demand for this type housing was there, and that his plan could be the solution. Councilman Cox inquired of Attorney Lehman if the City needed a specific “tiny” apartment ordinance to address this proposal and others that might be planned in the future. Atty. Lehman advised that the tiny house ordinance that was recently adopted required 150 sq. ft. per person. Mr. Horne stated that he planned for one person per unit, but two could be allowed with a 300 sq. ft. unit. When asked about the rental fee, he stated that he had proposed \$600 per month per unit which included utilities, cable, and internet, but would have to see if that was feasible. Atty. Lehman was asked when he could have a proposed ordinance ready, and he responded that he could have something by the May 9th meeting. Mr. Horne stated that he would like the City’s feedback and support for the project and was willing to wait for review of the City’s code. City Manager Addleton referred to the current minimum lot area requirement of 3,300 sq. ft. and asked if that might be lowered for R-3. Mr. Horne suggested 1,650 sq. ft. per one-bedroom apt. Atty. Lehman stated that the basic R-1 building lot was 75 ft. x 100 ft. but there were many lots in parts of the City that were much smaller. The matter was to be discussed again at the May 9th meeting.

Community Services Department Request for Purchase of Tractor and Batwing Mower for the Cemetery and Parks Division. Three quotes had been obtained for the equipment:

	<u>Tractor</u>	<u>Mower</u>	<u>Total</u>
1.) Ag-Pro of Dixie, Ga. (JD 5085E Tractor)	\$46,800.00	\$10,800.00	\$57,600.00
2.) Ag-Pro of Cairo, Ga. (JD 5075E Tractor)	\$37,055.84	\$14,629.80	\$51,685.64
3.) South Ga. Tractor (Kubota M7060 Tractor)	\$34,951.00	\$12,589.00	\$47,540.00

After review, motion was made by Councilman Douglas to purchase the equipment from the low bidder, South Ga. Tractor, for \$47,540.00, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

OTHER BUSINESS:

Reports:

REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 11, 2016

1.) Departmental Reports for the Month of March 2016. Reports were reviewed by Council.

2.) Finance Report for the Month of February 2016. Councilman Douglas reported that the City was on budget and made motion to approve the February report. Motion was seconded by Councilman Cloud and unanimously approved by all Council Members.

3.) City Manager:

- Reported that Standard Contractors would be starting the CSX bore the next day which would take about a week, but that would be weather dependent.
- Public Works would then replace the water main downtown, followed by JCI's storm water drain work, both weather dependent.
- Had notified Mr. Vincent Hubbard that he would not be able to set up concessions on Holder Park property.
- Reported on a fire at the Landfill caused by an electrical problem that had destroyed the scale house building. A temporary office building had been ordered for use until a permanent structure could be planned.
- Departmental budget meetings would be getting underway later in the week.

4.) Reports from Mayor and Council:

- Councilman Thornton reported that holes needed patching on 10th St., SW.
- Councilman Gwaltney asked that the property at 508 9th Ave., SE be checked for overgrowth.
- Councilman Cox reported that there was some cleanup going on at the house on 12th Ave., NW.
- Councilman Douglas reported that signs were still being placed on the rights-of-way and suggested that any City employees in City trucks could stop and pick them up.

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

APPROVED:

ATTEST:

ROBERT B. BURNS, SR., MAYOR

CAROLYN B. LEE, CITY CLERK