

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 8, 2017

The May 8, 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, City Clerk Carolyn Lee, and Community Services Director Pat Mitchell. Cairo Messenger Editor, Randy Wind, and Times Enterprise Reporter, Jordan Barela, were also in attendance.

INVOCATION: The Invocation was given by Councilman Cox.

APPROVAL OF AGENDA: Motion was made by Councilman Cloud to amend the agenda to add an executive session, seconded by Councilman Thornton, and passed unanimously. 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 – April 24, 2017. Motion to approve the minutes as submitted was made by Councilman Cloud, seconded by Councilman Cox, and unanimously approved by all Council Members.

DELEGATIONS:

SPECIAL EVENTS:

Permit for Saving Grace – Stepping Out Against Domestic Violence Walk to be held on October 28, 2017 from 8:00 a.m. to 10:00 a.m. – Noni Brown, Applicant. Motion was made by Councilman Cloud to approve the event and was seconded by Councilman Thornton. Council Members discussed the application which stated the need for three police officers during the event. Councilman Cox asked if the group was to pay the \$150.00 for the assistance. City Manager Addleton advised that normally those officers who were on duty would assist. Since the event was not until October, City Manager Addleton was asked to talk with the applicant to learn what was actually needed. Councilman Cloud rescinded his motion and also made motion to postpone the matter until the next meeting. Motion was seconded by Councilman Gwaltney and unanimously approved by all Council Members.

OLD BUSINESS:

NEW BUSINESS:

PUBLIC HEARING – Rezoning Request from R-1 (Single-Family Residential District) to C-1 (Neighborhood Commercial District) on property located in the 500 block of 4th Ave., SW described as County Tax Map C14, Parcel 191 - Applicant, Josh Green. Mr. Green was present and showed the Council a site plan depicting where he wished to locate a car wash on the lot. Councilman Cloud reported that he had been contacted by the adjoining residential property owners who were in opposition of any business locating in that block. Councilman Douglas noted that the use did not fit the City's land use plan. After comments, the hearing was closed.

Rezoning Request from R-1 (Single-Family Residential District) to C-1 (Neighborhood Commercial District) on property located in the 500 block of 4th Ave., SW

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described as County Tax Map C14, Parcel 191 - Applicant, Josh Green. The SOWEGA Regional Commission had reviewed the rezoning criteria and recommended denial of the rezoning as it was not in conformity with the future land use map. The Cairo Planning Commission had also recommended denial of the application. After discussion, motion was made by Councilman Cloud to deny the rezoning, seconded by Councilman Douglas, and passed unanimously by all Council Members.

PUBLIC HEARING – Conditional Use Request to Operate a Car Wash in C-1 (Neighborhood Commercial District) located in the 500 block of 4th Ave., SW – described as County Tax Map C14, Parcel 191 – Applicant, Josh Green. The public hearing was not necessary as the zoning on the above item was denied.

Conditional Use Request to Operate a Car Wash in C-1 (Neighborhood Commercial District) located in the 500 block of 4th Ave., SW described as County Tax Map C14, Parcel 191 – Applicant, Josh Green. No action was needed as the rezoning was denied.

PUBLIC HEARING – Conditional Use Request to Operate an Open Air Mobile BBQ in C-1 (Neighborhood Commercial District) at the location of 416 1st Ave., SW described as County Tax Map C13, Parcel 104 - Applicant, Alvin L. Toliver; Owner, Cleveland Property Management, Inc. The applicant was not present, and no public comments were offered.

Conditional Use Request to Operate an Open Air Mobile BBQ in C-1 (Neighborhood Commercial District) at the location of 416 1st Ave., SW described as County Tax Map C13, Parcel 104 - Applicant, Alvin L. Toliver - Owner, Cleveland Property Management, Inc. Council discussed and reviewed the Cairo Planning Commission minutes and the SOWEGA Regional Commission evaluation, with recommendations to approve the conditional use being made by both commissions. After discussion, motion was made by Councilman Thornton to approve the conditional use request, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

Introduction of Ordinance to Amend Section 18-2 entitled “Excavations, Encroachments, Obstructions” of Chapter 18 entitled “Streets and Sidewalks”. The ordinance was introduced and will be considered for adoption at the next meeting.

Copeland Property - Proposal to Purchase Property from Jimmy Copeland, Executor of the Estate of Howard Copeland. Mr. Copeland had written to City Manager Addleton with an offer to sell 5.52 acres located between the railroad and Smart St/6th Ave., NW, most of which was located in the flood zone. The total of the assessed value of all four tracts was \$37,503, and he wanted to be paid \$20,000 and donate the balance of the value to the City as a tax write-off. City Manager Addleton advised Council that the property would be beneficial to the City for future stormwater and flood control. After discussion, motion was made by Councilman Douglas to approve the purchase of the four lots for \$20,000, seconded by Councilman Cloud, and unanimously approved by all Council Members.

Solid Waste Collection and Disposal Outsourcing - Request for Proposals. City Manager Addleton reported that four proposals had been received with monthly costs: Advanced Disposal of Albany (\$94,377.48), Taylor Waste Services, Inc. of Cairo (\$91,595.75), City of Thomasville (\$123,555.45), and Waste Pro of Midway, Fl. (\$108,190.50). Submitters of the two lowest RFPs, who also made the highest offers on equipment and container purchase, had been invited to attend the meeting and present information and answer questions. City Manager

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Addleton had also provided a summary spreadsheet and proposals from each provider along with an outsource analysis comparing the City's internal costs over several years versus costs to outsource along with actual and projected projects. The analysis showed that the City could outsource the operation for approximately \$300,000 less than the City could collect garbage and trash. He added that outsourcing needed to be done before the Landfill had to be closed so that there would be a smooth transition to another disposal site. Councilman Cox asked about the predicted savings and impact to the City, and comments were made on the analysis. Councilman Douglas asked if the amount offered for equipment would be enough to pay it off, with City Manager Addleton answering that it would be.

Mr. David Dent, Marketing Manager with Advanced Disposal in Albany, was first to speak and stated that his company operated 45 landfills and 72 transfer stations, with one landfill located in Valdosta. He added that yard debris would be the most difficult part, with annual tonnage being high, and more services were provided than those required under the City's ordinance. However, he had reviewed the services with Community Services Director Mitchell and, disregarding the ordinance, he would provide the same service as the City currently did. He wanted to rent property from the City for a staffed office and would keep trucks, as well as spare trucks, in Cairo. He also offered his services to help with both pre- and post-closure processes, adding that it would probably be cost-effective for the City to have a transfer station located here when the landfill closes.

Mr. Chris Taylor of Taylor Waste Services described his company as serving the largest retail, commercial, and industrial businesses in the area and had provided pickup for the City of Whigham since 2001 and commercial and business dumpsters for Grady County since 2012. Councilman Cox asked how he would handle anticipation of landfill closure should it happen in two years rather than 6 years, and the cost of going to another landfill. Mr. Taylor replied that he did not own a landfill, but would work that out by using another in the area. He also believed there would be ways to extend the life of the landfill and save money without diminishing services. One way would include separating debris before it went to the landfill by running a separate truck to pick up items of furniture, etc. He would want to be paid only for the extra cost of the transfer to another landfill when the City Landfill closed and was willing to have a cap in the contract on any increase.

When questioned about the reduction of the 10 City employees, City Manager Addleton stated that there would be no loss of jobs due to some current vacancies in the City that could be filled. Mr. Taylor added that he would interview and offer all those employees jobs. Mr. Dent asked to clarify information on the price increase, adding that they typically go by the consumer price index for security and peace of mind. With regard to hiring the City employees, he added that he would hire them so long as they met the requirements. Mr. Taylor added that he owned property in the City and would have an office here. Councilman Douglas stated that if the City got out of the garbage and trash business, they would not want to get back in it. He believed that a performance bond or letter of credit might need to be provided and included in a contract.

Consider FY 2017 GDOT Multimodal Safety and Access Grant. City Manager Addleton advised that he had learned through the SOWEGA Regional Commission of a grant opportunity through the GDOT used to provide safe connections and improve pedestrian access on the state route system and had made application for it. The proposed project, if the grant was awarded, consisted of installing a sidewalk on the north side of Highway 84 East between where the current sidewalk ended at 1275 Highway 84 East up to 20th Street. The estimated cost was \$162,000, with a 30% match requirement. He added that it would provide another link for pedestrian access to Eastside School and the Greenway Trail. He had since been notified that the project had been approved with a commitment of 70% up to \$113,400, with the City's 30% at \$48,600, to be paid with SPLOST funds. The cost had been based on a recent sidewalk project. As a decision did not have to be made until June 12th, Councilman Douglas requested City

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Manager Addleton to obtain an installation estimate for the area to reflect true cost for installation and leveling the landscape and bring back to the next meeting.

OTHER BUSINESS:

Jerry Mobley and Bobby Mobley – The brothers were present regarding a hog operation at the end of 6th Ave., NW next to Mr. Jerry Mobley's residence at 1599 6th Ave., NW. Mr. Jerry Mobley stated that the hogs were supposed to be 250' from a residence; but he had measured, and it was only 42'. His complaint was the unsanitary conditions, the smell from the hog pen, and the buzzards roosting on his roof. It was thought that the hog operation had been there for years, before Mr. Mobley had moved there, and had been grandfathered in. Mr. Bobby Mobley, as well as Councilman Thornton, stated that the hogs had not been there continuously, even though they had been raised there off and on for years. Mr. Mobley added that he thought that hogs were no longer allowed to be raised on dirt. Atty. Lehman advised that, according to the ordinance, any livestock operations should be maintained at all times in a clean and sanitary condition. Mr. Mobley had gone to the County Sanitation/Health Dept. and was told it was up to the City to do something. He added that the hog operation owner did not live in the area and did not own the land. Councilman Douglas asked Atty. Lehman to look into the matter to see if he could find a solution.

REPORTS:

1.) Departmental Reports for the Month of April 2017. Council discussed, with Councilman Douglas asking about an item, "transport person", on the Fire Dept. report. It was noted that the April water loss was up. Councilman Cox asked if the gas incentive program was still in effect.

2.) Financial Report for the Month of March 2017. Stating that the March Financial Report looked good, Councilman Douglas made motion to approve it. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

3.) City Manager's Report:

Announced Car Rally Activities to be held on Friday & Saturday, and the Boys and Girls Club 5K Run on Saturday.

4.) Reports from Mayor and Council:

- Councilman Cox reported on a water leak that needed to be checked on 11th Ave. & 6th St., NW.
- Councilman Cox asked if there was a person dedicated to care for streetscape plants.
- Councilman Cox reported that the park on the west side of S. Broad needed attention.
- Councilman Cox asked about the timeline completion of the Streetscape, learning that it should be sometime in June.
- Councilman Douglas reported receiving complaints about the big fire truck being at Barber Park and at football games. Requested review of vehicle policy.

Executive Session: At 7:15 p.m., Councilman Douglas made motion to go into executive session to meet with Attorney Lehman to discuss a pending or potential lawsuit, settlement, claim, administrative proceeding or other judicial action brought against or by the

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City, or any officer or employee of the City, or in which the City or any officer or employee may be directly involved; (O.C.G.A. § 50-14-2(1)). Motion was seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

At 7:35 p.m., motion was made by Councilman Douglas to go out of Executive Session, seconded by Councilman Cloud, and passed unanimously by all Council Members.

There was no action taken as a result of the Executive Session.

ADJOURN: Motion was made by Councilman Douglas to adjourn, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

ATTEST:

APPROVED:

CAROLYN B. LEE, CITY CLERK

ROBERT B. BURNS, SR., MAYOR