

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 9, 2016

The May 9, 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 Councilman Douglas.

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

**APPROVAL OF MINUTES: Regular Council Meeting – April 25, 2016.** Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Cox, and unanimously approved by all Council Members.

**DELEGATIONS: Betsy McGriff – Grady County Archway Partnership.** Ms. McGriff presented an update on the Archway program, noting various selected accomplishments that had occurred in 2016 and a list of planned projects that would be worked on in the future.

### **SPECIAL EVENTS:**

**1. Consider Washington Alumni Reunion Request for Special Event Permit for Street Closure of 1st St., NW from 3<sup>rd</sup> Ave., NW to Railroad Tracks Adjacent to Grady Cultural Center on August 12, 2016 from 6:00 p.m. to 11 p.m. – LaFaye Copeland, Applicant.** Councilman Cloud advised that the group had decided to have an old street dance in front of the Cultural Center this year rather than a parade. Motion to approve the event and to waive the application fee was made by Councilman Cloud, seconded by Councilman Cox, and unanimously approved by all Council Members.

**2. Consider Roddenbery Memorial Library Request for Special Event Permit – Field Day and Block Party- Street Closure of Section of Bell Alley and the Parking Lot Behind Library on June 4, 2016 from 9:00 a.m. to 2:00 p.m. - Jessica Wilson, Applicant.** Motion to approve the event was made by Councilman Thornton, seconded by Councilman Douglas, and unanimously approved by all Council Members.

**3. Consider Request for Special Event Permit for Street Closure of 16<sup>th</sup> St., SW from 4<sup>th</sup> Ave., SW to Legion Blvd. for Family Gathering on July 1<sup>st</sup> –July 3, 2016, beginning at 6:00 p.m. - Sue and Jessie Corker, Applicants.** Motion to approve the event was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

**Consider Memorandum of Understanding with Archway Partnership.** After review, motion to approve the agreement was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

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**Consider 2016 GMA Annual Convention Voting Delegate.** After review, motion to appoint City Manager Addleton as delegate and Councilman Cox as alternate was made by Councilman Cloud, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

**Consider Award of Bid and Approval of Contract for Airport Road 16” Water Main Project.** City Manager Addleton advised that the project was in conjunction with the Airport Water Plant project and the bid consisted of Division A which would extend a water main from Loblolly Lane to the water plant. The bores, Division B of the bid, were located on the stream near the Airport, and the other was associated with the 20<sup>th</sup> Street water main repair near the trestle. Three bids were received, and the two lowest totals were very close as follows:

	<u>Div. A</u>	<u>Div. B</u>	<u>Total</u>
Standard Contractors – Valdosta	\$456,770.00	\$119,000.00	\$575,770.00
Blankenship Contractors – Dothan	\$473,966.50	\$124,460.00	\$598,366.50
Little River Construction – Omega	\$457,945.54	\$121,600.00	\$579,545.54

The Engineering Consultant, Watkins & Associates, had recommended awarding the bid to the low bidder. Attorney Lehman advised that he had read the contract. After discussion, motion was made by Councilman Douglas to award the bid to the low bidder, Standard Contractors (\$575,770.00) and approve the contract, seconded by Councilman Thornton, and unanimously approved by all Council Members.

**Discussion of “Tiny Apartment” Proposed Ordinance.** Atty. Lehman had prepared a proposed ordinance to address tiny apartments in the R-3 zone as requested by Council. He advised that the ordinance would permit the Mayor and Council to determine that a variance could be approved in the R-3 zone pertaining to modification of minimum area, lot width, and/or set back requirements set forth in Section 22-321. The variances would not be required to be reviewed by the Planning Commission, and a development would have to be located in an R-3 zone and would be subject to review regarding location and type of lot. Atty. Lehman added that the first variance approved would be critical in setting the standard. Council Members discussed and offered some of their concerns regarding consistency in granting variances when specific parameters for decision-making were not included. Mr Jeremiah Horne, developer of a proposed tiny apartment complex, was present and did not wish to have to seek a variance each time he considered buying property to develop. He noted his willingness to be patient in order for guidelines to be set. He suggested that one solution would be to remove the minimum area requirement per dwelling unit as long as parking requirements were met, or to change the 3,300 sq. ft. per unit to 1,650 sq. ft. per bedroom, adding that a dwelling unit could be any number of bedrooms. Atty. Lehman noted that Mr. Horne’s variance request was unique, and he tried to put flexibility in the ordinance but consistency was also needed. Mr. Horne asked what concerns the Mayor and Council would have with the eight one-bedroom units that they would not have with five two-bedroom units. City Manager Addleton suggested including density requirements in the ordinance. Mr. Horne did not agree with using a variance request to require extra conditions on smaller housing that would not be required otherwise. Councilman Douglas noted that a variance could be a means, when neighbors opposed, to add restrictions, with Mr. Horne responding that those neighbors are already in an R-3 zone. Council discussed and asked how the density requirements had originated and if they were still applicable. City Manager Addleton added that if the density was changed in R-3, Mr. Horne would not need a variance for his proposal. Council asked Attorney Lehman to do some more research and provide more definite parameters for granting a variance.

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**OTHER BUSINESS:**

**Reports:**

**1.) Consider Departmental Reports for the Month of April 2016.** The reports were reviewed by Council.

**2.) Consider Financial Report for March 2016.** Councilman Douglas reported that the figures were in line with the budget for the most part and made motion to approve the March report. Motion was seconded by Councilman Cloud and unanimously approved by all Council Members.

**3.) City Manager:**

- Received Ga. Public Web Distribution - \$25,002.
- Marking and sealing of Airport runway completed.
- Streetscape project underway, with Public Works to lay water line to First Ave., SW and then tie it in.
- 5-K Run and Car Rally both scheduled for this weekend. Car Rally route yet to be decided.

**4.) Reports from Mayor and Council:**

- Councilman Cloud asked if Clean & Beautiful could organize some clean-up (trash, litter) projects in the area of 2<sup>nd</sup> Ave., NE from Dr. Dekle's building up to 4<sup>th</sup> St., NE and also on 4<sup>th</sup> and 5<sup>th</sup> Sts., NE near Burger King and McDonalds's.
- Councilman Douglas asked about the Hall Rd. sign and learned that the sign would be installed as soon as possible.

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

**APPROVED:**

**ATTEST:**

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**CAROLYN B. LEE, CITY CLERK**

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**ROBERT B. BURNS, SR., MAYOR**