

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 13, 2016

The June 13, 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, Energy Services Director Rod Prince, Public Works Director Raymond Stokes, and Customer Service Director Faye Ingram. Cairo Messenger Editor, Randy Wind, was also in attendance.

**INVOCATION:** The Invocation was given by Councilman Gwaltney.

**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:**

**1.) Regular Council Meeting – May 23, 2016.** Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and approved by all Council Members, with the exception of Councilman Douglas who did not vote due to being absent at the May 23<sup>rd</sup> meeting.

**2.) Budget Workshop Meeting – May 23, 2016.** Motion to approve minutes as submitted was made by Councilman Cox, seconded by Councilman Gwaltney, and approved by all Council Members, with the exception of Councilman Douglas who did not vote due to being absent at the May 23<sup>rd</sup> meeting.

### **DELEGATIONS:**

### **SPECIAL EVENTS:**

**1.) Special Event Request for Community Talent Showcase, June 26, 2016 from 5:00 p.m. – 8:00 p.m. at Holder Park (Lower Area Parking Lot) - Derrick Williams, Applicant.** Council Members asked Mr. Williams several questions regarding the event. He stated that he was a talent promoter who lived in Alabama but was originally from Cairo, and that he wanted to have the event to bring the community together. Council Members Cloud and Thornton had discussed how crowded Holder Park was on Sundays and the number of parking spaces the trailer would require, so Mr. Williams was asked if he had considered another location and responded that Davis Park was not available on that day. Motion was made by Councilman Thornton to approve the event and was seconded by Councilman Douglas. Councilman Cox stated that he would be more comfortable with approval if a local organization was involved. Mr. Williams stated that there would be no money in it for him. When asked about liability, Atty. Lehman noted that the City had insurance; and that Mr. Williams could get event liability coverage if he wished, but it was quite expensive. Motion carried, with Council Members Douglas, Cloud, Gwaltney, and Thornton voting in favor and Councilman Cox opposing.

**2.) Special Event Request for Restoration Fellowship, Back to School Supplies Give Away, July 23, 2016, 8:00 a.m. – 8:00 p.m. at Holder Park - Rosa Brown, Applicant.** After review, motion was made by Councilman Gwaltney to approve the event and seconded by Councilman Cox. Councilman Cloud noted that the applicant had asked for electricity to be provided, with City Manager Addleton clarifying that the City would not provide electricity for

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 13, 2016

the event. The motion was amended by Councilman Gwaltney and affirmed by Councilman Cox that no electricity would be provided, with all Council Members voting in favor of the motion.

**3.) Special Event Request for Angels of Grace Community Wellness Center, Back to School Community Day (Health Screening and Giveaways) on July 30, 2016, 8:00 a.m. until 8:00 p.m. at Holder Park - Mary Weaver, Applicant.** Ms. Weaver was present and stated that they would be set up near the Club. After discussion, motion was made by Councilman Cloud to approve the event, seconded by Councilman Thornton, and unanimously approved by all Council Members.

**4.) Special Event Request for Angels of Grace Community Wellness Center, Race for Grace 5K on September 17, 2016 from 7:00 a.m. to 11:00 a.m. beginning at Holder Park, Mary Weaver, Applicant.** After review, motion was made by Councilman Cloud to approve the event and was seconded by Councilman Douglas to bring the item for discussion. Councilman Cox believed the route presented to be dangerous, with Ms. Weaver stating that they had tried to use a route similar to what the Boys & Girls Club had used. She was asked if the group would have people monitoring all the crossings, otherwise, six or seven officers would be needed and that was of concern to Chief Sandefur. After discussion, Councilman Cloud withdrew the motion, confirmed by Councilman Douglas. He then made motion to table the matter to give Ms. Weaver a chance to bring back a revised route, suggesting that she also contact the Sheriff's Department to request deputy assistance. Motion was seconded by Councilman Douglas and unanimously approved by all Council Members. Councilman Douglas suggested that a specific safe route be chosen for events such as this that applicants would be required to follow.

### OLD BUSINESS:

**Grady Comprehensive Plan/Service Delivery Strategy (SDS) - Steve O'Neil, Southwest Georgia Regional Commission.** Planner Steve O'Neil was present with a plan that included some revisions/corrections made as a result of suggestions made by the Council as well as at a joint meeting with the other entities. Councilman Cox had pointed out a couple of needed changes also, and those had been made. Mr. O'Neil noted that the Comprehensive Plan had been previously approved, and when the Service Delivery Strategy was approved, he would submit them for the 30-day review and comment period. Councilman Douglas advised that he still had some concerns that City taxpayers were paying for things, such as the volunteer fire department, that they should not be and asked if those three or four areas could be brought back up for discussion at a later date, with Mr. O'Neil responding affirmatively. After discussion, motion was made by Councilman Cloud to approve the SDS, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

### NEW BUSINESS:

**Public Hearing - Final Plat Review (Major Subdivision) – Eastside Subdivision Developer, Chad Johnson - Tax Map 67 - Parcels 83.5, 83.6 & 83.7 – 20<sup>th</sup> Street NE – R-1A (Single-Family Residential).** The subdivision developer, Chad Johnson, was present for the meeting.

**Final Plat Review (Major Subdivision) – Eastside Subdivision Developer, Chad Johnson - Tax Map 67 - Parcels 83.5, 83.6, & 83.7 – 20<sup>th</sup> Street NE – R-1A (Single-Family Residential District).** The Cairo Planning Commission had recommended approval of the final plat. After review, motion was made by Councilman Cox to approve the final plat, seconded by Councilman Douglas, and unanimously approved by all Council Members.

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 13, 2016

**AMI Meter Presentation.** Information was presented by City Manager Addleton along with Directors Prince, Ingram, and Stokes. The system would consist of infrastructure installation to include the AMI base station, hardware, and software to operate the system. Also included would be water meter interface units, radio-read water meters, and any substandard meter assembly components such as backflow preventers, stops, leaking tubing, or unions. The radio-read infrastructure for water would also be compatible with electric and gas meters, but gas and water would not be cut back on remotely. Loan documents had been approved by GEFA for a water loan, with a stipulation that a loan agreement be executed by June 30, 2016. It would eliminate manual meter reading costs, electric truck rolls for cut-offs/ons, improved customer service, improved read-to-bill time, capability to reduce bill-to-pay time, ability for outage reporting, eliminate the cost of the Versaterm system (\$6,000), eliminate two meter reader trucks, and provide better safety for personnel. Director Ingram described the meter reading, cut-off/on, billing, and complaint resolution processes; and how the system would improve those processes. It was asked what the timeline would be if approved, with City Manager Addleton responding that he anticipated that bids could be opened for water infrastructure in September, with completion by 2017. Electric and gas meters were to be done in-house. Councilman Douglas noted that, while he liked the program and it would be nice to have, it would be expensive; with the electric being the only part that could fund itself. Director Stokes asked about the life expectancy of the equipment, with Councilman Douglas commenting that the equipment could be obsolete before it was paid for. Councilman Cox asked City Manager Addleton what the payback would be if the gas (\$350,000) was not done, with City Manager Addleton responding that if the City did not fully automate, only one meter reader position could be eliminated, and gas would have to be billed separately. Director Prince added that gas meters that were to be installed would not all be new ones. Councilman Douglas asked if there was any other potential for eliminating personnel, and City Manager Addleton responded that it was a possibility. Attorney Lehman pointed out that reducing the approximate 80-day period between billing and cut-off might result in smaller losses. Councilman Cox confirmed that, even though the cost of the system was included in the budget, it would have to come back before the Mayor and Council before the money was spent.

**GEFA Water Loan Agreement and Resolution.** City Manager Addleton advised that Atty. Lehman had reviewed the loan documents. The approved loan amount was \$1,189,645, with 40%, or \$475,858, of loan forgiveness, and a 0.50% interest rate, with note payable over 10 years. After review, motion was made by Councilman Gwaltney to accept the loan, seconded by Councilman Thornton. Councilman Douglas asked what would happen if the City did not accept the loan and how it would affect its relationship with GEFA. Atty. Lehman advised that the terms of the loan were very favorable. After discussion, the motion was approved with all Council Members voting in favor.

**Community Services Department Request for Purchase of Truck for the Streets and Sidewalks Division.** Three quotes had been received for an extended cab pickup as follows: 1.) Stallings Automotive - \$24,637.00, 2.) Brannen Motor Co. - \$22,939.00, and 3.) Hobson Chevrolet-Buick - \$22,782.20. After review, motion was made by Councilman Douglas to purchase the truck from the low bidder, Hobson Chevrolet-Buick, at \$22,782.20, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

**Approval of Final Budget and Introduction of Budget Ordinance for FY 2016-2017.** City Manager Addleton advised that he had made two revisions after the May 23<sup>rd</sup> workshop. Capital was reduced for AMI Gas Meters from \$500,000 to \$350,000, and the 6-7% water rate increase was eliminated, bringing the total budget to \$47,449,048. He added that while the \$2.00

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 13, 2016

increase on the base charge for water and sewer would remain, he had recommended foregoing the rate increase this year until the arsenic removal cost could be considered. Motion to approve the budget was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members. The ordinance was introduced and will be considered for adoption at the meeting on June 23<sup>rd</sup>.

**Rescheduling the June 27, 2016 Regular Meeting to June 23, 2016 in Conjunction with the Special Called Meeting for the Final Adoption of the Budget Ordinance for FY 2016-2017.** Motion to reschedule the meeting to Thursday, June 23<sup>rd</sup>, was made by Councilman Cloud, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

### **OTHER BUSINESS:**

Mr. Jeremiah Horne was present to inquire if any updates had been made on “tiny apartments”. Since it had not been known where the required square footage per unit figure came from, Atty. Lehman had been asked to do some research; and it appeared that the least spare footage per unit required was 2,500. He believed that going below that amount would not be sufficient, adding that some entities had established a minimum lot size instead. Mr. Horne stated that 2,500 would not solve his problem as he needed it to be 2,250 for his current development and requested the Council to set it at 2,250. Council Members were interested in knowing Building Official Hayes thoughts, with City Manager Addleton replying that Mr. Hayes had advised that the project complied with all requirements except the footage per unit. Council Members discussed and Atty. Lehman was asked to prepare a revised proposed ordinance to be considered at a future meeting.

### **Reports:**

**Departmental Reports for the Month of May 2016.** Reports were reviewed with Councilman Douglas requesting that Police Dept. overtime for special events be broken out by event. City Manager Addleton reported that the overtime in the Fire Dept. was due in part to two worker’s comp injuries, some of Public Works overtime was due to the Streetscape work and water leaks, and the Electric crew had one employee on worker’s comp.

**Finance Report for the Month of April 2016.** Councilman Douglas reported that the budget was on tract and made motion to approve the report, seconded by Councilman Cloud, and unanimously approved by all Council Members.

### **City Manager’s Report.**

- Received letter from GDOT that Oxford Construction had been awarded a contract for road work on Hwy. 84 beginning east of Upper Hawthorne Trail and extending east of Pierce Chapel Road and on SR 38 from Hwy. 93 South to Hwy. 84 East.
- The Airport water main project was progressing.
- The Streetscape Project was also progressing.
- Utility cuts on MLK had been repaired.
- Requested information to RSVP for MEAG Breakfast.

### **Reports from Mayor & Council.**

- Councilman Thornton reported that drains were stopped up on 9<sup>th</sup> St., NW from 6<sup>th</sup> Ave. to 9<sup>th</sup> Ave., NW.

**REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 13, 2016**

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

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**CAROLYN B. LEE, CITY CLERK**

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