

REGULAR MEETING – CAIRO MAYOR & COUNCIL – AUGUST 8, 2016

The August 8, 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, City Clerk Carolyn Lee, Energy Services Director Rod Prince, and Fire Chief Bill Schafer. Cairo Messenger Editor, Randy Wind, and Times Enterprise Reporter, Jordan Barela, were also in attendance.

INVOCATION: The Invocation was given by Councilman Cloud.

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

APPROVAL OF MINUTES:

Regular Council Meeting – July 25, 2016. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

DELEGATIONS:

SPECIAL EVENTS:

Special Event Permit for “Take Back Our Grady EMC” - Sidewalk Demonstration from September 1, 2016 through October 31, 2016 from 8:00 a.m. to 7:00 p.m. beginning on 4th St., NW and ending at Highway 112 North - Gordon Clyatt, Applicant. Mr. Gordon Clyatt was present and referred to an earlier appearance before the Council with this same event request. He explained that the event had originally been postponed due to the illness of one of the participants who had since died, but he wanted to go forward with the demonstration and confirmed that he had a copy of the ordinance. He was advised by Atty. Lehman that he could demonstrate on the sidewalks but could not obstruct them, and signs would have to be in control of the demonstrators. He was also requested to let the Police Dept. know when the demonstrations would take place. After discussion, motion to approve the special event was made by Councilman Thornton, seconded by Councilman Douglas with the understanding that the ordinance would be followed, and unanimously approved by all Council Members.

OLD BUSINESS:

NEW BUSINESS:

Public Hearing – Conditional Use Request for a Barber Shop in a C-1A (Restricted Office-Institutional District) – at 1232 Hwy 84 West - Tax Map C-22, Parcel 28 – Applicant, Chuck Thomas Investments, LLC. The public hearing was held with Mr. Thomas and the barber shop tenant, LaDonna Thomas, present. Mr. Thomas stated that a beauty shop had operated there previously, but he had learned that a beauty/barber shop was a conditional use in C-1A, not a permitted use. After comments, the hearing was closed.

Conditional Use Request for a Barber Shop in a C-1A (Restricted Office-Institutional District) – at 1232 Hwy 84 West - Tax Map C-22, Parcel 28 – Applicant, Chuck Thomas Investments, LLC. Mr. Thomas was asked if the shop’s clients would be backing out into Highway 84, to which he replied that parking would be provided in the rear of the building so they would be able to drive out. After discussion, motion to approve the conditional use was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

New Alcoholic Beverage Application – Cairo City Grill – Beer & Wine, Retail Consumption on Premises, 124 S Broad Street – Al Rocuant, Applicant. After review, motion to approve the alcohol application was made by Councilman Cox, seconded by Councilman Cloud, and unanimously approved by all Council Members.

R-3 Zoning Ordinance Amendment - Section 22-321 - To Change the Minimum Lot Area Requirement from 3,300 Square Feet to 2,200 Square Feet. After review, motion to approve the change to 2,200 square feet was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members.

Introduction of R-3 Zoning Ordinance Amendment – Section 22-321 (See above item). The Ordinance was introduced and will be considered for adoption at the next regular meeting.

Setting of Proposed 2016 Ad Valorem Tax Millage Rate and Advertise the Five-Year History. City Manager Addleton recommended setting a net millage rate of 8.325 mills which would generate \$1,427,709 in taxes on a net digest of \$171,496,622. Since budgeted tax revenue was \$1,572,000, the amount would be under budget by \$144,291. He advised that, since the amount of shortfall expected last year was lower than expected and revenues higher than projected, he believed the same would be true this year so he recommended not increasing the rate. Councilman Douglas noted that spending would need to be tight through December to see how the tax collections went. After discussion, motion to set the tentative net millage rate at 8.325 mills and to advertise the five-year history was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members.

Resolution to Authorize City Manager to Abate Nuisance (Overgrowth) at 426 Church St., SW – Karl W. Jackson, Owner. After discussion, motion to approve the resolution for abatement of nuisance was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

Resolution to Authorize City Manager to Abate Nuisance (Overgrowth) at 426 2nd St., SW – Annie Jane Powell, Owner. After discussion, motion to approve the resolution for abatement of nuisance was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Power Sales Contract with MEAG Power to Sell Declared Excess Amount to the City of Robertsdale, AL. City Manager Addleton advised that the City had committed two Megawatts of excess power but, due to excess demand from other MEAG members, had been allocated 1.370 Megawatts at \$41 per MWh which would net \$36,000 annually. The opportunity would be for a period of eight years starting January 1, 2018. Director Prince added that market power had been projected, and anything the City received over market value was a plus. Council members asked questions regarding growth and future power needs, with Director Prince stating that the City's growth in demand was estimated at 1% annually, so there would be plenty of excess. After discussion, motion to approve the sale was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

GDOT FY 2017 Local Maintenance & Improvement Grant (LMIG) Program Application. City Manager Addleton advised that the City had been awarded \$140,970.81, an increase of 30% more than last year, which was to be applied to eligible road projects, with a 30% match (\$42,291.24) required by the City for a total of \$183,262.05. Since a grant submitted by the County Commission had not been approved, they had recently voted to delay the project for up to two years and re-direct County funds to other areas. City Manager Addleton now proposed to apply the full amount of LMIG to the 20th Street full-depth reclamation and resurfacing from Highway 84 to the City limits. The projected cost for the total street up to Joyner Road had been \$490,000, with the City's portion at \$280,000 for 57.3% of the street in the City limits. There was also \$125,000 in SPLOST funds budgeted for the project. Mayor Burns expressed his desire to move forward without the County's participation, with Attorney Lehman encouraging the Council to pave up to Dit Hester Drive since that intersection was in much need of repair. It was suggested that 57.3% of the committed JDA funding of \$50,000 should come to the City for the project. Councilman Douglas was not in favor of paving the County's portion and suggested committing the LMIG funds to the 20th St. Project and discussing details later. He made motion to designate the \$140,970.81 grant to the 20th Street Project. Councilman Cloud seconded the motion which was unanimously approved by all Council Members. Mayor Burns requested that the railroad spur be taken up on 20th Street before paving was done.

OTHER BUSINESS:

REPORTS:

1.) Consider Departmental Reports for July 2016. Chief Bill Schafer presented the Fire Department Report and answered questions from the Council, also clarifying what made up "public service" incidents and other types of calls. In closing, he informed the Council that the new fire truck would be delivered next month. He was asked by Councilman Cox how his department's overtime compared to previous years, and he responded that it was up due to one employee being out on worker's comp and also due to the elimination of comp time. He added that only one person is approved to be off at a time, but he can't go below four people there at all times.

Water Report: Councilman Douglas noted that the water losses had picked back up in May and June and wondered if it was due to irrigation that was not being billed. City Manager

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Addleton advised that he had looked at seven years of data and believed it to be due to water leaks.

2.) City Manager’s Report:

- Reported that crews are working to abandon a leaking water line at 12th Ave., SE & Highway 93 South.
- Pavers are expected in next week for the streetscape, and work on crosswalks will require street closing.

3.) Reports from Mayor and Council:

- Councilman Cox requested that a sinking water valve at 13th Ave. and 4th St., NW be checked.
- Councilman Cloud asked that limbs be removed or cut up at the Green lot on MLK.
- Councilman Douglas inquired about the after-hours call pick-up not changing over to Thomasville the previous Friday, with City Manager Addleton stating that Thomasville had assured him that they had put protocols in place to eliminate that from occurring again.
- Councilman Douglas brought up the Hammett property on 20th St., reporting that items, such as refrigerators with doors still attached, were still on the right-of-way. It was discussed that doors on newer model refrigerators were made differently now so they wouldn’t lock, but there could be some older ones there also.

ADJOURN: There being no further business, Councilman Cloud made motion to adjourn the meeting, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

ATTEST:

APPROVED:

CAROLYN B. LEE, CITY CLERK

ROBERT B. BURNS, SR., MAYOR