

REGULAR MEETING – CAIRO MAYOR & COUNCIL – OCTOBER 24, 2016

The October 24, 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 Mayor Burns.

APPROVAL OF MINUTES: Regular Council Meeting – October 10, 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:

OLD BUSINESS:

NEW BUSINESS:

Adoption of Ordinance - Rezone from R-1A (Single-Family Residential District) to C-1 (Neighborhood Commercial District) at the location of Hwy 93 S – Part of County Tax Map 69, Parcel 6 – Applicant: Teramore Development, LLC; Owner: Pritchard Place, LLC. After review, motion was made by Councilman Douglas to adopt the ordinance, seconded by Councilman Cloud, and unanimously approved by all Council Members.

Automated Metering Infrastructure (AMI) – Advertise for Bids. City Manager Addleton referred to the GEFA Notice of Award, Resolution, EPD Plan Approval, and GEFA Loan Agreement, advising that the project was ready to bid. The funding consisted of a \$713,787 low interest loan and \$475,858 of principle forgiveness funds for a total of \$1,189,645 The project consisted of retrofitting/replacing approximately 4200 water meters and installation of hardware allowing automatic meter reading capabilities for the billing of water and sewer. He had met with HD Supply and obtained some analytical data screenshots showing capability examples of the metering system. An Advertisement for Bids had been prepared for the water metering, but Utilities Director Rod Prince wanted to install the electric and gas meters internally. Councilman Cox asked how the system would reduce man hours and water loss, with City Manager Addleton responding that it should eliminate one employee and possibly one vehicle and would also help identify water loss. Councilman Cox reported that he had talked to a councilman from Moultrie who was pleased with the system there. He added that it was a great advantage for identifying customer leaks but would not help reduce water loss on the City's part. Councilman Douglas asked for confirmation that the bid included installation, noting that electric and gas would also have to be done to reap the full benefit. He also wanted an extended warranty with the system. It was mentioned that there had been a problem in another city, but City Manager Addleton was satisfied that the company had made engineering fixes and were standing by them in the other city. Councilman Cloud reported that Mr. John Marria of the Housing Authority had contacted him regarding placing individual water meters on their 179 housing units as a result of a problem with people washing numerous cars on the weekends. He added that, according to Public Works Director Raymond Stokes, the cost would be around \$75,000; but he would have more information by the next meeting. He asked that Council just keep that in mind when making a decision on the number of meters. Mayor Burns believed that the washing of cars

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could be curbed by another means. Councilman Cox asked what the timeline was on having to decide on the project, with City Manager Addleton responding that the decision did not have to be made at the meeting, but it would take some time for the bid process. Mayor Burns called for a motion, but none was made, so he directed that the matter be postponed and brought back at another meeting. City Manager Addleton asked for direction as to what he needed to do, with Councilman Cox stating that he wanted more time to understand the proposal before considering action. It was decided to have Director Prince and a representative of the company attend a meeting to provide further information.

Resolution and Agreement between the City of Cairo and Ga. Department of Transportation for FY 2017 Airport Project – Partial Parallel Taxiway, T-Hangar Taxiway and Apron (for an 8-Unit T-Hangar Building). Councilman Douglas made motion to approve the GDOT Agreement which was seconded by Councilman Cloud in order to open discussion. Councilman Douglas asked if the agreement was just for engineering design. City Manager Addleton answered affirmatively and added that more t-hangars with doors were needed and an old hanger torn down. The amount of Federal funding would be \$85,024.00, with \$4,724.00 from state funds and the City's share at \$4,723.00. After discussion, the motion to approve passed unanimously by all Council Members.

Croy Engineering Task Order 4 – Professional Services for Design of Partial Parallel Taxiway, T-Hangar Taxiway and Apron, and Concrete Slab at Airport – Phase I (see above item). After review, motion was made by Councilman Douglas to approve the Task Order, seconded by Councilman Cloud, and unanimously approved by all Council Members.

Appointment of Cairo Development Authority Member. City Manager Addleton recommended appointing Mr. Matt McCaskill to a three-year term to expire October 31, 2019 on the Cairo Development Authority to fill the vacancy created by the passing of Mr. David Stallings. Motion was made by Councilman Cox to appoint Mr. McCaskill to the Authority, seconded by Councilman Thornton, and unanimously approved by all Council Members.

A&R Metals Discussion. Councilman Douglas started the discussion by stating that the letter sent to A&R Metals by Atty. Lehman had done no good, adding that there had been a previous legal agreement that A&R would stay off the right-of-way on 20th Street, but they had not done so. He added that a decision needed to be made as it would not do any good to repave 20th St. as things were currently. Atty. Lehman advised that the right-of-way had gotten covered up, but a survey had resolved where the right-of-way was located; and it needed to be well-marked. Also, the ditch there was flat which provided access everywhere along the property. The legal agreement covered only the portion north of the railroad. Councilman Douglas added that he did not want to restrict the business's operations, but did not want it done on the right of way. He realized that other people dumped items there, too. Atty. Lehman felt that if all operations were on only one side of the street, it would be better. Council Members discussed possible options such as digging a deep ditch, adding a wall, or installing a fence. Atty. Lehman was asked to look at the litigation documents, as well as the surrounding property, for options and bring back information.

OTHER BUSINESS:

Mrs. Nola Daughtry was present and outlined events scheduled during the week in observance of Red Ribbon Week and also invited the Mayor & Council to attend a special event to be held on October 25th at Family Worship Center.

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Reports:

a.) City Manager’s Report

- Reminded Council that it was time to register for the Mayor’s Day Conference to be held in January.
- Referred to the Truck Route Ordinance and its enforcement in keeping large trucks on the designated truck route. Council discussed the possible addition of truck route signs near the intersection of Highway 111 and S. Broad Street.
- Reported that the Streetscape was near completion except for the signalization and the mast arms. There had been a delay due to crews being re-directed to the east coast for hurricane repairs.
- Boo on Broad would take place from 3:00 to 5:00 p.m. on October 31st. He had asked the contractor, JCI, to fence off any areas that might not be safe.
- The Water Plant Project was going well and on schedule.

b.) Reports from Mayor and Council:

- Councilman Gwaltney reported that he had received a call from a citizen regarding not being allowed to hold benefits at the State Farmers Market. This was a matter to be handled by county/state personnel.
- Councilman Cox noted that the Homecoming Parade would be coming up on Thursday. He also requested that additional signage for the turn lane onto 1st Ave., SW be considered.
- Councilman Douglas had received an email regarding the District 10 meeting, with City Manager Addleton advising that the RSVP had already been sent. He also asked the City Manager to check into the after-hours full voice mail issue.

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

APPROVED:

ATTEST:

CAROLYN B. LEE, CITY CLERK

ROBERT B. BURNS, SR., MAYOR