

REGULAR MEETING – CAIRO MAYOR & COUNCIL – NOVEMBER 23, 2015

The November 23, 2015 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 Kermit V. Gilliard, Jr., Council Members Ernest W. Cloud, Jr., James H. Douglas, and Lannis Thornton. Councilman Robert L. Gwaltney did not attend the meeting. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, and City Clerk Carolyn Lee. Jerry L. Cox, upcoming 2016 Councilman for District 5, was also present. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: The Invocation was given by City Manager Addleton.

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

APPROVAL OF MINUTES: Regular Council Meeting – November 9, 2015. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

DELEGATIONS:

1.) Jenny Law, Cairo- Grady County Chamber of Commerce. Mrs. Law was not present but had requested to close North Broad Street between 3rd Ave. and 1st Ave., NE for Dance Performers from 5:00 p.m. to around 6.30 p.m. on December 3rd as part of the Christmas Parade activities. Council discussed, noting that it might be better to just close the street between 2nd Ave. and 3rd Ave. After discussion, motion to approve the street closing between 2nd Ave. and 3rd Ave. was made by Councilman Thornton, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

2.) Carlos Tobar, Grady County Administrator - 2015 DNR Land Water Conservation Fund Grant. Mr. Tobar expressed thanks to the City for its assistance in the timely completion of the recent Barber Park Lighting Project. He was present to request additional assistance on a new project at the Park that would require installation of a new sewer lift station to be tied into the existing force main. A splash pad, restrooms, and other amenities were included in the project that was estimated to cost \$377,000. A \$100,000 grant would be applied for, with \$50,000 coming from donations, and the balance from SPLOST 2008 funds. He had spoken previously to Public Works Director Raymond Stokes who had advised him what he would need for the project. He was asking the City to provide the labor, and the County would supply the materials. He would need a letter to submit with the grant application to confirm that the City would agree to furnish the labor for the project should they agree to do so. City Manager Addleton informed Mr. Tobar that a designed and engineered plan would need to be provided. Council requested to know how much labor would be needed, with City Manager Addleton responding that it was estimated at three to five days. Mr. Tobar added that the grant application would receive more favorable support if the City and County collaborated on the project. It would not be put out for contract until October 2016 if the grant was received, and work would probably not begin until 2017. After discussion, motion was made by Councilman Douglas to provide the letter to confirm the City's agreement to furnish the labor should the grant be approved. The motion was seconded by Councilman Cloud, and unanimously approved by all Council Members present.

SPECIAL EVENTS:

1.) Special Event Permit for Eastside Elementary School Runners Club Fundraiser – Frozen 5K and Fun Run, January 23, 2016, 8:30 a.m. - Katherine Chapman, Applicant. Councilman Gilliard left the dais and did not participate in the discussion or voting on this matter due to

REGULAR MEETING – CAIRO MAYOR & COUNCIL – NOVEMBER 23, 2015

his affiliation with the Board of Education. After review, motion to approve the event was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

2.) Special Event Permit for “Take Back Our Grady EMC” Demonstration on Sidewalk at 1499 38th Blvd., NW from 8:00 a.m. to 6:00 p.m. - Gordon Clyatt, Applicant. Mr. Clyatt was present and informed the Council that the demonstration would take place on the sidewalk in front of the EMC with demonstrators holding up placards. He requested that, due to the recent illness of one of the committee members, the start date be changed from December 1st to January 1, 2016, and also that the fee be waived. Adding that the committee was still involved in a lawsuit with Grady EMC regarding operational procedures, he wished to have the demonstrations continue through September 1st of next year. Council discussed the dates, and after discussion, motion to approve the event from January 1 through February 29, 2016 was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members present. Mr. Clyatt was to return to request additional dates for later demonstrations.

OLD BUSINESS:

City Employee Compensatory Time Policy. City Manager Addleton and Human Resource Director Carolyn Robinson had previously submitted proposed changes in the employee comp time policy to better define the process for administering the current plan. In discussion at a previous meeting, Council had requested City Manager Addleton to bring back another proposal to eliminate the policy for accrual of comp time. The additional proposal would end the accrual of comp time on January 1, 2016, and employees would be encouraged to make an effort to exhaust any accumulated hours to zero within the three years following that date. Employees would be required to use comp leave in lieu of using accrued annual leave for authorized absences, unless doing so would result in forfeiture of annual leave at the end of December. If an employee with accrued comp time were to be promoted to an exempt position, all accrued comp time would be paid out prior to the effective date of the promotion. Upon separation, employees would be paid for their accumulated compensatory time up to the allowed maximum amount according to Fair Labor Standard Act, and any amount over that would be forfeited. Payment would be at the current rate of pay or the average of the previous three years, whichever was higher. Those would be the only two exceptions that would allow for payment of comp time. After discussion, Councilman Douglas made motion to adopt the proposal to eliminate comp time. Motion was seconded by Councilman Thornton, with Council Members Douglas and Thornton voting in favor of the motion. Councilman Gilliard voted in opposition, and Councilman Cloud abstained from voting. Mayor Burns inquired if Councilman Cloud had a personal conflict, with Councilman Cloud responding that he just thought that it should not be voted on at this meeting. Mayor Burns instructed City Clerk Lee to record Councilman Cloud’s vote as opposed to the motion resulting in a tie vote to which Mayor Burns voted in favor of the motion to eliminate comp time; therefore, motion passed.

NEW BUSINESS:

Public Hearing: Grady County Comprehensive Plan Draft (Current plan will expire October 31, 2016). SOWEGA Regional Commission Planner Steve O’Neil, who had helped develop the plan, was present to hear comments or answer any questions. There were no comments made from the public, and the hearing was closed.

Grady County Comprehensive Plan: Service Delivery Strategy. The Grady County Commission had approved the strategy at their meeting the previous week. In reviewing the document, Councilman Douglas commented that taxpayers of the City and of the unincorporated areas of the County are paying the same tax rate. He added that based on the service delivery strategy presented, only tax

REGULAR MEETING – CAIRO MAYOR & COUNCIL – NOVEMBER 23, 2015

revenue from residents of the unincorporated areas of the County are to be used to finance operations of the County Code Enforcement, economic development, volunteer fire department, the Roddenbery Memorial Library, and solid waste disposal. He believed that he, as a City resident should be paying a lower tax rate, but that was not how it was being done. He asked if City taxpayers paid toward the operations of the volunteer fire department, or if it was a separate fund, with Mr. Tobar confirming that it was paid by all County taxpayers. Councilman Douglas stated that under the agreement, City taxpayers should not be paying the same millage rate as County residents in the unincorporated areas. He added that he wanted to work out a resolution strictly between the City leaders and the County Commission, without assistance from outside legal counsel. Mr. O’Neil asked whether changing the wording would resolve the issue, with Councilman Douglas responding that the wording was correct; but the execution of the agreement was at issue. Other areas of concern were discussed such as how population should affect the strategy, who was to fund the Library, as well as agreements that were and were not in place between the governmental entities. Atty. Lehman advised the Council to submit areas of concern to Mr. Tabor as quickly as possible. City Manager Addleton suggested a meeting to discuss the areas of concern and how to resolve them. No action was taken on the plan.

Cancel or Reschedule the Council Meeting Scheduled for December 28, 2015 – Due to Christmas Holiday. After review, motion to approve the cancellation of the meeting unless one became necessary was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

OTHER BUSINESS:

Reports:

1.) City Manager Addleton:

- Reported that the Grady County Road Dept. had done road work, pulling ditches and adding rocks, on the unpaved portion of 11th Ave., NW.
- Bids on Streetscape were to be opened on November 30th.
- A pre-bid meeting had been held, and water plant bids were to be opened on Dec. 8th.
- Christmas Parade was scheduled for December 3rd.
- City luncheon to be held on Dec. 17th at 11:30 at the Cultural Center.
- MEAG had named Jim Fuller as new CEO effective Jan. 1st.

2.) Reports from Mayor and Council:

- Councilman Thornton reported potholes on Bluff Ave. and on 14th St., NW.
- Councilman Gilliard had received requests to pave the balance of 11th Ave., NW.
- Councilman Cloud repeated his opinion that a traffic light was needed at the intersection of 5th St., and 4th Ave., SE. He also reported a sight distance problem with cars for sale parked near that intersection.
- Atty. Lehman reported on his thoughts concerning “tiny house” requirements and agreed to continue to work on the matter. Some of his thoughts were that a tiny house would be one less than 600 square feet and would have the basic requirements of site-built homes, contain normal appliances, be allowed only in the R-1 zone with the same setback requirements, 7,500 square feet minimum lot requirement, windows and doors to meet code, and possibly require the square footage to be at least 200 feet per person,
- Council Members discussed various issues with the tiny house movement and passed a moratorium on permitting any houses less than 600 sq. ft. until Jan. 31, 2016 to give time to establish an ordinance governing that type housing. Motion to do such was made by

REGULAR MEETING – CAIRO MAYOR & COUNCIL – NOVEMBER 23, 2015

Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

EXECUTIVE SESSION: None

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

APPROVED:

ATTEST:

ROBERT B. BURNS, SR., MAYOR

CAROLYN B. LEE, CITY CLERK