

REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 8, 2021

The February 8, 2021 Regular Meeting was called to order at 6:00 p.m. in the Council Room at 101-B North Broad Street by Mayor Howard Thrower, III. Present were Jerry Cox, Sr., Demario Byrden, James H. Douglas, and Lannis Thornton. Robert L. Gwaltney was absent from the meeting. Staff Members present were City Manager Chris Addeleon, City Attorney Thomas L. Lehman, City Clerk Dana Barfield, and Marketing Director Alyssa Blakely. Also in attendance was Cairo Messenger Editor Randy Wind.

INVOCATION: The Invocation was given by Councilman Cox.

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

APPROVAL OF MINUTES: January 25, 2021 - Regular Meeting: Motion to approve minutes was made by Councilman Cox, seconded by Councilman Douglas, and approved by all Council Members.

DELEGATIONS:

Don Nickerson – Size of Wall Mural – Mr. Nickerson is the Director of the Grady County Historical Museum. Mr. Nickerson explained that the museum is wanting to paint a mural on the side of the building, but the sign ordinance for the City states nothing more than two hundred square feet can be erected and the museum's mural will be three hundred and sixty square feet. Mr. Nickerson went on to say that this would be considered art, not a sign, and was hoping that there could be some type of variance given. Councilman Douglas asked if the painting would be permanent. Mr. Nickerson replied that it would be permanent. The image would be a historical train with a scene of the depot the length of the train. Councilman Cox asked should we not have some type of ordinance in place for murals and also should someone at the City approve what is going up on the walls. Marketing Director Alyssa Blakely responded that she had an ordinance that she had been working on and that it needed to be submitted to Attorney Lehman to look over. Councilman Cox asked what the timeline was for the Museum and Mr. Nickerson stated that they were hoping to be done in two months. They are bricking up two of the windows at this time, once that was finished they were hoping to start painting in two weeks. Councilman Douglas asked what the time frame for the ordinance was because it would have to be completed before the museum could start painting. Councilman Cox stated that he could see the Council approving the project if Mr. Nickerson would bring a design in and then asked what Marketing Director Blakely thought. Ms. Blakely stated she thought the plan could be approved as well because she had talked with Mr. Nickerson about it several times and felt like it was very appropriate. Attorney Lehman stated that he saw a potential problem because you would first have to have a reading of the ordinance and then you have to pass or deny it and that usually requires more than two weeks. Councilman Douglas said he would prefer to get everything done on the City's end and then there would not be any need for Mr. Nickerson to come back before the Council once the ordinance is in place.

SPECIAL EVENTS:

OLD BUSINESS:

NEW BUSINESS:

Public Hearing: Conditional Use Request for an Open-Air Business within C-2(Highway Commercial District), located at 902 N. Broad Street; identified on County Tax Map C21, Parcel 18. Applicant: Kona Ice of Central Southwest Georgia. Per Cairo Planning Commission Meeting Minutes of January 21, 2021, Mr. Lee Powell, owner of Kona Ice has withdrawn his application, Planning Commissioners made no Motion, and, therefore, the Public Hearing is cancelled. –Withdrawn

Considered GEFA Water System Improvements Project. City Manager Addeleon informed the Council that the City was awarded a \$2.25 million dollar loan with up to \$750,000 loan forgiveness at a .62% interest rate for 10 years. The project consists of approximately 27,000 linear feet of 12" water main on Highway 188, to Hilltop Water Tank, Crine Blvd., U. S. Highway 84, and Lower Hawthorne Trail to loop from 20th Street SE to 1st Avenue NE of which the bore has already been completed under Little Tired Creek. It would be about a 240 consecutive calendar day construction schedule. There were fourteen contractors that pulled plans and we had eight bidders. The low bid came in from Blankenship Contractors, Inc. out of Dothan, AL at \$1,577,784.05. Councilman Cox asked if we had any experience with Blankenship Contractors. City Manager Addeleon responded that the City did not, but our Engineer has had experience with them. Motion to approve the contract from Blankenship Contractors, Inc. for \$1,577,784.05 for the GEFA Water System Improvements Project was made by Councilman Douglas, seconded by Councilman Byrden, and approved by all Council Members present.

Considered Southern Terrace Park Improvements Project. City Manager Addleton stated that nine bidders pulled plans, but only two contractors actually submitted bids. The low bidder came in at \$544,262.09, Barber Contracting Company from Moultrie, GA. The City would like to award the contract to Barber Contracting Company. After we do that we would like to delete item number forty-four, which is a discretionary item that is called a pavilion in the plans but it is more like a rest shed in the southeast corner. We would also like to delete item number forty-six, landscaping improvements, because we do not want to put in landscaping during the middle of the summer with no irrigation. Most of the landscaping is trees and we think our Community Service Department can do that during the fall or early winter when the trees are more likely to survive and we could do that at a much lower cost. By us doing so that would take out \$52,995.04 and this would make the project below \$500,000. Councilman Douglas asked if the small pavilion City Manager Addleton discussed was like the one at Davis Park. City Manager Addleton replied no; the pavilion number one was exactly like the ones at Davis and Azalea Park. Councilman Byrden asked if there were only going to be two basketball courts rather than the four that were there before. City Manager Addleton responded that there would be four, the same as before. Councilman Byrden also asked what the walking trail would be made of. City Manager Addleton stated that the trail would be made of asphalt with a base of crush and run. Councilman Byrden inquired if there would be any playground equipment. City Manager stated that the swings would remain. Councilman Byrden asked was there any way to add more playground equipment to the park like Davis Park had. City Manager Addleton stated that the equipment at Davis Park was donated, but that did not preclude us from doing something in the future. Motion to approve the contract from Barber Contracting Company for \$544,262.09 for the Southern Terrace Park Improvement Project with change orders was made by Councilman Thornton, seconded by Councilman Byrden, and approved by all Council Members present.

Considered Depot Interior Demolition Project. City Manager Addleton explained that the Depot Interior Demolition Project had four bidders and that each one was able to tour the building with Building Official Brian Hayes. All bidders had experience and were capable of completing the project; the only distinguishing factor was the quoted price. The low bidder was Tip Top Construction, Inc. from Thomasville, GA at \$30,400.00. David Dunn is the owner of Tip Top Construction, Inc. City Manager Addleton went on to say that Mr. Dunn also constructed the pavilion and restrooms at Davis Park and felt that he was capable of doing this project. Motion to approve the contract from Tip Top Construction, Inc. for \$30,400.00 for the Depot Interior Demolition Project was made by Councilman Cox, seconded by Councilman Thornton, and approved by all Council Members present.

Considered Grady General Hospital Authority Request. City Manager Addleton stated that a resolution was signed at the July 13, 2020 Council Meeting that stated we would abandon 11th Avenue SE from 5th Street SE to 6th Street SE and at the proper time we would deed over that property. Motion to approve transferring property by Quitclaim Deed was made by Councilman Douglas, seconded by Councilman Cox, and approved by all Council Members present.

Considered LAS Timber Advertise for Bid. City Manager Addleton explained that the Land Application System is in the interest of managing, improving, and maximizing value. We would like to clear cut the remaining seventy-eight acres. It has been seven years since we have cut the last acreage. Proceeds from sales will be used for replanting as well as paying down debt for the 2004 Consolidated Utility bonds, if the Council so desires. Motion to approve Flint River Timber to Solicit Bids was made by Councilman Douglas, seconded by Councilman Cox, and approved by all Council Members present.

Considered Planning Commission. City Manager Addleton recommended reappointing Larry Simmons to the Planning Commission and Nominated Tim Gurley to fill a vacancy. Motion to reappoint Larry Simmons and appoint Tim Gurley was made by Councilman Cox, seconded by Councilman Douglas, and approved by all Council Members present.

Considered Cemetery Landscape Maintenance. City Manager Addleton stated that there were seven bidders for the Cemetery Landscape Maintenance including the current three year incumbent. The low bidder was Angry Lawn Care at \$151,000 and we would like to award this project, which will include Greenwood, Crestview, and Cairo Cemeteries with twenty-two cuts annually, to the low bidder. Councilman Cox asked if this was City Manager Addleton's recommendation, with City Manager Addleton responding yes. Councilman Cox also stated that this was not a Cairo business and that there was a 3.3% difference between Angry Lawn Care and the other bidders. He went on to say that he would like to see the City do business with other local businesses but that there was a \$5,200 difference in price. Councilman Douglas stated that he also agreed that there was a \$5,000 difference and he was assuming that this company had done cemeteries before. City Manager Addleton stated that Angry Lawn Care does cemetery maintenance and none of the other bidders has done cemetery maintenance before and that they

also perform the maintenance for the City of Thomasville cemeteries. Motion to approve Angry Lawn Care was made by Councilman Cox, seconded by Councilman Douglas, and approved by Councilman Byrden. Councilman Thornton recused himself due to a conflict of interest.

Considered GEFA Loan for Clean Water Distribution (CWDRA 20014). City Manager Addleton explained that the GEFA Board of Directors approved the City's loan application for a Clean Water State Revolving Fund, Disaster Relief Act Loan in the amount of \$800,000. This loan will have a \$160,000 loan forgiveness with an interest rate of zero percent for ten years. There is also a one-time loan origination fee of one percent. Councilman Douglas asked if \$800,000 would take care of the project. City Manager Addleton responded that we really could not say until we bid out the project. Motion to approve the GEFA Loan for CWDRA 20014 was made by Councilman Douglas, seconded by Councilman Thornton, and approved by all Council Members present.

REPORTS:

1. Considered Departmental Reports:

- Councilman Douglas stated that he would like more information concerning the 911 calls that the Cairo Fire Department has had. Councilman Douglas said that out of thirty-one calls, thirteen of them were medical assist. He went on to say he would like more clarification as to what a medical assist was.
- Councilman Douglas also stated that Code Enforcement did not send an updated list of cleared citations and warnings. City Manager Addleton informed Councilman Douglas that Mrs. Redden had sent him the updated list for 2020 and 2021 and that he would be glad to get him the list.
- Councilman Cox also agreed with Councilman Douglas about the 911 calls concerning the Fire Department, stating that it seemed like every time an Ambulance goes out our fire trucks go out. Councilman Cox went on to say he was not trying to minimize keeping our citizens safe but there are times that we may possibly be double dipping.

2. Reports from City Manager:

- On February 15th the Utility Office will be converting to the new financial software. CNS will be billed separately in U-Bill as normal, so customers will be receiving two bills.
- Our next meeting will be our first Budget Workshop meeting.

3. Reports from Mayor and Council:

- Councilman Thornton said two street lights were out on N. Broad Street. One is out at 4th Avenue NW and N. Broad ST and the second one is the next light north.
- Councilman Cox wanted to encourage everyone to get their Covid-19 shot.
- Councilman Byrden wanted to encourage everyone to stay safe. He also recognized members in his district with awards. He presented Business of the Year Award to Quick Buys, Humanitarian Award to Organizing Grady County, and Service Award to Booker Gainor.
- Mayor Thrower stated that he had a gentleman from Archbold come to the Cairo Fire Department and the Cairo Police Department to inform them and encourage them to receive the Covid-19 vaccine last week and it went very well.
- Councilman Douglas stated that we do not want to come across that we are forcing the vaccines on our employees. He does not want it to look like it is coming from the Council or Mayor that it is mandatory. Mayor Thrower also agreed and stated that the meetings that were held were strictly for encouragement.

ADJOURN: At 6:50 pm motion was made by Councilman Cox to adjourn, seconded by Councilman Douglas, and approved by all Council Members.

APPROVED:

ATTEST:

HOWARD THROWER, III, MAYOR

DANA W. BARFIELD, CITY CLERK