

REGULAR MEETING – CAIRO MAYOR & COUNCIL – NOVEMBER 13, 2023

The November 13, 2023, Regular Meeting was called to order at 6:00 p.m. in the Council Chambers with Councilman Thornton presiding as Acting Mayor Pro Tem. Present were Councilmen Jerry L. Cox, Sr., and James H. Douglas. Mayor Booker T. Gainor, IV, Councilman Demario Bryden, and Robert L. Gwaltney were absent from the meeting. Staff Members in attendance were City Manager Julian Brown, Attorney Tom Lehman, City Clerk Dana W. Barfield, Chief Giovannie Santo, and Main Street Director Shelly Searcy. Cairo Messenger Editor Randy Wind was also in attendance.

INVOCATION: The Invocation was given by Councilman Thornton.

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

APPROVAL OF MINUTES:

Regular Meeting – October 23, 2023. Motion to approve the minutes was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members present.

DELEGATIONS:

SPECIAL EVENTS:

Consider Special Event Permit – Annual 5K Run for Life on Saturday, February 10, 2024 from 8:00 am to 1:00 pm, Starting at Davis Park/Roddenberry Memorial Library, Turning Left on Broad Street, Turning Left on 4th Avenue SE, Turning Left on 5th Street SE, Turning Left on 38th Boulevard NE (Highway 84), Turning Left on Road Behind the Dairy Queen, Turning Left on Broad Street, and Returning to Davis Park/Roddenberry Memorial Library, Meghan Ridenour/First Option Care Pregnancy Center - Applicants. Motion to approve the Annual 5K Run For Life was made by Councilman Cox, seconded by Councilman Douglas, and unanimously approved by all Council Members present. Council asked Chief Santos to develop an approved route for all future 5K runs.

OLD BUSINESS:

NEW BUSINESS:

PUBLIC HEARING – Rezoning request from R-1A Single-Family Residential District to R-PUD Residential Planned Unit Development District, for Pritchard Place Subdivision listed as county Tax Map 69, Parcel 6.1 located off Maxwell Drive SE. Applicant – J. T. Jones Kelle Kennett of 318 1st Street SW, Cairo GA, said she had attended the Planning Commission meeting where this project was originally presented and felt that it was a great idea. She went on to add that this project would bring housing to our community that was much needed and hoped the council would approve it. With there being no other public input, the hearing was closed.

Consider Rezoning request from R-1A Single-Family Residential District to R-PUD Residential Planned Unit Development District, for Pritchard Place Subdivision listed as county Tax Map 69, Parcel 6.1 located off Maxwell Drive SE. Applicant – J. T. Jones Councilman Cox made a motion to approve the rezoning from R-1A Single-Family Residential to R-PUD Residential Planned Unit Development District subject to the following conditions set by the SWGRC: 1.) the final plan for the PUD shall be consistent, in terms of lot sizes, setbacks, rear alley design, residential unit access location (limited to rear-access for alley-adjacent lots), and provision of sidewalks, as illustrated on with the development plan illustrated on sheet C-100 of the Concept Plan presented in the application provided to the RC: and, 2.) documentation that the Fire Department has determined that the street and alley geometry in the plan, including curb extensions, will not adversely affect their operations. The motion was seconded by Councilman Douglas, and unanimously approved by all Council Members present.

Consider Preliminary Plat Review (Major Subdivision) – Pritchard Place, LLC - Identified as County Tax Map 69, Parcel 6.1 located off Maxwell Drive SE. Applicant – J. T. Jones Owner: Pritchard Place, LLC Motion to approve the Preliminary Plat Review for Pritchard Place, LLC was made by Councilman Douglas, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

Consider South Broad Street Paving Project Update. City Manager Brown explained that the current contractors were hoping to finish the tie-ins today and the subcontractors were hopefully going to start working on the road cuts tomorrow depending on the weather. That has been the major hold up as to why we have not been able to repave the whole road. The next part of the puzzle is that we could go and pave the road but that would not solve the issue at 4th Avenue SW; you can feel the road shift because there are things under the asphalt that need to come up and paving over it would put us back in the same situation. We have a preliminary budget from the engineer, and it is nearly \$3,000,000 to complete the project. He went on to say that he did not believe we would ever be able to complete the project for this amount of money. He said he had spoken with Stacy Watkins, and we could look at possibly bidding the project out like an a'le carte type circumstance and scale it back once it had been bid on. We want it to be safe and the drainage issues to be taken care of, those are our two biggest concerns with an investment such as this because without that the road is going to be in just as bad of condition again, and with an investment such as this we do not want to be there again. Right now, in our account we have approximately \$2,000,000 we could use

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toward paving, there are a few projects that we have that could take some money from the account but nothing that is too big. City Manager Brown added that tonight he wanted to put the South Broad Street Project on the Council's radar because this was a project that he heard about around town all the time. He said you would not believe it but according to D. O. T. studies there are approximately 3,200 vehicles that travel South Broad in a day, it is highly traveled and especially important that we keep it safe and set it up for the future. Councilman Cox asked City Manager Brown if he felt the TSPLOST would build more than he was estimating on the project. City Manager Brown answered yes, that TSPLOST had been doing very well. Councilman Cox added that the roadcuts were also something that was going to have to be maintained with approximately 3,200 cars running over them. Councilman Douglas said after looking at the estimate and knowing we are already \$800,000 short and once we bid it out, we will be short even more. He went on to ask in the estimate where City Manager Brown seen that he could cut \$800,000 from the project. City Manager Brown said that it would be tough, and that we may have to reevaluate the length of paving, from 4th Avenue SW is the worst of it, but it was all things that would have to be considered.

Consider ECG Year End Settlement and Contract Payment Reimbursement. City Manager Brown explained that ECG had calculated the Year End Settlement and Contract Payment Reimbursement for the city in the amount of \$3,969.94 and Contract Payment Reimbursement of \$609.13. There were three options of how the city could use the funds and his recommendation was to approve a refund credit on the ECG bill in the total amount of \$4,579.07 and authorize the Mayor to sign the agreement. Motion to approve the ECG Year End Settlement and Contract Payment Reimbursement as a Credit on the City's Bill was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members present.

Consider Ways to Stop Dangerous Traffic Patterns. City Manager Brown stated that there were several locations around town that had been brought to the city's attention concerning traffic safety and then gave the following list. He also added that Chief Santos was present at the meeting if anyone had questions for him.

- 1st Avenue NE and 3rd Street NE – Councilman Cox said that cars are parking along the roadside all the way down the road and we need to put no parking down to the utility pole. Chief Santos said he did not know if we needed it all the way to the pole since that was by the door to their business but may sixty to seventy-five feet from the curb would give you better visibility. Councilman Douglas said if you are going south, you cannot see pulling out and he felt a lot of it was employees parking there so they did not have to walk very far. Chief Santos said they also have a problem with parking, they have plenty of parking for patients, but not for employees.
- 2nd Street NW and Broad Street and the safety of pulling onto Broad - Councilman Douglas asked if there could be a sign put up for right hand turns only. Chief Santos said 2nd Street used to be a one-way street, and this would force people to turn left and go around the block to the traffic light, in his opinion this would be the safest option.
- Highway 84 W and 10th Street NW and there continuing to be illegal turns onto 10th Street NW - Councilman Cox said that people are continuing to cross a double line on Highway 84 West in order to make a left hand turn onto 10th Street NW during school days and other days. Chief Santos said that we could enforce the law in this situation and have been setting up there.
- Highway 84 E and 1st Avenue NE and people continue to make illegal left turns - Councilman Douglas asked if we could put bollards on 1st Avenue NE to prevent individuals from turning left onto Highway 84 from 1st Avenue NE. Chief Santos said that we could, but it would be a process to get it done as was the yellow turtles that were put out in front of Wal-Mart several years ago.
- 11th Avenue NW and Highway 84 W, there needs to be a school zone sign once you pull out from 11th Avenue NW - Councilman Cox said that during the school zone time when you pull onto Highway 84 going east there is no school zone sign because the flashing school zone lights are further back. He asked if we could put up an additional school zone sign to make sure people are aware.
- Entering N. Broad Street from Highway 84 W, it was asked if a stop sign could be put there rather than a yield sign - City Manager Brown said that it had been asked if we could possibly put a stop sign on N. Broad Street coming off of Highway 84 W rather than a yield sign. Chief Santos said he did not think that would be possible. He did not think we could safely do that, nor did he think the state would approve that.

Councilman Douglas added that he felt Chief Santos and City Manager Brown should work together to find a solution for the traffic problems they had discussed.

Consider City Council Meeting Schedule for the Remainder of 2023. City Manager Brown recommended the council consider rescheduling or canceling the November 27th and December 25th Council Meeting. Motion to Cancel the November 27th and December 25th meetings was made by Councilman Cox, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

Consider Planning and Zoning Appointment. City Manager Brown explained that Planning and Zoning Board member Tim Gurley had recently been elected to the City Council, which creates an open position on the board. After he discussed the opening with Building Official Brian Hayes, they both agreed that Kellee Kennett would be a good fit for the board; Mrs. Kennett regularly attends the City Council and Planning and Zoning meetings. Motion to Appointing Kellee Kennett to the Planning and Zoning Board was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members present.

Consider Lead and Copper Service Line Resolution. City Manager Brown explained that GEFA required the city to pass a resolution regarding the funds we would receive to perform the Lead and Copper Service Line

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Inventory. The resolution names the city as the “Borrower”; however, we were awarded a grant and will not have to pay back any funds. City Manager Brown said he recommended the approval of the resolution and authorizing the Mayor and City Manager to sign the resolution. Motion to approve the Lead and Copper Service Line Resolution was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members present.

Consider Police Department Vehicle Purchase. City Manager Brown said that he and Police Chief Santos had discussed the purchase of these vehicles for several months, the total purchase price will be \$257,000. In order for us to be able to purchase five vehicles, which are three Ford Expeditions and two Dodge Durangos that came in under budget. Last year we were able to purchase Chevy Tahoes but were unable to do so this year. Councilman Cox asked if these prices included outfitting the vehicles. Chief Santos replied no it did not there was additional budgeting for those costs. Councilman Douglas added that we were trying to get to where the officer could have take home vehicles. Motion to approve the Purchase of three Ford Expeditions from Brannen Ford in the amount of \$55,500 and two Dodge Durangos from Stallings Motors in the amount of \$43,843 for a total of \$254,186 was made by Councilman Cox, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

Consider Adoption of Ordinance to Change Park Times. City Manager Brown explained that at the last meeting on October 23rd an ordinance was introduced to change the operating time for city parks. It was agreed to update the time for Southern Terrace Park’s operating hours from “Sunset to Sundown” to 7:00 am to 9:00 pm. Motion to approve the Ordinance to Change Park Times was made by Councilman Douglas, seconded by Councilman Cox, and unanimously approved by all Council Members present.

REPORTS:

DEPARTMENTAL REPORTS FOR THE MONTH OF OCTOBER 2023.

- Councilman Douglas said there were several citations on dilapidated structures that letters have been sent to dating back six to seven months. He went on to say that we need to send them through the court system so that we can proceed on and stop playing with them. He also stated that there has not been a water report provided on the number of gallons sold for water and sewer.

REPORTS FROM CITY MANAGER:

- The Cairo Christmas Parade will be held December 7, 2023, and Mistletoe Market will take place December 9, 2023, on Broad Street.

REPORTS FROM MAYOR AND COUNCIL:

- None.

ADJOURN: There being no further business, a motion was made at 6:36 pm by Councilman Cox and seconded by Councilman Douglas to adjourn the meeting.

APPROVED

ATTEST:

LANNIS THORNTON, ACTING MAYOR PRO TEM

DANA W. BARFIELD, CITY CLERK