

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 26, 2008

The regular meeting was called to order at 6:00 p.m. on June 26, 2008 in the Council Room at City Hall with Mayor Richard VanLandingham presiding. Present were Mayor Pro Tem James H. Douglas, Council Members Ernest W. Cloud, Jr., Kermit V. Gilliard, Jr., Robert L. Gwaltney, and Lannis Thornton. Staff members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, Executive Asst. Donna Young, Finance Director Cecil Rash, Building Official Brian Hayes, and Human Resources Director Carolyn Meades. Cairo Messenger Editor Randy Wind was also in attendance.

INVOCATION – City Manager Addleton gave the Invocation.

APPROVAL OF MINUTES – Minutes of the June 9, 2008 Regular Meeting were approved as submitted upon motion by Councilman Douglas, seconded by Councilman Cloud, with all Council Members voting in favor of approval. Minutes of the June 16, 2008 Special Called Meeting were approved as submitted upon motion by Councilman Cloud, seconded by Councilman Gilliard, with all Council Members voting in favor of approval.

DELEGATIONS: (See Other Business)

SPECIAL EVENTS: None

OLD BUSINESS:

Ordinance to Amend Chapter 14 entitled “Occupation Taxes and Regulations” of the Code of Ordinances Regarding Removing the Word “Coins” from the Holding Period Requirement. (Ordinance was introduced at the June 9th regular meeting). After review, motion was made by Councilman Douglas to adopt the ordinance. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

Ordinance to Amend Chapter 7 entitled “Cemeteries” of the Code of Ordinances Regarding Decoration or Adornment of Graves. (Ordinance was introduced at the June 9th regular meeting). After review, motion was made by Councilman Cloud to adopt the ordinance. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

Ordinance to Amend Chapter 22 “Zoning” of the Code of Ordinances Regarding “Signs” to Clarify that Signs Should Not Be Placed on Rights-of-Way. (Ordinance was introduced at the June 9th regular meeting). After review, motion was made by Councilman Douglas to adopt the ordinance. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

NEW BUSINESS:

Public Hearing – Rezoning from R-3 (Multiple Family Residential District) – County Tax Map 53, Parcel 46.2 located off 13th Ave., SW and from R-1 (Single Family Residential District) – County Tax Map C16, Parcels 98, 99, 100, and 102 located off Rest St., SW, both to AG (Agricultural District) – John Stracka Family Trust, Property Owner. Attorney Kevin S. Cauley, representing the property owner, was present and stated that the request was to rezone approximately 35 acres of a larger 75-acre tract owned by the Stracka Trust so that zoning would be consistent for all the acreage owned within the City limits. He had also requested that the City abandon the undeveloped portion of Rest Street that was surrounded by vacant Parcels 98, 99, 100, and 102. Mayor VanLandingham asked if the owner would consider annexing the portion that was

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outside the City limits, with Attorney Cauley responding that he had not had any indication that the owner was interested in annexation. After comments the Public Hearing was closed.

Rezoning Request - Rezoning from R-3 (Multiple Family Residential District) – County Tax Map 53, Parcel 46.2 located off 13th Ave., SW and from R-1 (Single Family Residential District) – County Tax Map C16, Parcels 98, 99, 100, and 102 located off Rest St., SW, both to AG (Agricultural District) – John Stracka Family Trust, Property Owner. Councilman Douglas questioned the SOWEGA RDC recommendation that Parcel 46.2 be rezoned to Agricultural, but that Parcels 98, 99, 100, and 102 remain as Residential. The Cairo Planning Commission had recommended approval of rezoning all parcels to Agricultural. Councilman Gilliard inquired what the process was to give an unopened street to property owners, and if the City had bought that area of the street. After discussion, motion was made by Councilman Douglas to approve the rezoning of all parcels to Agricultural. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members. Mayor VanLandingham requested that Attorney Cauley speak with the property owner regarding annexing the balance of the tract into the City limits.

Introduction of Ordinance - Rezoning Request - Rezoning from R-3 (Multiple Family Residential District) – County Tax Map 53, Parcel 46.2 located off 13th Ave., SW and from R-1 (Single Family Residential District) – County Tax Map C16, Parcels 98, 99, 100, and 102 located off Rest St., SW, both to AG (Agricultural District) – John Stracka Family Trust, Property Owner. (Ordinance was introduced and will be considered for adoption at the July 14th meeting).

Public Hearing – Proposed Zoning Ordinance Amendment to Define “Community Use” and add it as a Permitted Use in the Central Business District. There were no public comments, and the Public Hearing was closed.

Introduction of Zoning Ordinance Amendment to Define “Community Use” and add it as a Permitted Use in the Central Business District. (Ordinance was introduced and will be considered for adoption at the July 14th meeting).

Preliminary Plat for Northfield @ Valley Pines Subdivision located off Airport Road and Highway 84 East. Council reviewed the plat that had previously been submitted to the SOWEGA RDC and the Cairo Planning Commission. The RDC had not found any major deficiencies with the proposed layout, and the Cairo Planning Commission had recommended approval of the plat. Council discussed the layout with Developer David McQuary and Building Official Hayes. With the subdivision entrance shown off Airport Road, there was some concern regarding the existing houses on Airport Road, with Building Official Hayes noting that the houses should be set back 30 feet from the property line; but those bordering the undeveloped proposed streets off of Airport Road did not meet that requirement. Mr. McQuary was asked why the entrance that was originally planned on Highway 84 was eliminated, and he responded that it would have interfered with the DOT weigh station. Attorney Lehman noted that the undeveloped streets (approximately 200 feet deep) on Airport Road were shown on the original annexation plat as part of Paul Harrison Subdivision. Councilman Douglas noted that several months ago it had been discussed whether or not Palmer Avenue was a City street, as the Princes had wanted to deed it to the City if it was not. The RDC report mentioned the provision of minimal greenspace, with Mr. McQuary reporting that he had given up planned lots to make the common area. Attorney Lehman advised that the Council would be considering only the concept of the development at this time, and the access issue would need to be worked out before the final plat was presented. Mr. McQuary stated that there would be 54 building lots in the subdivision with buildings to be approximately 1800 square feet. The RDC report also suggested that the City strengthen its development ordinances to reflect

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principles and goals for quality standards, and City Manager Addleton offered to do research on the quality community objectives. Councilman Douglas asked if the developer would be responsible for putting in all the utilities as the City should not be doing so, with Exec. Asst. Young responding that the developer was to pay for materials and labor. Councilman Douglas noted that there were City projects that had not been done; and he thought the City had established objectives and was not going to do any more developer projects. After discussion, motion was made by Councilman Cloud to approve the preliminary plat. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

Final Site Plan for Village at Wedgewood located on 17th Ave., NW (R-PUD 42-Unit Development for Senior Citizens). The SOWEGA RDC report did not reflect that any deficiencies were found in the plan, and the Cairo Planning Commission had reviewed the site plan and recommended approval. City Manager Addleton noted that the developer, Tommy Ward, was working with Georgia Power to have power lines that currently run across the property rerouted along 17th Ave., NW. After discussion, motion was made by Councilman Gilliard to approve the site plan contingent upon the power lines being moved. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

Healthcare Insurance Options for City Employees. City Manager Addleton introduced Human Resources Director Carolyn Meades, with Mayor VanLandingham praising her on her performance in her position. Mrs. Meades presented information based on research of various options and healthcare plans. She submitted a comparison of benefits between the current BlueCross BlueShield plan and that of United Healthcare, explaining that there were some differences in the co-pays and networks of the two plans. The current plan was a 90/80/\$300 with the City paying \$467.00 for employee coverage and the employee with dependent coverage paying \$613.00 per month. Under United Healthcare the plan would be 90/60/\$250 with the City paying \$397.00 for employee coverage and the employee paying \$497.00 for dependent coverage. The \$397 premium for employee insurance paid by the City would include 50% of dental and vision coverage and 100% of employee life insurance with the life coverage amount to double. There was some difference in prescription drug co-pays from \$15/\$25/\$40 to \$10/\$35/\$60 at local pharmacies for a 30-day supply and from \$30/\$50/\$80 to \$25/\$87.50/\$150 for a 90-day supply through mail order. Based on her research, Mrs. Meades recommended changing to the United Healthcare plan, noting that the move could save the City between \$80,000 and \$100,000. City Manager Addleton added that the potential for cost savings to the City with United Healthcare could be a maximum of \$131,000, depending on how many employees signed up for the dental and vision; and cost would also be affected by the claims history. Council reviewed the pros and cons of the proposal that would initially require a 12-month agreement, with a 30-day notice to be given to BlueCross BlueShield with plans for the new coverage to begin on August 1st. Mrs. Meades was asked to find out how the deductibles already met would transfer over to the new plan. When asked if BlueCross BlueShield had a 90/60 plan to use as a comparison, Mrs. Meades responded that it did not. Mayor VanLandingham suggested researching the possibility of self insurance coverage over the next year to see if it would be feasible. After discussion, motion was made by Councilman Cloud to approve the change to the United Healthcare Plan. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

OTHER BUSINESS:

Ms. Dorothy Simmons joined the meeting after the Call to Order and requested that the Council reconsider her previous request to block 1st St., NE for a family reunion on July 4th from 5:00 p.m. to 11:30 p.m. Rather than closing from 1st Ave., NE to 6th St., NE, she asked that the street only be closed in front of her house at 420 1st St., NE. Council discussed and noted that the closing should

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probably start at the intersection of 1st St. and 4th Ave., NE and extend north to 6th Ave., NE. After discussion, motion was made by Councilman Thornton to approve the street closing for that portion of the street. Motion was seconded by Councilman Douglas and passed with Council Members Douglas, Gilliard, Gwaltney, and Thornton voting in favor of the motion and Councilman Cloud abstaining.

REPORTS:

a.) Fire Department – May 2008. Councilman Douglas asked when the Fire Department started going on medical assistance (EMS) calls and requested City Manager Addleton to review this process.

b.) Police Department – May 2008.

REPORTS FROM MAYOR AND COUNCIL:

Councilman Douglas inquired regarding nuisance abatement (overgrown grass) at 3rd St. & 7th Ave., NE (Ronald Carter, II), noting that he thought the new citation process would eliminate a prolonged outcome for abatement. Building Official Hayes responded that a warning had been given, and the yard had been half-way cleaned; but his department had been unable to locate the owner to serve the citation which had to be delivered personally. Attorney Lehman advised to proceed with sending a letter to the owner to set a hearing date and then cut the grass after the hearing date, if necessary.

Councilman Douglas reported that he not been able to get a copy of his hotel bill at check-out in Savannah to check it for accuracy. He made motion for the Mayor and Council to have a City Credit card in each name to be checked out for use when traveling out of town. Motion was seconded by Councilman Cloud. Motion passed with all Council Members voting in favor. City Manager Addleton added that he thought that was the best process and provided the least problems for everyone; and he was asked to review the credit card policy for credit limits, uses, etc.

EXECUTIVE SESSION: None.

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**