

REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 13, 2012

The February 13, 2012 Regular Meeting was called to order at 6:00 p.m. in the Council Room at 101-B North Broad Street with Mayor Richard VanLandingham presiding. Present were Mayor Pro Tem James H. Douglas, Council Members Ernest W. Cloud, Jr., Robert L. Gwaltney, and Lannis Thornton. Councilman Gilliard was present but received an emergency phone call before the meeting began and had to leave. He returned later in the meeting. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn B. Lee, Building Official Brian Hayes, and Fire Chief Jim Fielding. Cairo Messenger Editor Randy Wind was also in attendance.

INVOCATION: The Invocation was given by Mayor Pro Tem Douglas.

APPROVAL OF MINUTES:

1.) Regular Council Meeting - January 9, 2012. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

DELEGATIONS:

1.) Mr. Lee Wagner: Boys & Girls Club. Mr. Wagner had requested to be postponed until the February 27th meeting.

2.) Mr. Steven Bible – Experimental Aircraft Association, Inc. (E.A.A.) - Young Eagles Flight Plan Program. Mr. Bible and Mr. Danny Deason were present to request the use of the Cairo Airport to implement the EAA Young Eagle's Program that introduced young people ages 8 to 17 to aviation. Mr. Deason explained that the family-oriented program provided learning opportunities about airplanes and the principles of flight and opened doors to training and scholarship opportunities. Certified pilots volunteered to provide free fifteen-minute flights on Saturdays to all young applicants who registered for the program; and at times, Fire, EMS, and Police Departments were asked to participate. The EAA Chapter had a million-dollar insurance policy and would obtain releases signed by parents; with the City providing the standard liability coverage for the Airport. They had implemented programs in Decatur County and other areas and believed this to be an opportunity for the City to promote its Airport. Mr. Bible had talked with the Airport Committee who did not indicate that they wanted to promote the program. Council Members discussed and requested that the group go back to the Committee for discussion with them before the February 27th meeting.

SPECIAL EVENTS:

Request for Special Event Permit - Mr. Exum Miller of Advertising Guru, LLC, representing Thomasville Toyota, requested permission for an automotive tent sale to be held March 16-24, 2012 on the south side of Highway 84 East between 3 Squares Diner and the Shell station. Motion was made by Councilman Thornton to approve the request, seconded by Councilman Douglas, and passed unanimously by all Council Members present.

Request for Special Event Permit - Truth & Deliverance Christian Center Community Event at Holder Park Baseball Field on June 2, 2012 from 2:00 p.m. to 6:00 p.m. - Ms. Latashau Lovejoy, applicant. After review, motion was made by Councilman Cloud to approve the request, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

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Councilman Gilliard rejoined the meeting at 6:15 p.m.

Request for Special Event Permit - 6th Annual 5K/10K Missionette Run/Walk to be held on May 12, 2012 from 8:00 a.m. to 10:00 a.m. - Family Worship Center - Katina Stewart, applicant. After review, motion was made by Councilman Thornton to approve the request, seconded by Councilman Cloud, and passed unanimously by all Council Members.

Request for Special Event Permit - Washington Alumni Reunion to be held on August 11, 2012 at Holder Park from 8:00 a.m. until 5:00 p.m. - Mrs. LaFaye Copeland Miles, applicant. After review, motion was made by Councilman Thornton to approve the request, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

Request for Special Event Parade Permit - Washington Alumni Reunion Parade on August 11, 2012 at 11:00 a.m. – Police escort needed from Washington Middle School to Holder Park. After review, motion was made by Councilman Thornton to approve the request, seconded by Councilman Douglas. Motion passed with Council Members Thornton, Gwaltney, Gilliard, and Douglas voting in favor and Councilman Cloud abstaining from voting.

Request for Special Event Permit - Jammin' for Jesus Block Party to be held on April 28, 2012 from 12:00 noon to 7:00 p.m. at 393 2nd Ave., SE – Block off 4th St., SE just south of the side entrance to Dollar General down to 2nd Ave., SE - Walking by Faith Ministries – James B. Carter, Sr., applicant. After discussion with three of the event promoters who were present, motion was made by Councilman Cloud to approve the request, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

OLD BUSINESS:

NEW BUSINESS:

Public Hearing - Rezoning Request from Multiple Neighborhood Property Owners – from R-3 (Multiple-Family Residential District) to R-1A (Single-Family Residential District). Twenty-eight parcels as follows: 3rd Avenue S.W. (Tax Map C14, parcels 62, 63, 75, and 76) - 4th Avenue S.W. (Tax Map C14, parcels 73 and 74) - 3rd Avenue S.W. (Tax Map C19, parcels 1, 2, 3, 4, 6, 7, 8, 9, 10, 43, 50, 55, 56, and 57) - 1st Street S.W. (Tax Map C19, parcels 44 and 54) - 4th Avenue S.W. (Tax Map C19, parcels 45, 46, 51, 52, 53, and 75). Mr. Patrick Kinni and Ms. Ann Singletary spoke representing a group of the neighborhood property owners. Mr. Kinni explained that the application for rezoning was prompted by previous requests for uses in the area that were not single-family in nature. He stated that all lots with structures were being used as single-family dwellings with the exception of one property that was a rooming house which would become a non-conforming use but could continue to operate as a triplex. Of the 28 property owners, 14 had agreed to the rezoning, one had disagreed, and 13 had not responded. Signs were placed in the area, public notice was published in the Messenger, and notification letters were sent out from the City. Ms. Singletary stated that she had gone door-to-door trying to make contact with everyone. Those that could not be contacted were sent letters along with self-addressed stamped envelopes to return their responses. She added that only a few responses were received back. After comments, the public hearing was closed.

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3, 4, 6, 7, 8, 9, 10, 43, 50, 55, 56, and 57) - 1st Street S.W. (Tax Map C19, parcels 44 and 54) - 4th Avenue S.W. (Tax Map C19, parcels 45, 46, 51, 52, 53, and 75). Both the Cairo Planning Commission and the Southwest Georgia Regional Commission had recommended approval of rezoning. Council Members discussed, with Councilman Cloud noting concern for those owners who had not responded and requested to have an opportunity to speak with them before action was taken. Motion was made by Councilman Cloud to postpone action until the February 27th meeting, seconded by Councilman Thornton. Motion passed with Council Members Cloud, Thornton, Gilliard, and Gwaltney voting in favor and Councilman Douglas voting against.

Public Hearing - Project Completion-CDBG 09q-x-065-2-5210 – Turner Furniture EIP Loan. The public hearing was opened and closed with no public comments offered.

Project Completion - CDBG 09q-x-065-2-5210 - Turner Furniture EIP Loan. Councilman Cloud expressed concern that the City had approved the loan, but Cairo was not mentioned in the business's advertisements. It was noted that the County would receive the sales tax and also that the loan would be paid back with 2% interest. Motion was made by Councilman Douglas to approve the project completion and authorize the Mayor to sign all applicable documents, seconded by Councilman Thornton, and passed unanimously by all Council Members.

Airport Hangar Doors. Mr. Gary Allen was present to address the Council regarding installation of hangar doors at the Airport. He had previously suggested a proposal to City Manager Addleton that he be allowed to install a door on his leased hangar at his own cost and be allowed credit on his monthly rental fee for the full cost. After obtaining door prices, between \$15,000 and \$16,000, he learned that it would take at least 12 years to recoup his investment. He added that he lived in north Grady County and had a furniture finance business in Pelham that employed over 100 employees. He owned a twin-engine plane that he flew all over the southeast for his business and had chosen the Cairo Airport because he was impressed with the airport itself and the mechanics there. In closing, he added that hangar doors, as well as other improvements, were needed to provide security. Mayor VanLandingham advised that if the City added doors, they would have to increase the rental rates. Mr. Allen was advised to meet with the Airport Committee, and the Committee could present their suggestions to the Council.

Davis Park Phase II - (Covered Pavilion, Restrooms, Two Staircases, Brick Pavers/Stamped Concrete, 5' Sidewalks, Concrete Band around Main Event Lawn, Landscaping, 4 Benches, and Other Miscellaneous). City Manager Addleton reported that three bids had been received as follows: GFA - \$172,755, Mark's Greenhouse - \$174,060, and Taylor Construction - \$168,030. He had believed it was appropriate to request each bidder to provide their best design concept in lieu of spending an additional \$5,000 for a new detailed design plan. Representatives from Taylor Construction and Mark's Greenhouse were present. To reduce costs, City Manager Addleton had removed from the bidding the decorative overhead iron entry, pierced brick wall, brick fence surrounding the playground, and a small raised fountain, as well as the playground equipment (hoping to obtain a grant for that). Mayor VanLandingham advised that he knew someone who would be willing to donate \$12,500 for playground equipment if the City would match with \$12,500. The GFA and Taylor bids included number and types of trees and plants and their sizes. Mark's Greenhouse bid did not include detailed landscaping information, and it was considerably less for the landscaping than the other two bids. The bids provided varying designs for the shade structures and restrooms, with Mark's Greenhouse bidding several thousand dollars higher on those two items than the other two bidders. City Manager Addleton stated that the work would need to begin as soon as possible to be finished by the Car Rally. Council expressed comments that there may need to be more

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specific guidelines for the bidding, and asked that the bids be held to allow the three bidders to submit supplemental information on structures and landscaping plans. Mayor VanLandingham offered to look at the detailed landscaping specs to provide his expertise in choosing the best landscaping plan. Motion was made by Councilman Cloud to postpone action on the item until February 27th, seconded by Councilman Douglas, and passed unanimously by all Council Members.

Fire Department Request to Purchase SCBA Compressor. Chief Fielding was present and had obtained three quotes to replace the compressor that had been in service for over 20 years and was in constant need of repair. He recommended obtaining the compressor which had been budgeted in capital outlay from the lowest bidder, Channel Innovations, in the amount of \$29,328. Motion was made by Councilman Cloud to approve the purchase as recommended, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

Police Department Investigator Vehicle Purchase Request (2012 Chevrolet Tahoe). The vehicle was to be paid for with confiscated gambling funds, and two bids had been received: Brannen Chevrolet in Unadilla, Ga. - \$29,120; and Hardy Chevrolet in Dallas, Ga. - \$27,656. Local dealers were contacted but were not able to provide a vehicle to meet the specifications. Motion was made by Councilman Cloud to purchase the vehicle from the lowest bidder, Hardy Chevrolet, in the amount of \$27,656, seconded by Councilman Douglas, and passed unanimously by all Council Members.

Approval of ADA (American with Disabilities Act) Transition Plan. City Manager Addleton stated that adoption of the plan was a requirement of Georgia Department of Transportation (DOT) for recipients who receive federal funding and also to comply with Title II ADA regulations. The City's plan had been developed, and Human Resources Director Carolyn Meades would be designated as coordinator of the plan. After review, motion was made by Councilman Thornton to approve the plan, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

First Amendment to Purchase and Sale Agreement with Bank of America and Acknowledgement of the Termination of Lease for the "Walk-Up/Thru the Wall" ATM located on Tract 2. City Manager Addleton advised that it was necessary to extend the closing of Tract One where the ATM was re-located until a No Further Action Letter (NFA) was received from Georgia Department of Natural Resources. The amendment reflected that the closing on Tract 1 would occur after receipt of the NFA Letter on or before March 15, 2012. After review, motion was made by Councilman Cloud to approve the amendment and termination of lease, seconded by Councilman Douglas, and passed unanimously by all Council Members.

Electric Cities of Georgia (ECG) Fiscal Year 2011 Year-End Settlement (\$20,528.37) Direction Form. City Manager Addleton advised that ECG had established a reserve fund to help stabilize future budgets and had requested that refunds, in whole or in part, be directed to the reserve fund. With a 12-month opt-out period, cities were allowed to withdraw from any service which could potentially cause subscription costs to fluctuate from year to year. Council Member Douglas expressed concern that the reserve would not be accounted for on a participant-by-participant basis and could not see the advantage for the City to place the settlement in the reserve fund. City Manager Addleton recommended using \$1,250 for the ECG-developed Right of Way Ordinance tailored to the individual cities. After discussion, motion was made by Councilman Cloud to postpone action until the February 27th meeting, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

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City of Cairo Ethics Committee - Reappointment of Existing Members. Two members' terms had expired in 2010 and 2011 and reappointments were needed to get back on schedule. After discussion, motion was made by Councilman Cloud to reappoint current members to another term, Attorney Claire Chason (term to expire January 31, 2013); and Ms. Jeanette Johnson (term to expire January 31, 2014). Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

Budget Calendar for FY 2012-2013. After review, motion was made by Councilman Douglas to approve the calendar, seconded by Councilman Cloud, and passed unanimously by all Council Members.

Purchase of Truck (2012 F-150) for Energy Services Director. The truck was to be purchased to replace the one that was given to the gas superintendent in April of 2011, and \$28,000 had been budgeted for it. Bids were solicited, with no local dealers responding. The three bids received were from Brannen Motor Co. - \$26,703; Peach County Ford - \$26,764; and Hardy Family Ford - \$26,823. After discussion, motion was made by Councilman Douglas to approve the purchase from the low bidder, Brannen Motor Co. (\$26,703), seconded by Councilman Cloud, and passed unanimously by all Council Members.

OTHER BUSINESS:

Reports:

1.) Finance Report for the Months of October, November, December 2011.

Councilman Douglas reported that the reports had been examined by the Finance Committee, and they looked good. He noted that gas and electric revenue may be down if there was no more cold weather this year. He made motion to approve the reports, seconded by Councilman Cloud, and passed unanimously by all Council Members.

2.) Fire Department Report for the Month of January 2012. Report was reviewed by Council.

3.) City Manager's Report:

a.) Requested Fire Chief Fielding to make the announcement that the Fire Dept. had received a \$104,000 FEMA grant (\$99,000 with a \$5,000 City match) to be used for new radios, an accountability ID system, and a station paging system. The application had been completed and submitted by Cole Prince and Bill Schafer.

b.) On March 1st, GEMA/Homeland Security, with support from GTA and FCC, would be hosting a webinar regarding the January 1, 2013 narrowbanding mandate deadline.

c.) Update on current phase of Davis Park Project – three storm drain boxes going in at park entrance, south curbing finished, paving to be done the following week, followed by landscaping.

d.) Helicopter would be moved to an adjacent lot on Courthouse property where a tree would be taken down, and placed on a foundation, with installation of a fence to follow.

e.) 20th St, NE Project – finishing up soil cement mixing on 19th St NE to Highway 84 and stormwater tie-ins along the Highway 84 DOT system, with paving scheduled in the next two weeks.

f.) Bank of America building renovation on schedule and going well. Meeting scheduled with state project manager next Thursday.

g.) Inspectors are in town inspecting wooden utility poles.

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h.) Budget Workshop to be held after the February 27th regular meeting, Department Heads to present departmental reports, Strategic Plan to be presented, followed by dinner.

i.) Update on the January 8, 2012 low water pressure event and the additional security, alarm, and communication upgrades that had been put in place to prevent another occurrence.

4.) Reports from Mayor & Council.

Councilman Cloud asked that City Manager Addleton obtain costs to pave driveways on 4th Ave., SW and 11th St., SW where the Housing Authority had restructured driveways and paved sidewalks.

Councilman Gilliard asked that the parallel parking situation along 4th Ave., SW behind Washington School be reviewed.

Councilman Douglas requested that the Council Members contact legislators regarding proposed legislation on the Broadband/ Cable TV and livestock (chickens, bees, rabbits, etc.) house bills.

Mayor Vanlandingham noted that he had read a newspaper article regarding the Governor reaching out to shift functions of the labor department to other departments, thereby decreasing personnel and/or locations and was concerned about the future of Cairo's location. He also requested that each Council Member present a report on training courses that will be taken at the June convention in Savannah, so that each member could share what they learned with other members.

EXECUTIVE SESSION: None:

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**