

REGULAR MEETING – CAIRO MAYOR & COUNCIL – FEBRUARY 28, 2011

The February 28, 2011 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 Kermit V. Gilliard, Jr., Council Members Ernest W. Cloud, Jr., James H. Douglas, Robert L. Gwaltney, and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn B. Lee, Human Resources Director Carolyn Meades, Building Official Brian Hayes, and Finance Director Miriam Faircloth. Cairo Messenger Editor Randy Wind was also in attendance.

INVOCATION: The Invocation was given by Councilman Gilliard.

APPROVAL OF MINUTES:

Regular Meeting – February 14, 2011. Motion to approve the minutes as submitted was made by Councilman Cloud, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

DELEGATIONS: Ms. Lisa Council, 200 12th Avenue SW, was present regarding her neighbors chickens that woke her up at 4:00 a.m. each morning. City Manager Addleton reported that City Code Enforcement had investigated and determined that the owner was in compliance with the number of chickens, but the coup did not meet the set-back requirement of ten feet, of which the owner would be made aware. However, the City's ordinance did not address the noise issue from the roosters. Council discussed the problem of noise and how it could possibly be handled, with Mayor VanLandingham advising Ms. Council that the ordinance would be reviewed to see if a solution to the problem could be found.

SPECIAL EVENTS:

OLD BUSINESS:

NEW BUSINESS:

Public Hearing for Citizen Input - Pre-Application Requirement for 2011 CDBG Funds from Georgia Department of Community Affairs - Small Cities- \$500,000. There were no public comments received, and the public hearing was closed.

Pre-Application Process and Resolution - 2011 CDBG Funds from the Georgia Department of Community Affairs - Small Cities-\$500,000. City Manager Addleton reported that the grant being applied for would be used on the Teresa Edwards Stormwater Project. After review, motion was made by Councilman Cloud to approve the resolution to authorize preparation and submittal of the grant application. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

Public Hearing for Rezoning Request from R1-A (Single-Family Residential) to C1-A (Restricted Office-Institutional District) to be used as a Group Daycare Business - Sec. 22-172 - 408 Baytree Road NE - Tax Map C35A, Parcel 28 - Linda Johnston, Applicant. Mrs. Johnston, along with her husband, Lenford Johnston, was present and presented signatures of six area residents who did not have an objection to the rezoning. Mr. Johnston also passed out pictures of the house and the area, citing their reasons for wanting to open a daycare adjacent to their residence which would accommodate 8 to 18 children. Mrs. Johnston stated that daycare centers were needed, and the need would continue to grow as small daycares would be put out of business due to increased state requirements. They planned to employ three teachers and believed the area was appropriate due to its

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proximity to Eastside School. Mrs. Johnston was informed that she would not need to have the property rezoned to keep six children, but she wanted to have more than six. Ms. Val Heard, 506 Baytree Road, stated that she was not opposed to the childcare business but to the rezoning of the property. Mr. Casey Cliett, 411 Hickory Circle, was opposed due to his concerns for increased traffic and safety issues. After comments, the public hearing was closed.

Rezoning Request from R1-A (Single-Family Residential) to C1-A (Restricted Office-Institutional District) to be used as a Group Day Care Business - Sec. 22-172 - 408 Baytree Road NE - Tax Map C35A, Parcel 28 - Linda Johnston, Applicant. Council Members discussed, with Councilman Douglas asking what other types of businesses could possibly be located in the C-1A zone, should the daycare go out of business. Attorney Lehman read the various permitted uses. Both the Southwest Georgia Regional Commission and the Cairo Planning commission had recommended denial of the application due to its being “spot zoning” and expressed concern that a commercial zoning might not offer sufficient protection to the residential area. After discussion, motion was made by Councilman Douglas to deny the rezoning, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

Plan Review for Loft Dwelling under Section 22-204 - Code of Ordinances – Located above 126 South Broad Street - Tax Map C20A, Parcel 30 - CBD (Central Business District), Ms. Hazel Mills, Applicant. Ms. Mills was present for the meeting. After review of the plan, motion was made by Councilman Cloud to approve the plan, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

Revised Personnel Policy Changes – Sick Leave (10.03) and Sick Leave Sharing Policy (10.08). Director Meades presented the current policy along with updated proposed changes as follows:

10.03 Sick Leave Current Policy: Sick leave is leave accumulated to be taken for bona fide illness and injury and other medical related necessities such as physician appointments, medical examinations, dental appointments, etc. Sick leave is available for the employee’s personal health care as well as for the care of members of the immediate family. Immediate family means spouse, child, father, mother, father-in-law, mother-in-law, brother-in-law, sister-in-law, grandparents, or any relative who is domiciled in the employee’s household.

10.03 Proposed Sick Leave Policy: Sick leave is leave accumulated to be taken for bona fide illness and injury and other medical related necessities such as physician appointments, medical examinations, dental appointments, etc. Sick leave is available for the employee’s personal health care as well as for the care of members of the immediate family. Immediate family shall mean spouse, child, father, mother, grandparents, step-father, step-mother, step-children, or any relative for whom the employee serves as a primary caregiver.

10.08 (Sick) Leave Sharing Current Policy: The purpose of the leave sharing program is to allow employees to donate leave to employee(s) experiencing a sickness or illness, either personally or by an immediate family member, in order to provide some income protection when the employee would be absent from work for a period of time. The period must be for a minimum of two consecutive weeks and/or be a catastrophic condition. Immediate family means spouse, child, father, mother, brother, sister, father-in-law, mother-in-law, brother-in-law, sister-in-law, grandparents, son-in-law and daughter-in-law, legal dependents for whom the employee is primary caregiver, or any relative who is domiciled in the employee’s household.

10.08 Proposed (Sick) Leave Sharing Policy: The purpose of the leave sharing program is to allow employees to donate leave to employee(s) experiencing a sickness or illness, either personally or by an immediate family member, in order to provide some income protection when the employee would be absent from work for a period of time. The period must be for a minimum of two consecutive weeks and/or be a catastrophic condition. Immediate family shall mean spouse, child,

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father, mother, grandparents, step-father, step-mother, step-children, or any relative for whom the employee serves as a primary caregiver.

After review, motion was made by Councilman Douglas to approve the policy changes as presented. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

Finance Director Miriam Faircloth - Finance Report for January 2011. Director Faircloth reported on the FY finances through January. Some highlights of the report showed \$206,813 in the General Fund, revenues had exceeded expenses, 90% of property taxes had been collected, LOST was higher in January 2011 than in 2010 but lower than 2009, insurance premium tax was 3% below budget, court and licenses/permits were lower than projected, department levels were at or below budget, water/sewer revenues were at 60% of budget with expenses appearing high due to the bond payment in December, electric revenues and expenses were in line with projections, gas sales were up, cable revenue was consistent but expenses higher due to the bond payment, telecom revenue was greater than last year, landfill revenue was at 60% and expenses at 30% of budget, garbage/trash was on target with little variation from month to month, landfill revenues were at 60% and expenses at 30% of budget. Following presentation of the report, Councilman Douglas made motion to approve the January report, seconded by Councilman Cloud, and passed unanimously by all Council Members.

20th St. NE Street Project Upgrade Phase 2 (Highway 84 to East Boundary of Eastside School) – Engineering Contract Agreement with Watkins & Associates. City Manager Addleton reported that the 5-6 month project would include removal of existing asphalt and replacement of the base with a soil cement mixture to accommodate the increased traffic, ditches would be piped for stormwater, and curb and gutter installed. The project was eligible for SPLOST 2008 funds, and he hoped to bid the project in May and begin construction in June. Attorney Lehman had reviewed and approved the contract. After discussion, motion was made by Councilman Douglas to approve the contract, seconded by Councilman Cloud, and passed unanimously by all Council Members.

Cairo Police Department Request to Purchase Patrol Vehicles. Three quotes had been received for the two 2011 Ford Crown Victorias as follows: Brannen Ford of Unadilla - \$21,700, Allan Virgil Ford, Morrow - \$21,094, and Family Ford Dallas - \$20,998. City Manager Addleton noted that this would be the last year the Crown Victoria would be made, and the order would need to be placed in March. Emergency equipment would be transferred from the current cars to the new ones. After discussion, motion to approve the purchases of vehicles from Family Ford in Dallas (\$20,998 each) was made by Councilman Cloud, seconded by Councilman Thornton, and passed unanimously by all Council Members.

Consider Resolutions for Adoption of CHIP Grant Policies and Procedures and the Section 3 Policy. The policies had been reviewed previously by the Council. Motion was made by Councilman Thornton to approve both resolutions, seconded by Councilman Douglas, and passed unanimously by all Council Members.

Consider 2011-12 Budget Calendar. After review, motion was made by Councilman Douglas to approve the calendar, seconded by Councilman Cloud, and passed unanimously by all Council Members.

Other Business:

- a.) Mr. E. J. Little was present to request an extension on nuisance abatement of a structure on his property located at 101 9th St., SW. He requested 90 to 120 days extension. Building Official Hayes stated that the abatement process had begun over a year ago, and

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the building would require a great deal of work to bring up to code as a commercial building. The case had already been docketed to be heard in Municipal Court, and granting an extension would mean having to start the process over from the beginning. After discussion, motion was made by Councilman Douglas to deny the request, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

- b.** Mr. Terry Hayward, 295 Humble Ave., SW, was present and asked to speak to the Council. He requested a different utility billing date, due date, or cut-off date to coincide with the date he receives his check. Mayor VanLandingham informed Mr. Hayward that options would be considered to see if his request could be granted.

City Manager's Report:

- a.** 21 resumes had been received for the gas superintendent position, with three to be interviewed by the interview committee later in the week.
- b.** The liaison meeting held last week went well.
- c.** Plant Vogel tour scheduled for April 19th.
- d.** ECG Bus Tour scheduled for 9:30 on Wednesday.
- e.** Bloodmobile to be at Police Dept. on Thursday from 1:00 to 5:00 p.m.

Reports:

Reports from Mayor & Council:

Councilman Douglas asked about a problem with noise from planes at the Airport and was informed that the issue had been turned over to the Airport Committee.

Executive Session: None

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**