

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MARCH 22, 2010

The March 22, 2010 Regular Meeting was called to order at 6:00 p.m. in the Council Room at City Hall with Mayor Richard VanLandingham presiding. Present were Mayor Pro Tem Lannis Thornton, Council Members Ernest W. Cloud, Jr., James H. Douglas, Kermit V. Gilliard, Jr., and Robert L. Gwaltney. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, Energy Services Director Rod Prince, and City Clerk Carolyn B. Lee. Cairo Messenger Editor Randy Wind was also in attendance.

INVOCATION: The Invocation was given by Councilman Gilliard.

APPROVAL OF MINUTES:

Regular Meeting – March 8, 2010. Motion to approve minutes as submitted was made by Councilman Thornton, seconded by Councilman Cloud, and unanimously approved by all Council Members.

DELEGATIONS: (Presentations were given at the end of meeting by Rod Prince on the Electric System followed by HD Supply Waterworks on the Sensus/FlexNet System).

SPECIAL EVENTS:

Application from Chamber of Commerce for Antique Car Rally Parade and Street Dance – Friday, May 7, 2010 – 8:00 p.m. to 11:00 p.m. – First Baptist Church to Ameris Bank (crowd control, streets blocked, and traffic control needed – contingent upon approval by DOT). After review, motion to approve the application was made by Councilman Gwaltney, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Application from Chamber of Commerce for Antique Car Rally – Davis Park – Saturday, May 8, 2010 – 9:00 a.m. to 3:00 p.m. (streets blocked and traffic control needed). After review, motion to approve the application was made by Councilman Douglas, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing – Conditional Use Request for a Lounge at 201-B 4th St., NW – I-1 (Light Industrial District) – Charles Lowe, Applicant – Clyde Myles, Property Owner. (Tax Map C13 – Parcel 72). The public hearing was held without public comment. Mr. Lowe, the applicant, was present for the hearing.

Conditional Use Request for a Lounge at 201-B 4th St., NW – I-1 (Light Industrial District) – Charles Lowe, Applicant – Clyde Myles, Property Owner. (Tax Map C13 – Parcel 72). The Cairo Planning Commission minutes of March 18th and the Southwest Georgia Regional Commission evaluation were reviewed, with both commissions recommending approval of the conditional use request. After discussion, motion to approve the conditional use request was made by Councilman Thornton, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Introduction of Proposed Ordinance to Amend Section 22-24 of the Code of Ordinances regarding the Location of Satellite Dish Antennas. City Manager Addleton explained that research had been done; and it was learned that, according to an FCC finding, the City could not regulate dishes under three feet in diameter. The proposed amendment would allow the placement of satellite dishes of less than three feet in diameter to be located according to setback requirements from property lines without regard to

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location in front or back yard. It would require that antennas (dishes) larger than three feet in diameter to be confined to the rear yard and the setback requirements regarding location of the antenna should be the same as the rule applicable to accessory buildings. The location of the larger dish would also have to be approved by the Building Inspection Department. Council Members reviewed the ordinance and discussed whether a permit and fee should be required to provide for enforcement of the ordinance. Attorney Lehman advised that he had given consideration to permitting and fee requirements but had not recommended requiring either. City Manager Addleton advised that if a permit was to be required, an inspection fee would also need to be charged. Since the ordinance only referred to dishes that were “less than three feet” and “larger than three feet in diameter,” he suggested that wording be changed to read “three feet or larger” to include those that might be exactly three feet. He was requested to come back with a recommendation regarding permitting/fees at the next meeting. (Ordinance was introduced and would be considered at the next meeting).

Resolution to Authorize the City of Cairo to Apply and Receive Monies from the Hazardous Waste Trust Fund (Hazard Waste Trust Application for Reimbursement). (Reimbursement for certain eligible costs associated with the investigation, remediation, post-closure care, and maintenance of the landfill site). City Manager Addleton advised that \$71,936.52 of invoices were eligible for reimbursement. After review, motion to approve the resolution and application was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Application for EIP Revolving Loan to Expand Business – Seminole Marine Group. (10-year loan of \$370,000 at 3% interest). City Manager Addleton referred to minutes of the loan committee which reflected recommendation of loan approval. Council reviewed minutes of the Loan Committee meetings of March 17th and 19th. After discussion, Councilman Douglas made motion to approve the revolving loan collateralized by Southwind assets and subject to receipt of the signed personal guarantee. Motion was seconded by Councilman Cloud and unanimously approved by all Council Members.

Resolution for Participation in the Georgia Cities Week – April 18-24, 2010. After discussion, motion to approve participation was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

2010 Alcoholic Beverage Applications. Council Members reviewed the list of applicants submitted, with City Clerk Lee stating that the applicants with delinquent unpaid taxes would not be issued licenses until taxes were paid in full. After discussion, motion to approve the applications submitted was made by Councilman Gilliard, seconded by Councilman Thornton, and unanimously approved by all Council Members.

February 2010 Finance Report. After review, motion to approve the report was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

OTHER BUSINESS: None

CITY MANAGER’S REPORT:

1.) Reported that accommodation had been made to comply with a request from Denise Bell of the South Georgia Community Action Council to have late fees waived on those utility bills for which the agency was providing assistance.

2.) Reported on a meeting with DOT officials regarding City takeover of downtown Broad Street to allow for streetscaping. He noted that takeover of Broad Street would also allow the City to prohibit semi trucks from using Broad Street as a truck route. The DOT would only agree to a takeover if it included

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all of Broad Street from Highway 84 to Highway 111, and the City would have to maintain the street as a local City street. The DOT was interested in learning the Council's reaction. It was noted that the Downtown Development Authority could consider the proposal, but ultimately the City would have to provide the maintenance.

3.) Reported that driveway repairs requested by Councilman Gwaltney in his district had been completed.

REPORTS:

Cairo Fire Department – Incident List by Alarm – February, 2010.

REPORTS FROM MAYOR & COUNCIL:

Councilman Douglas requested that the area between the Farmers Market & the Agricenter be checked to see who is responsible for patching potholes there.

EXECUTIVE SESSION: None

REPORT ON ENERGY SERVICES DEPARTMENT:

Energy Services Director Rod Prince reported on information obtained through an in-depth study approved in May 2006 of the City's Electric System made by Power Engineering thru MEAG Power. He gave a brief summary on components of the study which included analysis of the current electric system and defining modifications needed to ensure a continued high quality of service. An engineering study was completed to provide a detailed analysis of each of the eight feeders. A system coordination and protection plan was done for protecting high-dollar system infrastructure and devices, as well as, employees, customers and their premises. A System Valuation of the electric system infrastructure had calculated replacement cost at \$28,583,255, and replacement less 33-year depreciation at \$19,079,442. AutoCad, a widely-used computer mapping system, was used to map the entire electric system; and updates would be provided by the MEAG Technical Support office located in the City Hall building. All poles were located using coordinates via a Global Positioning System.

Reporting on the upgrading of substation equipment, Director Prince stated that 24 regulators at both substations had now been replaced and upgraded in size. Written specifications for replacement circuit breakers at station #1 were complete, and bids were ready to be sent out to replace the 30-plus-year-old oil circuit breakers with four new vacuum circuit breakers. The new breakers would be equipped with state of the art relays that would be totally programmable and would allow for changing relay settings and expanding other options, providing the capability for metering each circuit. The new relays would be expandable to allow future Supervisory Control and Data Acquisition (SCADA), with not only remote monitoring but remote control as well. He recommended looking into a SCADA system that would monitor and control water, electric, natural gas, and sewer equipment. Once circuit breakers had been installed, the circuit infrastructure improvements would begin, with most improvements to be contracted out with a utility contractor over a three-year period.

Advanced Metering Infrastructure (AMI) had been included in the strategic plan that would allow two-way communication with meters which Director Prince believed to be a good investment and an eventual route that would have to be taken. He thought a five-year phase-in program was obtainable using MEAG Municipal Trust monies as a funding source.

To allow for a hands-on demonstration, one of the companies selling the AMI technology, Sensus/Flexnet, had set up a live demonstration with meters actually installed on the City's system to introduce the concept. Mr. Jason Wakeman, Metering Specialist with HD Supply Waterworks, introduced the team (Ken McClain, Dewayne Self, and Paul Lucas) who demonstrated the Sensus/FlexNet System. They

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presented a power point demonstration, explaining that the system was much more than a meter reading system. Antennas would be attached to the water tanks and the system would operate from a dedicated frequency license awarded by the FCC. SmartPoint Meters would communicate a myriad of data including consumption, monitoring, and control data to Tower Gateway Basestations which would then transmit through a hardwired network to the secure Regional Network Interface. From there the data would go to the utility's data management system. The AMI system would eliminate the need for meter readers and reduce the number of crew member visits to sites. The system could include options for electric, water, and gas such as periodic reporting options, meter tampering detection, leak detection, remote disconnect/reconnect/load limiting, power failure/restoration notification, web functions accessible to customers, and other features. Customers could also have the option of deciding what day they would like to receive their bills. The demonstration was continued at the Energy Services Department after adjournment of the meeting.

ADJOURN: There being no further business, the meeting was adjourned. Council Members toured the Roddenbery Building where the new Council Room was to be located and then met at the Energy Services Department for the balance of the Sensus/Flexnet demonstration and dinner.

APPROVED:

RICHARD VANLANDINGHAM
MAYOR

ATTEST:

CAROLYN B. LEE
CITY CLERK