

## **REGULAR MEETING – CAIRO MAYOR & COUNCIL – MARCH 23, 2009**

The March 23, 2009 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 Ernest W. Cloud, Jr., Council Members James H. Douglas, 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 B. Lee, and Building Official Brian Hayes. Cairo Messenger Editor Randy Wind and Reporter Darrell Mudra were also in attendance.

**INVOCATION:** The Invocation was given by Councilman Gwaltney.

### **APPROVAL OF MINUTES:**

Minutes of the March 9, 2009 Regular Meeting were approved as submitted upon motion by Councilman Douglas, seconded by Councilman Cloud, and passed unanimously by all Council Members.

### **DELEGATIONS:**

Mr. Bobby Burns, along with members of the Grady County Commission, City of Whigham officials, and District Attorney Joe Mulholland, was present to discuss a proposed City-County Drug Task Force. Mr. Burns gave a brief history of the current multi-county force, advising that Baker County had dropped out and indications had been given that Mitchell County wanted to be on their own. Currently the task force was funded through a grant along with \$120,000 from each of the counties. He asked if the Council would have an interest in partnering with the County to form a local force. It was noted that the endeavor would be expensive, and the City currently participated with the use of City personnel. Also pointed out was the fact that City taxpayers would be paying twice if tax dollars were used for funding. District Attorney Joe Mulholland answered questions, stating that all fines collected (estimated at \$30,000 to \$40,000 per year) would go back to the task force; and records could be set up for each entity to receive credit. It was learned that Decatur County did not have a joint force, but the city and county both had agents who did work in conjunction with each other. Mr. Mulholland advised that any grants to be applied for would have to be done in April. Also discussed were personnel and personality conflicts, as well as possible communication problems with the current task force; and the question was asked how these would be avoided with a new force. Council was in favor of finding the best way to combat the drug problem and agreed to form a committee consisting of City Manager Addleton, County Administrator Moye, Chief Sandefur, Sheriff Young, Whigham officials, and District Attorney Mulholland to discuss the plan proposal and funding.

**SPECIAL EVENT:** None

### **OLD BUSINESS:**

**Introduction of Ordinance to Amend Article II entitled “Speed” of Chapter 20, Traffic to Provide for a Reduced Speed Limit on 17th Ave., NW from 45 mph to 30 mph.** (Ordinance was introduced and to be considered for adoption at the April 13th meeting).

**Request from Ms. Patricia Nash for City to Purchase Lot at 17th St. and Legion Blvd. (C4-76).** Councilman Thornton stated that the City would not allow Ms. Nash to place a mobile home on the property due to the size of the lot, and she was again requesting that the City purchase the lot, lowering her price to its fair market value of \$1,000.00. Councilman Cloud suggested that the lot be made into a small neighborhood park with a basketball goal and picnic table. It was noted that the City would have to maintain the lot. After discussion, motion was made by Councilman Thornton

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to approve the \$1,000 purchase of land. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

**Ordinance to Amend the City of Cairo Employees' Retirement Plan for an Early Retirement Incentive Program (ERIP) and Temporary Addendum and Amended Adoption Agreement.** (Ordinance was introduced at the March 9th meeting and would allow employees who were at least age 55 years of age and had at least 30 years of credited service to take advantage of the ERIP). After review, motion was made by Councilman Cloud to adopt the ordinance and approve the temporary addendum and amended adoption agreement. Motion was seconded by Councilman Douglas and passed, with Council Members Douglas, Cloud, Gwaltney, and Thornton voting in favor of the motion and Councilman Gilliard voting against.

**Reconsider the July 4th Fireworks.** Mayor VanLandingham announced that the Grady County Commission had chosen not to fund one-half the costs of a fireworks display for 2009, so he had talked with a Downtown Development Authority member regarding the possibility of a Downtown Party/Battle of the Bands event instead of fireworks. Council Members discussed letting the \$5,000 roll over to the next year due to the economy and people attending functions elsewhere on July 4th. After discussion, Councilman Douglas made motion to cancel the fireworks. Motion was seconded by Councilman Gwaltney and passed, with Council Members Douglas, Gilliard, Gwaltney, and Thornton voting in favor of the motion and Councilman Cloud opposing.

### NEW BUSINESS:

**Public Hearing – Conditional Use Permit for an RV Park to be Located off Alton Hall Road and IGA Way in I-1 Zone (Light Industrial District) Tax Map 68, Parcel 52 – Valley Pines Land Corp., Owner – David McQuary, Applicant.** Attorney Todd Butler, representing Mr. McQuary, stated that the request was for a conditional use, not a zoning change. He noted that both the Cairo Planning Commission and the SOWEGA RDC had recommended approval of the permit. Adding that the owner was the same group that had developed the Hawthorne Trails Subdivision, renovated the old Consolidated Loan building on North Broad St., and developed the Valley Pines Golf Course, he noted that all projects had been done using local contractors. He estimated that the RV park would bring one-half to one million dollars into the economy each year. A conceptual site plan for the 82-space park, modeled after one in Dade City, Fl., was presented to Council and showed an entrance off Hall Road, buffering around the property, a walking trail, playgrounds, and bath house facilities. Mr. McQuary stated that several people from Canada, Alaska, and Ohio who played golf in Cairo, but had to stay at an RV park in Thomasville, had assured him that they and other groups would stay in his park. He had planned for 35x60 foot lots but said he might expand those to 40x60 foot lots, adding that no tents would be allowed. Councilman Douglas stated that Mr. McQuary's previous projects had not been completed as they had been projected, and he was worried that the RV park would not either, with Mr. McQuary disagreeing with his analysis. Councilman Douglas also asked if the 10-year maximum age requirement on mobile homes in the City could be added to the Travel Trailer Ordinance as well. Council discussed various details for the park while noting that this would be the first experience in dealing with a project of this kind. Issues were discussed relating to access, water, sewer, electric, buffering, wetland issues, and noise from adjacent industries, etc, with Mr. McQuary stating that he would install and pay for the sewer and agreed to do whatever was needed to comply with the City's requirements. Building Official Hayes advised that the sewer system would have to be engineered as well as have EPD approval. Council Members agreed that their decision should be one that would be in the best interest for all citizens. Since this was the first opportunity to see the site plan, they had more questions regarding the development and did not want to rush into a decision. Planning Commission Chairman Steve Holt was present and stated that the Commission would also have liked to see a plan that showed the location of fire hydrants, utilities,

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etc. Mr. Ansu Mason was present and spoke in favor of the development. He stated that he had lived in Cairo for 21 years and would like to see more economic development here. After comments, the Public Hearing was closed.

**Conditional Use Permit for an RV Park to be Located off Alton Hall Road, NE and IGA Way in an I-1 Zone (Light Industrial District) Tax Map 68, Parcel 52 – Valley Pines Land Corp., Owner – David McQuary, Applicant.** After discussion, Mayor VanLandingham thanked Mr. McQuary for his interest in investing in the community and requested that he meet with City Manager Addleton and Building Official Hayes to work out final site plan requirements for the conditional use. Councilman Douglas made motion to postpone action until the next meeting, seconded by Councilman Cloud, and passed unanimously by all Council Members.

**Application for a Georgia Environmental Facilities Authority (GEFA) Grant/Loan and Consider Contract Agreement and Specifications for Engineering Services and Grant Administration with Watkins and Associates for the Project known as the Westside Water Treatment Facility.** City Manager Addleton gave details regarding the GEFA loan program now available for applying for federal stimulus funds. He gave an example of a \$1 million low interest loan where GEFA would subsidize 70% with federal funds, and the City would fund 30%. He said there was no guarantee of approval but believed that the new Westside well would be a good project for application. Council Members voiced concern that GEFA might require an increase in rates to obtain the loan, but City Manager Addleton explained that this would not be a traditional GEFA loan. Engineer Stacy Watkins stated that the well project had been several years in the making; and even if the loan was approved, the City was not obligated to accept it. He reminded Council Members that the 2004 bond proceeds for the well were still available. He had asked EPD to look at property owned by the City at Perry's Road and Wight Road as a well site and would now have a test well drilled. As this was the old LAS site, the state had restricted a 1,500 foot radius around the proposed site, but Mr. Watkins believed that the footage would be reduced to 150 feet. Based on data shared by neighboring Monrovia Growers, he was also optimistic that it would be a suitable site for water. After further discussion, motion was made by Councilman Douglas to approve the application for the loan/grant of \$1 million and also the contract agreement with Watkins & Associates. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

**Award of Bids for the Westside Test Well.** City Manager Addleton reported that the two bids amounts received in 2008, one from Rowe Drilling in the amount of \$77,860.00 and the other from Greene's Water Wells, Inc. in the amount of \$54,010.00, would still be honored. He recommended awarding the bid to the low bidder, Greene's Water Wells, Inc. (\$54,010.00). After discussion, motion was made by Councilman Cloud to award the bid to Greene's Water Wells, Inc. as recommended, seconded by Councilman Thornton. Councilman Douglas asked if the bid amounts would go down any if it was rebid now due to the economy, with City Manager Addleton responding that he felt some items would probably offset others between then and the present, while Mr. Watkins noted that the price of steel had not decreased. After discussion, motion passed unanimously by all Council Members.

**Contract Agreement and Specifications for Engineering Services with Watkins and Associates for the Project known as the Westside Water Treatment Facility.** There was no action taken on this item as the agreement was approved in the item above.

**Purchase of Property Owned by Ms. Pearline Thompson Located on 13th Street, SW (approximately 1.25 acres) as a Location for a Water Storage Tank.** After further discussion, motion was made by Councilman Cloud to approve the \$11,000 (\$12,000 less the \$1,000 option payment) purchase of the tract. Motion was seconded by Councilman Douglas and passed

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unanimously by all Council Members. Engineer Watkins suggested making the purchase contingent upon approval of the tank site by the FAA.

**Contract Agreement and Specifications for Engineering Services for Water System Improvements known as the Westside Elevated Water Storage Tank between the City of Cairo and Watkins & Associates, LLC.** After review, Councilman Thornton made motion to approve the agreement. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

**Renewal of Alcoholic Beverage License Applications for 2009.** After review, Councilman Thornton made motion to approve the applications presented. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

**Application by Bruce C. Brockway for Permit to Operate Taxi or Personal Transport Vehicle.** Council Members discussed the low amount of insurance liability required by the State which Mr. Brockway had provided, agreeing to look at increasing those limits. Attorney Lehman advised that the City could require higher limits but would probably have to give a grace period. After learning that Mr. Brockway had been operating the taxi without obtaining a license, motion was made by Councilman Douglas to deny the application, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

**Resolution Appointing 2009 Municipal Gas Authority of Georgia Annual Voting Delegates.** After review, Councilman Cloud made motion to reappoint Energy Services Director Rod Prince as voting delegate and Gas Supervisor Mike Hudson as alternate. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

**Nominations to GMA's Municipal Government Hall of Fame.** There were no nominations made.

**Resolution Regarding Hazardous Site Inventory List and Hazardous Waste Trust Fund Application for Reimbursement.** After review, Councilman Cloud made motion to approve the resolution and application and authorize the Mayor to sign. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

**REPORTS:** None

### **CITY MANAGER'S REPORT:**

City Manger Addleton reported that the City's Relay for Life team had raised over \$6,000, with the final event being held the following Friday night. He also advised that the Energy Services utility billings were presently back on schedule.

**OTHER BUSINESS:** None

### **REPORTS FROM MAYOR & COUNCIL:**

Councilman Thornton reported on the CNS Committee meeting held prior to the meeting, stating that currently there were 2,641 cable, 1,184 internet, and 365 phone customers. Committee members had also discussed restructuring of the City's website.

Councilman Cloud requested that information be obtained to learn whether funding could be found for installation of a sidewalk along the south side of 4<sup>th</sup> Ave., SW from Highway 111 South to

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11<sup>th</sup> St., SW. City Manager Addleton noted that there was not enough right-of-way there, and some acquisition would have to be made.

Councilman Douglas reported that neighbors (Joe Kelly and T. D. David) had informed him that some people were living in the woods in his neighborhood, planting a garden, and digging a hole for a well. Building Official Brian Hayes had checked the site and could find no evidence that anyone was living there. Over the weekend, the Fire Department had responded to a fire at the site where it was learned that a burn permit had not been obtained. Councilman Douglas requested that a follow-up be done.

**EXECUTIVE SESSION:** None

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

**APPROVED:**

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**RICHARD VANLANDINGHAM**  
**MAYOR**

**ATTEST:**

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**CAROLYN B. LEE**  
**CITY CLERK**