

## **REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 25, 2011**

The April 25, 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, and City Clerk Carolyn B. Lee. Cairo Messenger Editor, Randy Wind, was also in attendance.

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

**APPROVAL OF MINUTES - Regular Meeting – April 11, 2011.** Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

**DELEGATIONS:** None

**SPECIAL EVENTS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:**

**Public Hearing - Conditional Use Request for a Church** - 280 Hwy. 84 East - Tax Map C21, Parcel 113 - C2 (Highway Commercial District) - Kay Harrison, applicant. Ms. Judith Pinon was present representing Ms. Harrison as well as the Church. Attorney Lehman asked what the term of the lease was, with Ms. Pinon responding that it was for one year. It was noted that there had been a church at that same location in the past. After comments, the public hearing was closed.

**Conditional Use Request for a Church** - 280 Hwy. 84 East - Tax Map C21, Parcel 113 - C-2 (Highway Commercial District) - Kay Harrison, applicant. (Both the Cairo Planning Commission and the Southwest Georgia Regional Commission had recommended approval of the request). After discussion motion was made by Councilman Thornton to approve the conditional use request, seconded by Councilman Douglas, and passed unanimously by all Council Members.

**Public Hearing - Conditional Use Request for a Family Day Care Home (6 Children)** - 408 Baytree Road NE - Tax Map C35A, Parcel 28 - R-1A (Single Family Residential District) - Linda Johnston, applicant. The public hearing was held with no public comments being made. The public hearing was closed.

**Conditional Use Request for a Family Day Care Home** - 408 Baytree Road NE - Tax Map C35A, Parcel 28 - R-1A (Single Family Residential District) - Linda Johnston, applicant. (Both the Cairo Planning Commission and the Southwest Georgia Regional Commission had recommended approval of the request). After discussion motion was made by Councilman Thornton to approve the conditional use request, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

**Public Hearing – Annexation & Setting of Initial Zoning** - 1760 US Hwy. 84 West - Tax Map 52, Parcel 31.2 - C-1 (Neighborhood Commercial District) - Family Worship Center, applicant. The public hearing was held with no public comments being made. The public hearing was closed.

**Annexation & Setting of Initial Zoning** - 1760 US Hwy. 84 West - Tax Map 52, Parcel 31.2 - C-1 (Neighborhood Commercial District) – Family Worship Center, applicant. (The Cairo Planning

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 25, 2011

Commission had recommended approval of the annexation and zoning). After discussion motion was made by Councilman Cloud to approve the annexation and set initial zoning to C-1, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

**Public Hearing - Annexation & Setting of Initial Zoning** - US Hwy. 84 West – Tax Map 52, p/o Parcel 31- R-PUD (Residential Planned Unit Development) - Blair Enterprises, LLC, applicant. The public hearing was held with no public comments being made. The public hearing was closed.

**Annexation & Setting of Initial Zoning** - US Hwy. 84 West – Tax Map 52, p/o Parcel 31 - R-PUD (Residential Planned Unit Development) - Blair Enterprises, LLC, applicant. (The Cairo Planning Commission had recommended approval of the annexation and zoning). It was noted that, with R-PUD zoning, the property owner would be required to present a plan for approval before developing the lot. After discussion motion was made by Councilman Gilliard to approve the annexation and set initial zoning to R-PUD, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

**Public Hearing - Renewal of Hardship Variance (Camper)** - 507 Woodlawn Dr., NE – Tax Map C26, Parcel 25 – R-1 (Single-Family Residential District) – Cindy Cromer, Applicant. Ms. Cromer was present and stated that her mother still needed assisted living care, and that a solution had been found for connecting the camper to the City sewer. They were in the process of having a 100-gallon tank installed along with a pump to the sewer line. After comments, the public hearing was closed.

**Renewal of Hardship Variance (Camper)** - 507 Woodlawn Dr. NE - Tax Map C26, Parcel 25 – R-1 (Single-Family Residential District) – Cindy Cromer, Applicant. (The Cairo Planning Commission had recommended approval of the renewal application contingent upon the sewer pump being installed within 30 days). After discussion motion was made by Councilman Douglas to approve the hardship variance, seconded by Councilman Cloud, and passed unanimously by all Council Members.

**Proposed Memorandum of Agreement between the City of Cairo and Grady County to allow the Grady County Probate Judge to Conduct Elections for the City.** After discussion motion was made by Councilman Douglas to approve the memorandum of agreement which had previously been signed by the County, seconded by Councilman Cloud, and passed unanimously by all Council Members.

**Proposed Contract for Services between the City of Cairo and Grady County Probate Judge Designating Probate Judge as the City of Cairo's Elections Superintendent.** After discussion motion was made by Councilman Douglas to approve the contract for services which had previously been signed by Probate Judge Sadie Voyles, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

**Holder Park Restrooms.** City Manager Addleton had previously been requested to budget for installation of restrooms at Holder Park and present plans back to the Council. He had presented a design and quote from a local contractor, GFA, in the amount of \$22,158.00, with \$25,000 having been budgeted. The proposed building would look similar to the existing building at the park and would be located southeast of the parking lot near the area where portable toilets were normally located for special events. Some Council Members stated that they were in favor of providing restroom facilities, but also had some concerns. It was noted that the portable toilet company would no longer leave their units at the park due to vandalism. Members discussed their opinions relating to

## **REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 25, 2011**

location, potential for vandalism and crime, hours that doors should be locked and unlocked and by whom, responsibility for damages at events, and other issues. Police Officer, Wayne Redden, was present and voiced his concern regarding various crimes that took place in and around public restrooms. He stated that the risk might be far greater than the advantage. Mayor VanLandingham asked if citizens had requested that the restroom facilities be built, and it was thought that it had been requested at a budget workshop. After discussion, City Manager Addleton was asked to look at various solutions to the concerns expressed, as well as details on the implementation and use of the facility, and report back to the Council.

### **OTHER BUSINESS:**

**Special Request – Jerome Bryant of the Cairo Reds Baseball Team.** The request was to use the Holder Park baseball field on Sundays, April through October, as they had done in past years. Community Services Director Pat Mitchell had requested that the terms of the event permit be enforced with regard to the team furnishing portable toilets. After discussion, motion was made by Councilman Thornton to approve the request, seconded by Councilman Cloud, and passed unanimously by all Council Members. Councilman Douglas asked that Director Mitchell monitor whether trash was being cleaned up after games, and also that the team be sent a letter of notification that they would be required to furnish the portable toilets.

### **REPORTS:**

**Finance Report for the Month of March, 2011.** After review, motion was made by Councilman Douglas to approve the report, seconded by Councilman Cloud, and passed unanimously by all Council Members.

### **City Manager's Report:**

1. Reported that a Budget Workshop would be held after the May 9th regular meeting.
2. Planning to advertise for bids for refurbishing downtown water plant.
3. Work in process on easements/design for the Alan Parks sewer project.
4. "Call Before You Dig" Training scheduled for employees on Wednesday.
5. Sexual Harassment and Drug Training was held last week.
6. Reported on the Plant Vogtle Tour attended the previous week.
7. MEAG Year-End Settlement (\$288,260) was less than last year and election would remain the same.
8. The Employee Weight Loss Program was underway.

### **Reports from Mayor & Council:**

Councilman Gwaltney advised that it had been reported to him that some customers had problems phoning in to report power outages. City Manager Addleton reported that some changes had been made, and an outage management system was also being considered.

Councilman Cloud advised that someone had talked with him that wanted to sell ice cream "door-to-door" but was told that they could not go door-to-door in residential areas. He asked Attorney Lehman to check the ordinance to see if there was any way that it could be done. It was mentioned that there were currently a couple of licensed ice cream trucks operating that had been in business for many years. However, these trucks, as well as the Schwan's truck, were not allowed to go door-to-door. Schwan's did go into residential areas to make scheduled deliveries but were not allowed to go door-to-door.

**REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 25, 2011**

Councilman Douglas reminded the Council of the GMA Listening Session to be hosted by the City the following Monday night at 6:00 p.m.

City Manager Addleton reported that the Southwest water tank project was ahead of schedule, but would not be operational until after the 1<sup>st</sup> Ave., SW water plant was refurbished, probably sometime in September.

**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**