

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 10, 2010

The May 10, 2010 Regular Meeting was called to order by Mayor Richard VanLandingham at 6:00 p.m. in the Council Room at City Hall. Present were Mayor Pro Tem Lannis Thornton, Council Members James H. Douglas, Kermit V. Gilliard, Jr., and Robert L. Gwaltney. Councilman Ernest W. Cloud, Jr. was absent from the meeting. 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 Douglas.

APPROVAL OF MINUTES:

Regular Meeting – April 26, 2010. Motion to approve minutes as submitted was made by Councilman Gwaltney, seconded by Councilman Gilliard, and unanimously approved by all Council Members present.

Budget Workshop Meeting – April 26, 2010. Motion to approve minutes as submitted was made by Councilman Thornton, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

DELEGATIONS:

1. Mr. Ron Arline – Madison Street Insurance; Mr. Joey Hester – Hester Insurance. Mr. Arline handed out a schedule showing the amount of employee medical premiums paid (\$1,077,040) by the City for the period March 2009 through February 2010 versus the claims paid out (\$1,883,857) during that same period. He referred to the City's current employee medical coverage plan as a "Cadillac" plan as it had a low deductible of \$250, and all premiums were paid by the City. He stated that there were as many as fifty alternative options, including raising the deductible, that he could present that would help lower the premiums. Even with an increase in the deductible amount, he expected at least a 20 to 25% increase in premium. With the current high claims rate, he did not recommend self-insurance for the medical plan, but did recommend self-funding on the dental plan as claims paid (\$30,936) were much less than the premiums paid (\$60,958). He stated that he would not learn what the anticipated increase in premiums would be until May 28th, but would inform City Manager Addleton as soon as he found out.

2. Director Alan Kaye – Roddenbery Memorial Library. Mr. Kaye referred to a recent letter he had sent requesting that the City pay for the Library's utilities and assume their lawn maintenance in addition to the regular funding (\$237,500). He presented a proposed FY 2011 Budget outline that assumed \$50,000 funding from the Board of Education. Also shown was a 10% cut for locally-paid employees and six furlough days along with other reduced costs for a total budget of \$397,500, 13.68% less than FY 2010. Mayor VanLandingham advised that he had been told that the Board of Education was not going to provide any funding. Director Kaye presented a second proposal showing local funding from only the City and County. That proposal included a 20% pay cut and other additional cuts for a total of \$347,500 (24.54% less than FY 2010). During discussion, Attorney Lehman suggested that the Board of Education be requested to provide some funding. He added that the Library had considered closing on Saturdays and at an earlier time on Fridays to reduce hours and expense. City Manager Addleton asked Director Kaye to specify what the Library was requesting, with Mr. Kaye responding that they wanted the City to maintain the current contribution (\$237,500), pay the utilities, and provide lawn maintenance. Mayor VanLandingham informed Mr. Kaye that the Mayor and Council would look at the proposal and get back with him.

SPECIAL EVENTS:

Cairo First Baptist Church Request - To block 6th Ave., NW from North Broad Street proceeding west to the end of church property (approximately 2 blocks) for Vacation Bible School on Sunday, June 20

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through Thursday, June 24, 2010 from 5:30 p.m. until 9:30 p.m. After review, motion to approve the request was made by Councilman Thornton, seconded by Councilman Gilliard, and unanimously approved by all Council Members present.

OLD BUSINESS: None

NEW BUSINESS:

Application for Beer/Wine, Retail Package by Mukesh Patel, Ava Development LLC (formerly Jack Rabbit – BP) located at 45 38th Blvd., NE - Change of Ownership. After review, motion was made by Councilman Gwaltney to approve the application, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

Sewer Agreement between Jordon Holdings, LLC and the City of Cairo for Expansion of the Sanitary Sewer System to Service a Planned Recreational Vehicle Park off Hall Road – Cost Estimate \$205,434 (City's Portion: \$41,398). Mr. Jim Krivacs, developer, was present and stated that the original Valley Pines project had been taken over by Jordon Holdings. Adding that this would be an upscale RV park, he confirmed that roads were to be paved and concrete pads installed. City Manager Addleton advised that the Hall Road lift station would be abandoned, and the project would also allow for future expansion in the area north of Highway 84. He added that work would be contracted out. After review, motion was made by Councilman Douglas to approve the agreement, seconded by Councilman Gwaltney, and unanimously approved by all Council Members present.

Resolution of Support for Rehabilitation of Windwood Villas Apartments. Mr. Ward Wight of Prestwick Development was present to request the Council's endorsement of his company's application to the Ga. Department of Community Affairs (DCA) for acquisition and rehabilitation of Windwood Villas Apartments. He stated that the interiors would receive \$50,000 to \$60,000 of work per unit as well as rehab of the exterior. A physical needs assessment had been scheduled for the following Thursday, and he would report back with that information. The application would be submitted to DCA in July and results would be known by the end of November. The project would provide local short-term jobs, and arrangements for displaced residents would be made. City Manager Addleton noted that the project would score higher with DCA by having the City's support. Motion to approve the resolution was made by Councilman Douglas, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

Project Agreement between Natural Resources Conservation Service (NRCS) and the City of Cairo for Federal Assistance – Emergency Watershed Protection Program. City Manager Addleton stated that he had been soliciting federal assistance for some time to restore damages caused by the occurrence of Tropical Storm Faye between the railroad and MLK. Cement removal, shaping, and addition of rock rip rap would stabilize the area. The work which was part of the Stormwater Master Plan was estimated to cost \$20,000 (\$15,000 from grant, \$5,000 local in-kind or financial). Motion to approve the agreement was made by Councilman Gilliard, seconded by Councilman Gwaltney, and unanimously approved by all Council Members present.

Councilman Gilliard had to leave the meeting at this time.

Inmate Detail Contract between the City of Cairo & Autry State Prison: FY 2011. City Manager Addleton advised that the amount of \$39,500 would remain the same as last year and changes in the contract were highlighted. He had requested that the minimum number of inmates (minimum of four) be placed back in the agreement. Two other changes involved inmates not being allowed contact with unauthorized citizens or students. After review, motion to approve the contract was made by Councilman Thornton, seconded by

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Councilman Gwaltney, and unanimously approved by all Council Members present. It was confirmed that a claim would be filed at the end of June for credit for any scheduled days that the inmates did not work.

MEAG Power Telecommunications. Telecom Project - 2009 Year-end Settlement. After review, motion was made by Councilman Douglas to place the 2009 Year-end Telecom Settlement (\$2,026.29) in the Flexible Operating Account - Short-Term Portfolio. Motion was seconded by Councilman Thornton, and unanimously approved by all Council Members present.

MEAG Power's 2009 Year-end Settlement. After review, motion was made by Councilman Thornton to place the 2009 MEAG Power Projects Year-end Settlement (\$428,586) in the Flexible Operating Account - Short-Term Portfolio. Motion was seconded by Councilman Gwaltney, and unanimously approved by all Council Members present. Councilman Douglas requested that the funds be ear-marked in the budget to fund the Electric project to replace breakers.

Capital Expenditure – Gas/Electric Department. City Manager Addleton referred to the budgeted trencher (\$70,000) and requested that these funds be redirected to the purchase of a loader which could be better utilized, as well as result in a cost savings of approximately \$22,000. After discussion, motion was made by Councilman Douglas to approve the redirection of funds and purchase of the loader. Motion was seconded by Councilman Gwaltney, and unanimously approved by all Council Members present.

Southwest Georgia Regional Commission (SWGRC) Contract for the Development of GIS Tax Parcel Boundary Dataset (\$27,500 – 5,500 parcels). City Manager Addleton advised that the dataset would serve as the foundation for the development of future GIS datasets showing water/sewer lines, electric lines/poles, fire hydrants, etc. It was expected to take 12 to 14 months to complete the dataset. After discussion, motion was made by Councilman Douglas to approve the contract, seconded by Councilman Gwaltney, and unanimously approved by all Council Members present.

OTHER BUSINESS:

Rescheduling of June 28th Regular Council Meeting. After discussion, motion was made by Councilman Gwaltney to reschedule the meeting to Tuesday, June 29th at 6:00 p.m., seconded by Councilman Thornton, and unanimously approved by all Council Members present.

Mr. Jack House was present and asked to speak regarding the removal of yard sale signs and requested clarification of yard sale regulations. He believed that his sign that had been removed by the Police Department had been on private property, not the right-of-way. He was informed that he could have two yard sales per year and that the rights-of-way were different widths on different streets. City Manager Addleton advised that he had been asked to look at election signs on the rights-of-way and had asked City departments to help enforce the ordinance by removing those signs not in compliance. That had resulted in other signs, such as yard sale and car rally signs, being removed as well. Council discussed and asked City Manager Addleton to follow up with Chief Sandefur.

CITY MANAGER'S REPORT:

City Manager Addleton acknowledged appreciation to Randy Wind for the good publicity of the Census in the Cairo Messenger.

REPORTS:

- 1.) Cairo Police Department: March, 2010
 - a.) City Citations & Tickets

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b.) Monthly Workload

REPORTS FROM MAYOR & COUNCIL:

Councilman Douglas asked that the Police Department monitor speeding in school zones near Northside School.

EXECUTIVE SESSION:

At 7:10 p.m. motion was made by Councilman Thornton to enter into Executive Session to discuss the future acquisition of real estate and personnel, seconded by Councilman Douglas, and passed unanimously by all Council Members present. Present for the session were Mayor VanLandingham, Council Members Douglas, Gwaltney, and Thornton, City Manager Addleton, and City Clerk Lee.

At 7:15 City Manger Addleton and City Clerk Lee retired from the meeting.

When the session was completed, motion was made by Councilman Thornton to close the session, seconded by Councilman Douglas, and passed unanimously by all Council Members present.

There was no action taken as a result of the session.

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

APPROVED:

RICHARD VANLANDINGHAM, MAYOR

ATTEST:

CAROLYN B. LEE CITY CLERK