

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 12, 2008

The regular meeting was called to order at 6:00 p.m. on May 12, 2008 in the Council Room at City Hall with Mayor Richard VanLandingham presiding. Present were Mayor Pro Tem James H. Douglas, Council Members Kermit V. Gilliard, Jr., Robert L. Gwaltney, and Lannis Thornton. Councilman Ernest W. Cloud, Jr. was unable to attend the meeting. Staff members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, Executive Asst. Donna Young, Finance Director Cecil Rash, Building Official Brian Hayes, Energy Services Director Rod Prince, and Fire Chief Donald Towne. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION – Councilman Gilliard gave the Invocation.

APPROVAL OF MINUTES – Minutes of the April 28, 2008 Regular Meeting were approved as submitted upon motion by Councilman Gwaltney, seconded by Councilman Gilliard, and passed with Council Members Gilliard, Gwaltney, and Thornton voting in favor of approval. Councilman Douglas abstained from voting due to being absent from the April 28th meeting.

DELEGATIONS:

a. Emery Hancock – “If I Were Mayor Contest.” Mayor VanLandingham presented a plaque and a \$50 savings bond to Mr. Hancock, son of Don and Mona Hancock, for the local winning entry in the contest.

b. Mr. Kevin Collins – Youth Apprenticeship Program. Mr. Collins, Youth Apprenticeship Coordinator at Cairo High School, gave an overview of the program noting that there were presently 55 incoming 11th and 12th grade students who were interested in part-time job placement. He urged the City’s participation in the program.

c. Family Worship Center – Rev. Johnny Moore. Rev. Moore informed the Council that they had been approved for funding for The Haven on Broad, a senior residential housing complex to be constructed on South Broad Street.

d. Mr. Scott Miller of MEAG Power – Update on Plant Vogtle. Mr. Miller, along with Mr. Curt Halstead, updated the Council on the project. He stated that Westinghouse had now agreed to release overall cost information and presented graphs of the City’s projected energy and capacity requirements. He noted that MEAG had not included the City’s recent load growth in the original forecast and would recalculate those figures. With the new growth, an additional two megawatts in addition to the guaranteed allocation of 8.8 was recommended. Energy Services Director Prince recommended purchasing the total entitlement and selling the energy not needed into the market. Mr. Miller explained that one possible risk for the 3.1 billion dollar project would be a delay in construction of the plant, during which time the debt service would still have to be paid; but he believed the risks would be manageable. Everything would be subject to the Public Service Commission’s approval of Georgia Power’s request, with such approval anticipated. The City’s cost would be \$55M before selling off energy to third-party power companies who would pay one-half of costs. Council discussed the process that was the same as for the first project in the 1970’s, and the decision made then had proven to be the right move. Mr. Miller stated that contracts would have to be signed by June 15th, with more information to be available at the meetings later in the week.

SPECIAL EVENTS:

a. Pleasant Grove Baptist Church - March. March to be held on June 7, 2008 from 9:00

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a.m. to 12:00 noon beginning at Washington Middle School, proceeding along M. L. King, up Broad Street to Highway 111 North, to Wilcox Road and ending at the Church on Pleasant Grove Road. The assistance of two police officers was requested. Council discussed, noting that a permit would be needed from the County as well as DOT. Also discussed was the closing of Highway 84 for marchers to cross, as well as the absence of sidewalks in some areas of the march. After discussion, motion was made by Councilman Douglas to approve the request if recommended by Chief Sandefur and City Manager Addleton after meeting with the sponsor to work out the concerns, along with approval from the County and DOT. Motion was seconded by Councilman Gilliard and approved by all Council Members present.

OLD BUSINESS:

Closing of 15th Ave., NW from Highway 84 to 7th St., NW. In her letter of April 14, 2008, Ms. Rebecca Cline had presented a summary of information obtained in her research of property ownership and expressed her belief that Grady EMC did not own both sides of 15th Ave., NW. Her letter stated that SAR Cross Roads, LLC had no objection to the closing of 15th Ave., NW from 7th St., NW east to its intersection with the old 6th St., NW intersection, but did not agree with closing east of that point to Highway 84. In closing, she had added that if a survey was required, she would need to request additional time to complete such. Attorney Lehman advised that deeds showed that the land lot line was the south property line of SAR Cross Roads land, adding that land lot lines are straight, but the line shown on the drawing was not; indicating that the strip was part of Roddenbery property. He referred to a 1966 annexation survey and a plat of Homeward Heights Subdivision, noting that deeds did not support the survey. As he had questions regarding this, he added that he would like to see a survey that located the land lot line. Council discussed, with Councilman Gilliard suggesting closing 15th Ave., at 6th St., NW. Councilman Douglas suggested and made motion to give SAR Cross roads a 60-day extension along with a request to have a survey done to establish property lines and have that issue resolved before taking action. Motion was seconded by Councilman Thornton and passed with Council Members Douglas, Gwaltney, and Thornton voting in favor of the motion and Councilman Gilliard opposing.

NEW BUSINESS:

Public Hearing – Ordinance to Amend “CBD, Central Business District” of Chapter 22, Zoning. There were no public comments. The Public Hearing was closed.

Introduction of Ordinance to Amend “CBD, Central Business District” of Chapter 22, Zoning. The ordinance was prepared at Council’s request to allow residential loft dwellings not only in existing multi-story buildings but also in newly constructed commercial buildings after plan approval. (Ordinance was introduced and will be considered for adoption at the May 29th meeting).

Telephone Service for the City of Cairo. Councilman Gwaltney stated that he would not participate in the discussion due to a conflict of interest. City Manager Addleton explained the first year financial information for the proposed telephone service to be offered by the City. The service would consist of four levels modeled from other CNS cities. The estimated annual start-up equipment cost for the first 300 customers would be \$64,254, not including the activation fee or port charge. There would be a one-time \$30.00 activation fee which would total \$9,000 for the first 300 customers. The port charge would be on-going at \$12.00 per month, or \$43,200 annually for 300 services, with total estimated gross annual revenue at \$127,152, netting \$10,698. Council discussed the July 1st target implementation date that might not be met, the advantage of bundling, and also the ability for existing customers to keep their same telephone number. After discussion, motion was made by Councilman Thornton to approve the equipment order to implement this project. Motion

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was seconded by Councilman Douglas and passed unanimously by all Council Members present, except Councilman Gwaltney who did not vote.

Election of District 10 Georgia Municipal Association Officers for 2008-09. After discussion, motion was made by Councilman Gilliard to approve the list of nominations which included Councilman Douglas as Second Vice President. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

Appointment of Voting Delegates for 2008 Georgia Municipal Association to Vote at the Membership Business Meeting. After discussion, motion was made by Councilman Thornton to appoint City Manager Addleton as Voting Delegate and Mayor VanLandingham as Alternate. It was discussed that Council Members might be required to hold these positions; therefore, Councilman Thornton withdrew his motion and made a new motion to appoint Mayor VanLandingham as Voting Delegate and Councilman Douglas as Alternate. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

MEAG Telecommunications Project 2007 Year-End Settlement. City Manager Addleton advised that the City's portion of the settlement was \$7,754.68. After discussion, motion was made by Councilman Douglas to place the funds in the Short Term Portfolio, Flexible Operating Account. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

2007 Year-End Settlement Refund for the MEAG Power Projects and Marketing Services. City Manager Addleton reported that the City's portion of the settlement was \$353,471. After discussion, motion was made by Councilman Douglas to place the funds in the Short Term Portfolio, Flexible Operating Account. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

Resolution for Appointment of Voting Delegates for 2008 Municipal Electric Authority of Georgia (MEAG) Annual Election. City Manager announced that the election would be held in conjunction with the GMA Annual Meeting. After discussion, motion was made by Councilman Thornton to appoint City Manager Addleton as Voting Delegate and Mayor VanLandingham as Alternate. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

Incumbency and Signatory Certificate. It was requested to add City Manager Addleton to the list of signatures with MEAG Power for withdrawal of funds. Councilman Douglas requested to be taken off. After discussion, motion was made by Councilman Douglas to add City Manager Addleton to the list and to remove himself. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

Request from Brooks County 911 Fire-EMA to Purchase Two Fire Trucks from the City of Cairo. Chief Towne had advised that Brooks County wanted to buy the 1979 (Engine 4) and the 1983 (Engine 6) Pirsch engines for \$5,000 each which would be \$2,000 more for each than would be allowed on trade-in. If the sale was approved, he had requested that the funds be used for the new hose purchase eliminating the request for funds in the FY 08-09 budget. Chief Towne stated that neither of the trucks was in service, and that he had arranged for a loaner truck. Council discussed various options and after discussion, motion was made by Councilman Douglas to approve the sale of the engines, to leave the amount budgeted for the new hose in the 08-09 budget, and to put the \$10,000 from the sale of the trucks into the Fire Truck Fund. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

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Repairs to Blower at Wastewater Treatment Plant. City Manager Addleton reported that Public Works Director Stokes had recommended rebuilding the blower used for the digester. He had received two quotes that included a 12-month warranty, one from Smith Electric Motor Service in the amount of \$16,390.38 including labor and shipping, and the other from Gardner Denver in the amount of \$14,884.00 which did not include installation charges or shipping. Finance Director Rash had advised that the repair costs could be paid out of WWTP Repairs and Maintenance for emergency repairs. Director Stokes recommended that the work be done by Smith Electric. Motion was made by Councilman Thornton to approve the repairs to be done by Smith Electric, seconded by Councilman Gwaltney. Councilman Douglas asked about the labor and installation, with City Manager Addleton responding that he believed the City would remove and install the blower. After discussion, the motion passed unanimously by all Council Members present.

Finance Report for the Month of March, 2008 and Year-to-date. Councilman Douglas reported that the report showed the City in good shape if no large expenditures would have to be made. After discussion, motion was made by Councilman Douglas to approve the report. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

Donation of Property at 685 15th St., SW by Five Star Federal Credit Union (Jackie & Cheryl Forrest – Nuisance Abatement Property) to the City of Cairo. City Manager Addleton reported that, in lieu of abatement, Five Star Credit Union wished to donate the property to the City. (City taxes of \$109.43 were due on the lot which was valued at \$6,150.00). It was suggested that Habitat for Humanity be contacted to learn if they could use the lot. Attorney Lehman did not see any problem with accepting it. After discussion, motion was made by Councilman Douglas to accept the donation of the lot. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present. It was also agreed to waive payment of the City taxes by Five Star Credit Union.

OTHER BUSINESS:

City Manager Addleton reported that there had been a water pressure problem in the northwest section on the previous Saturday. Due to a bump in current or a telephone system problem affecting equipment, there had been no indication to the night watchman of a problem with the Hilltop tank. He added that there was \$45,000 in next year's budget to upgrade the system, with one quote having already been obtained. Council discussed using the City's fiber for signaling and the need to also have a backup system. Energy Services Director Prince expressed the need to consider all utility services on the same system. After discussion, it was requested to start the process of upgrading, looking at a system that would be compatible for all services with the ability to add each individually.

REPORTS:

- a. **2008 Citation Warning Report – Building Department.** With regard to the Citizens Bank nuisance, a warning ticket had been issued, and the EPD had given specifications for removal of debris.
- b. **2008 Nuisance Abatement Report – Building Department**
- c. **Code Enforcement Report – Year-to-date By Month**
- d. **Code Enforcement Report – April 2008**
- e. **Electric, Gas, & Water Margin Tracker Reports – March 2008.** Mayor VanLandingham reported that some changes had been made since the last report was received.
- f. **Overtime Report**

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REPORTS FROM MAYOR & COUNCIL:

City Manager Addleton reported that some reductions had been made in the proposed 08-09 budget, and that he would be recommending rate increases for landfill tipping fees.

Councilman Douglas inquired regarding the water tank on MacIvor Drive, with City Manager Addleton reporting that the tank would be back in service the following day. Councilman Douglas stated that he had understood that the buildings would be painted the same color as the tank and some shrubs planted.

EXECUTIVE SESSION: None.

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

APPROVED:

RICHARD VANLANDINGHAM
MAYOR

ATTEST:

CAROLYN B. LEE
CITY CLERK