

REGULAR MEETING – CAIRO MAYOR & COUNCIL - MAY 23, 2011

The May 23, 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, and Lannis Thornton. Councilman Robert L. Gwaltney was unable to attend the meeting. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn B. Lee, Building Official Brian Hayes, Community Services Director Pat Mitchell, Public Works Director Raymond Stokes, and Public Works Supt. Darin Todd. Cairo Messenger Editor, Randy Wind, and Times Enterprise Reporter, Teresa Williams, were also in attendance.

INVOCATION: The Invocation was given by Councilman Gilliard.

APPROVAL OF MINUTES:

Regular Meeting – May 9, 2011. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Gilliard, and unanimously approved by all Council Members present.

Workshop Meeting – May 9, 2011. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

Special Called Meeting – May 16, 2011. Motion to approve minutes as submitted was made by Councilman Thornton, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

DELEGATIONS:

SPECIAL EVENTS: (See Other Business)

OLD BUSINESS:

NEW BUSINESS:

Adoption of Annexation Ordinance - 1760 U.S. Highway 84 West - Tax Map 52, Parcel 31.2 - Family Worship Center, Applicant. (Ordinance was introduced on May 9, 2011). Motion to adopt the ordinance was made by Councilman Gilliard, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

Adoption of Zoning Ordinance - 1760 U.S. Highway 84 West - Tax Map 52, Parcel 31.2 - C-1 (Neighborhood Commercial District) - Family Worship Center, Applicant. (Ordinance was introduced on May 9, 2011). Motion to adopt the ordinance was made by Councilman Thornton, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

Adoption of Annexation Ordinance - U.S. Highway 84 West - Tax Map 52, Part of Parcel 31 - Blair Enterprises, LLC, Applicant. (Ordinance was introduced on May 9, 2011). Motion to adopt the ordinance was made by Councilman Gilliard, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

Adoption of Zoning Ordinance - U.S. Highway 84 West - Tax Map 52, Part of Parcel 31 - R-PUD (Residential Planned Unit Development) – Blair Enterprises, LLC, Applicant. (Ordinance was introduced on May 9, 2011). Motion to adopt the ordinance was made by Councilman Gilliard, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

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Request for Sale of City Property - 685 15th St., SW to Mr. Karenza McNair (Map C4-Parcel 116). Mr. McNair was present and had requested to buy City property located at 685 15th St., SW across the street from his residence. He stated that he would like to acquire the property for his sister and brother-in-law, who lived in the Bahamas, to reside on when they visited. The vacant parcel of land had been given to the City by Five Star Credit Union several years earlier. Attorney Lehman had advised that the property would have to first be declared as surplus and put up for open or closed bid. After discussion, motion was made by Councilman Cloud to declare the property as surplus and advertise it for bids. Councilman Douglas seconded the motion which was unanimously approved by all Council Members present.

Purchase of Two Zero-Turn Mowers for Community Services Department. Quotes were received from Butler Repair Shop (\$15,182.54), Greensouth Equipment, Inc. (\$16,300.00), South Georgia Tractor (\$16,300.00), and Thomasville Tractor & Equipment Co. (\$14,800.00). \$17,000.00 had been budgeted for the equipment, and Community Services Director Pat Mitchell recommended purchasing the mowers from the low bidder, Thomasville Tractor & Equipment Co. He added that his department had tried out a demo from a local business, but it did not work for them; and his experience with the Ex-Mark had been good. Motion to approve the purchase from Thomasville tractor was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

Condemned Structure Update - Building Official Brian Hayes. Official Hayes reported that there had been 19 demolition permits issued in 2010 and 13 in 2011. With regard to the original 17 properties identified in the blight project, he presented before and after pictures of six that had been completed. Four had been scheduled for court, one had obtained a renovation permit, and three had been issued demolition permits which were still active. There were three properties on which the court process would have to be started. From the 13 structures inventoried in the Northeast section, two had been completed, one demolition permit issued, one that was in the process of being purchased by Community Ventures, and the other six to eight expected to be resolved through the court process. There were none discovered in the Southeast section, but were approximately 100 more to address in the Northwest and Southwest sections combined. Official Hayes predicted that, by addressing 10 per month, it would take at least 10 more months to complete the notifications. Council Members discussed, and Mayor VanLandingham requested information on blighted commercial properties. City Manager Addleton noted that tipping fees are still being waived for those property owners that are willingly demolishing blighted structures on their own.

Report on Water & Sewer Revenue Loss by Charles Rehberg, Product Specialist with Consolidated Pipe & Supply Company, Inc. Due to a drop in revenue and large amounts of unaccounted for water for quite some time, Mr. Rehberg had been requested to perform an audit and reported that there had been a drop in the consumption of water. He noted that more people were conserving due to the current economy. Also the City's bundling of services, as well as combined billings that showed grand totals made the consumer more aware of usage. This resulted in the conservation of use of services, thereby decreasing revenue. However, his preliminary audit did show a 30% difference in the amount of water being pumped versus the amount that was being billed, resulting in an average unmetered amount totaling 13,911,250 gallons per month. The two primary areas that needed to be addressed were identification and estimation of unmetered usage as well as audit meter usage to be sure it was correct. Unmetered usage usually consisted of fire hydrant testing and maintenance, city recreational areas, city properties, contractor and truck tank filling, city irrigation, water tank cleaning and filling, water main construction and disinfection, and non-billed water service. Three elements of the system to be considered when looking at metered usage were water meters, meter-reading, and billing. He presented examples of the different types of meters, recommending that all turbine meters be replaced due to their inaccuracy and that a meter-testing

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program be put in place. He explained the process involved in reading the different types of meters and the importance of the water meter, data collection system, and the billing system having the same values. He demonstrated how easy it was to misinterpret the value of a number. He recommended looking at zero-consumption meters and 1000-gallon consumption meters to determine if they were correct or if a problem existed. He had determined that the largest water users who consumed 20% of the total water only produced 13% of the sales. Another area to address was the list of those consumers who were believed to be high-usage who did not appear on the largest consumer list. In closing, Mr. Rehberg summarized his plan, to cost at least \$10,000, for testing meters and following meter readings from the meters to the bills. Director Stokes and Supt. Todd were requested to prepare a schedule for testing beginning with the high usage consumers. Director Stokes commented that they needed to have the capability to be able pull up meter information from the billing system software.

Local Option Sales Tax (LOST) Funding for Roddenbery Memorial Library. Attorney Lehman introduced the new Roddenbery Memorial Library Director, Pamela Grigg, who was present along with staff members Janet Boudet and Teresa Groves. City Manager Addleton referred to a memo from Grady County Administrator Rusty Moye showing the proposed LOST distribution between the City, County, and City of Whigham based on the new Census numbers. It was proposed that both the City and County supplements to the Library (66.7% by the City and 33.3% by the County) be funded at a set percentage from LOST proceeds. Based on a 5-year average of \$2,691,697, a total supplement of \$300,000 would be 11.2%. The County had already approved combining the two proposed amounts (\$200,000-Cairo and \$100,000-County) and adjusting the LOST percentages so that the County could receive the total amount; and they would, in turn, issue one check to the Library. This proposal would change the normal LOST percentages from 59.7% to 67.17% for the County, 38.4% to 30.93% for the City of Cairo, and Whigham would remain at 1.90%. Letters had been received from Janet Boudet, Acting Library Director, and Attorney Lehman, Chairman of the Library Board of Trustees with regard to the funding. They reported that operating hours had been reduced, four positions eliminated, and the 12 staff members took a 10% pay cut and two furlough days which resulted in 28 days of lost pay per employee. Attorney Lehman pointed out that library patrons were comprised of 52% non-city residents, while 48% resided in the City. Councilman Gilliard asked why the total funding amount had been reduced in the proposal, and Councilman Douglas was concerned that the agreement that had been in place for 50 years would no longer be in effect. That agreement had provided for the City to fund 50%, the County at 25%, and the Board of Education at 25%. However, due to the budget crises faced by the school system, the Board of Education had eliminated their supplement. The City's FY 2012 Budget included funding for the Library at the previous year's amount of \$237,500. Council discussed further and agreed that the Library should be included in further LOST negotiations along with the City and County with an agreement to be reached prior to January 1, 2012.

Application for Alcoholic Beverage License – Daniel David Cobb - Pizone, LLC, dba Jimano's Pizzeria – 303 8th Ave., NE - Retail Wine and Beer – Consumption on Premises. After review, motion to approve the application was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

Cancellation or Rescheduling of Regular Council Meeting - June 27, 2011 - GMA Annual Convention in Savannah. Council agreed to consider this item at the next meeting.

Approval of Budget and Introduction of Budget Ordinance - FY 2011-2012. City Manager Addleton reported that he had learned that the healthcare cost had increased by .07%. After review, motion to approve the budget at the department level in the amount of \$38,234,725 was made

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by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

OTHER BUSINESS:

Special Event Permit: “Love in Action” to be held at Holder Park Baseball Field from 2:00 p.m. to 6:00 p.m. on June 4, 2011 – Truth & Deliverance Christian Center - Latashau T. Lovejoy, Applicant. After review, motion to approve the permit was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members present. The representative that was present was reminded that the applicant would be responsible for portable toilets.

REPORTS:

Finance Report for the Month of April, 2011. The report had been considered at the Finance Committee meeting and motion to approve was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

Police Department Report for the First Quarter, 2011 Quarterly Workload, Citations & Tickets. Report was reviewed.

City Manager’s Report:

- 1.) Announced that DOT contract for resurfacing was awarded to Oxford Construction.
- 2.) Application was made to renew the City Water System Permit.

Reports from Mayor & Council:

- 1.) Councilman Douglas noted that grass was overtaking the plantings at the Gateway area on 1st Ave., NE.
- 2.) Mayor VanLandingham also pointed out that the landscaping at the Utility office needed attention and requested Director Mitchell to take care of that also.
- 3.) Mayor VanLandingham asked the Council’s opinion on allowing the Board of Education to hold their board meetings in the Council Room, should they wish to do so. Motion to approve was made by Councilman Douglas and seconded by Councilman Cloud. Motion passed with Council Members Douglas, Cloud, and Thornton voting in favor of the motion. Councilman Gilliard abstained from voting due to his affiliation with the School Board.

EXECUTIVE SESSION: None

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**