

REGULAR MEETING – CAIRO MAYOR & COUNCIL – MAY 24, 2010

The May 24, 2010 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 Lannis Thornton, Council Members Ernest W. Cloud, Jr., James H. Douglas, Kermit V. Gilliard, Jr., and Robert L. Gwaltney. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, Public Works Director Raymond Stokes, Public Works Supt. Darin Todd, 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 – May 10, 2010. Motion to approve minutes as submitted was made by Councilman Thornton, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

DELEGATIONS;

a.) Presentation of Award to Washington School Sixth-Grader, Sarah Mattis, winner of the 2010 “If I Were Mayor, I Would...” Essay Contest. Mayor VanLandingham presented Miss Mattis, who was accompanied by family members, with a plaque and a \$50 savings bond for her winning entry in the 2010 essay contest.

b.) Request from Rev. Rod Brinkley, Long Branch Baptist Church for the City to Grant an Easement beginning 14 feet from the Centerline of Long Branch Road extending to Church Property. Rev. Brinkley was present and had previously submitted a sketch of the planned parking area which had been designed for cars to park and exit safely. They had also requested to be allowed to plant flowers/shrubs and install a sign in the 6-ft. wide curbed area. Council Members discussed the 80-foot right-of-way, learning that the curbing would be approximately four feet from the white line near the edge of the pavement. City Manager Addleton pointed out that a gas line would need to be extended, and the City would need to maintain access for work required on the right-of-way. It was also pointed out that the flowers, shrubs, and sign could not obstruct the view for traffic. After discussion, motion was made by Councilman Thornton to approve the request, seconded by Councilman Douglas, and passed unanimously by all Council Members.

c.) Lieutenant Matt Cunningham of the Salvation Army. Mr. Cunningham was present, along with Ms. Rosa Demps, to present information regarding the services their organization provided in the area. Lt. Cunningham stated that they had provided over \$9,000 in rent and utility assistance alone last year and would like to provide better service to citizens by having an office located in Cairo. He requested help in finding office space with Internet and telephone service to allow one employee to be in Cairo 3-4 days a month. Mayor VanLandingham stated that the City would like to work with the organization in any way possible, but he was not aware of any available office space that the City might have. He recommended that they advertise to see if there may be someone in the community who could help.

d.) Mr. Jeff Mills – Request for Ordinance regarding Baggy Pants. Mr. Mills requested that the City adopt an ordinance that would prohibit males from wearing pants that sag below the waistline showing their underwear. Attorney Lehman advised that there might be a problem with enforceability and constitutionality of such an ordinance. It was also pointed out that, unless a person's skin was showing, it would not be enforceable and would also be time-consuming for the Police Department. Mr. Mills was asked if he had solicited support from the community for such a law. Council Members agreed

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to take the matter under consideration, and staff was requested to look at other cities' ordinances and what impact they have had.

SPECIAL EVENTS: None

OLD BUSINESS: None

NEW BUSINESS

Agreement between the City and Family Worship Center Church of God, Inc. to Provide Sanitary Sewer to Church Property located on Highway 84 West (property proposed for annexation). Rev. Moore was present and stated that the project to build a new Church would consist of two additional future phases; and if sewer was not made available, they would have to resort to septic tanks. The agreement provided for the property to be annexed into the City limits and engineering and surveying costs (\$20,000 estimate) were to be divided equally between the Church and the City. The City's other cost was estimated at \$156,125.00, and the Church's at \$91,650.00. The City would perform the work, but prices included were projected at contractor costs which should be maximum amounts. The sewer would tie into an existing line near the Technical School with a lift station at the Church property. It was also proposed to extend the line along Highway 84 West at the same time to provide infrastructure for future development. Council Members discussed the time period to recover costs of the project and requested more precise costs for the City to perform the work and information on potential development in the area. City Manager Addleton noted that the proposed sewer extension project did not have to all be completed at the present time, but would cost more if done in another phase in the future; and the Church was agreeing to pay for part of those future development costs now. After discussion, motion was made by Councilman Cloud to approve extending the sewer from the Technical School up to the Church property, seconded by Councilman Douglas, and passed unanimously by all Council Members.

Public Hearing on FY 2011 Proposed Budget. No comments were made, and the public hearing was closed.

Public Hearing – Rezoning Request for 615 4th St., NE (Map C26 - Parcel 63) from R-1 (Single-Family Residential District) to C-2 (Highway Commercial District) – Tyler Lee, Owner. The hearing was held with comments received from potential buyers of the property, Germichael and Quanda Ivey, who wished to locate a tax business there.

Rezoning Request for 615 4th St., NE (Map C26 - Parcel 63) from R-1 to C-2 – Tyler Lee, Owner. Council Members reviewed both the Southwest Georgia Regional Commission Report and the Cairo Planning Commission Minutes, both groups having recommended approval of rezoning. After discussion, motion was made by Councilman Thornton to approve the rezoning request, seconded by Councilman Cloud, and passed unanimously by all Council Members.

Public Hearing – Conditional Use Application for Group Home at 180 21st St., NE (Map C38 - Parcel 1.8) – C-2 (Highway Commercial District) – Scott Estes, Director of Community Services, Southwestern State Hospital – M&S Properties of Grady, LLC, Owner. Mr. Estes, accompanied by Hillary Hoo-Yu and Sabrina Cobb, reported that they operated 13 similar group homes and wished to relocate the one currently in Albany to Cairo. Residents would consist of a maximum of seven boys, ages 13 to 17, with drug-related problems who were referred by Juvenile Courts. They would attend public school and would remain in the home for six months. Nine State-trained employees would supervise the residents at all times including while outdoors, with two on duty twenty-four hours a day. Mr. Estes stated that the property had previously been used for a group home starting in 1996 but had been vacated over twelve months ago requiring application for a conditional use permit. When

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questioned about what would happen if a resident was expelled from school due to behavioral problems, Mr. Estes replied that such action would result in the boy being ineligible for the program. Mr. and Mrs. Stacy Watkins were present and voiced objection to the conditional use due to the proximity of the child daycare center located next door. Referring to the Planning Commission's recommendation to deny the request, Mr. Watkins urged the Council to uphold their recommendation. Mr. Estes added that the property owner, Don Stringer, and the daycare owner had agreed to share the cost of installing a six to eight-foot fence between the properties. Ms. Brenda Roberson, owner of Buttons and Bows Daycare stated that she would feel better with the fence in place. She noted that she had only experienced one instance in which there had been a small problem with a resident in the previous group home. After comments were concluded, the public hearing was closed.

Conditional Use Application for Group Home at 180 21st St., NE (Map C38 - Parcel Tax 1.8). After discussion regarding the installation of the fence, security measures, State audits, and other factors, motion was made by Councilman Douglas to approve the conditional use permit for a 1-year period and require the installation of at least a 6-foot privacy fence, with the permit to be re-evaluated at the end of the one-year period. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

Award Bid for Box Culverts on 20th St., NE (W&A Project No. W0301-032-01) Notice of Award and Contract Agreement. City Manager Addleton advised that Phase I of the project would include pipe replacement with concrete box culvert and relocation of a 16" water main by directional bore and would require street closing. The low bidder was Southern Concrete Construction Co., Inc. in the amount of \$154,145.28. Attorney Lehman had approved the contract, and work was planned to be done while school was out of session. After review, motion was made by Councilman Douglas to award the bid to Southern Concrete Construction in the amount of \$154,145.28, seconded by Councilman Cloud, and passed unanimously by all Council Members.

Voting Delegate for 2010 GMA Annual Convention. After review, motion was made by Councilman Cloud to appoint Mayor Pro Tem Thornton as Voting Delegate and Councilman Douglas as Alternate, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

Capital Purchase Request – Police Dept. Vehicle – 2010 Dodge Charger from Stallings Motors - \$21,990.00. After review, motion was made by Councilman Gwaltney to approve the low bid price of \$21,990 for purchase of the Dodge Charger from Stalling Motors, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

Introduction of Budget Ordinance to Make Minor Changes to Calendar Schedule Requirements to Align with State Law. The ordinance was introduced and will be considered for adoption at the June 14th meeting.

Finance Report for Month of April 2010. Councilman Douglas reported that the Finance Committee had examined the information and made motion to approve the report, seconded by Councilman Cloud, and passed unanimously by all Council Members. He added that the Audit Report had also been made available.

Agreement Between South Georgia Governmental Services Authority (SGGSA) and the City to Establish Principals of Ownership, Rights-of-Use, Cost Sharing, Management, Maintenance, and Divestiture of the Regional Fiber Optic Based Broadband System. City Manager Addleton advised that all four cities had been asked to approve the agreement. After review, motion was made by Councilman Douglas to approve the agreement, seconded by Councilman Cloud, and passed unanimously by all Council Members.

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OTHER BUSINESS:

Set Special Meeting Date for Final Adoption of the Budget Ordinance. Motion was made by Councilman Gwaltney to set the date of June 15th at 6:00 p.m. to adopt the ordinance, seconded by Councilman Thornton, and passed unanimously by all Council Members.

Amend Budget Calendar to Reflect Changes in Dates for Approval of Final Budget and Adoption of Ordinance. Motion was made by Councilman Douglas to approve the revisions, seconded by Councilman Gilliard, and passed unanimously by all Council Members.

CITY MANAGER'S REPORT:

1.) Reported that budget figures were being finalized, and that he had learned there would be an 11.2% increase in health insurance premiums. He would be meeting with the insurance representative to look at ways to offset the increase.

2.) Made reference to a letter received from the Cairo Planning Commission asking for Council's support to assess zoning districts throughout the City, with Council supporting the review.

REPORTS:

1.) **Public Works Dept. – Presentation by Darin Todd Regarding I&I Update.** Darin Todd, along with comments from Raymond Stokes, presented an informative report on I&I issues and the impact that correction of the problems found so far had made on the Wastewater Treatment Plant intake.

2.) **Police Dept. - April 2010 Reports**

REPORTS FROM MAYOR & COUNCIL:

Councilman Gilliard requested that the dirt portion of 11th Ave., NW be scraped.

EXECUTIVE SESSION: None

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

APPROVED:

RICHARD VANLANDINGHAM, MAYOR

ATTEST:

CAROLYN B. LEE CITY CLERK