

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JUNE 14, 2010

The June 14, 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, and Kermit V. Gilliard, Jr. Councilman Robert L. Gwaltney was unable to attend 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 Gilliard.

APPROVAL OF MINUTES:

Regular Meeting – May 24, 2010. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

DELEGATIONS:

Mr. Scott Higginbotham - Downtown Development Authority (DDA). Mr. Higginbotham reported on the Grady Cultural Center (GCC) and Zebulon activities and finances. He stated that the Cultural Center had 21 bookings from January through May, 2010; and 22 events were booked for June through December. Eleven bookings had already been made for the first three months of 2011. The \$850 booking fee had helped to reduce the debt from \$137,535 to \$124,000, and the net income was at \$5,455.09 as of May, 2010. Bookings for the Center were being handled by the Chamber of Commerce, and Mr. Higginbotham highly praised Mrs. Carol Lehman for her work. He reported that the Zebulon was financially more challenging with a current debt of \$88,000 and a net income of \$2,261.40 as of May, 2010. The Syrup City Players had donated \$1,000 from their performance proceeds, and the Boys and Girls Club were using the theater during the summer to watch DVDs. He commended Thurman Sanders, Robert Dykes, and all the volunteers for keeping the theater going. He reported that the DDA would be replacing the red flags on Broad Street with new ones. They were working on a design for Davis Park and also working with Mr. Charlie Johnson on a grant for the downtown revitalization. City Manager Addleton added that DOT may have grants available in the fall, and they had also enlisted the help of the Regional Commission in the application process. Mr. Higginbotham reported that a new roof was desperately needed for the Cultural Center; and two estimates had been received, one for \$53,000 and the other for \$166,000. The higher bid had included some features & warranties that were not required for a building of this type; therefore acceptance of the low bid had been recommended. The low bidder was the same person that had installed the roof on the Historical Building. The bid called for a 30-year UltraPly TPO Roofing System with a 15-year warranty. It was proposed that the City pay off the \$124,000 debt on the building which was proposed in the new budget; and that the DDA use their excess funds of \$22,000 to pay toward the new roof and borrow the balance of \$31,000. Mr. Higginbotham reported that the Authority had been putting \$750 per month in a debt service account for the past two years to cover the interest and a small amount of principal. With the debt paid on the building, those funds could be used to pay the roof loan, as well as eventually buying new tables, chairs, and a sound system. After discussion, motion was made by Councilman Douglas to move the DDA funds to be used to pay \$22,000 on the GCC roof. Motion was seconded by Councilman Gilliard and passed unanimously by all Council Members present. Councilman Cloud advised that the City's on-call gas employee was to be called to light the stove at the GCC when needed.

Mr. Stacy Watkins - City of Cairo Water System Update. Mr. Watkins presented an update on the proposed water system improvements. As the test wells on the southwest side had proven to be unsuitable due to water quality, other areas had been considered. Property acquisition on the west side had not been successful, so the water model had been reviewed; and a City-owned site at the Airport had been proposed for the well and water treatment plant. He stated that 7,000 feet of 16" main would need to be installed from the

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Airport site back down Airport Road to tie into the existing 16" main. The proposed elevated tank would still need to be built in the southwest section but would need a water booster system to draw water in and out of the tank, with the SW tank driving the pressure in that section of town. Since the water plant could not be located on the southwest side, there was a problem with how to fill the tank; so he had looked at renovating the building and reactivating the existing water plant on 1st Ave., SW to tie into the new tank. Since the eastside well had been a good producer, he believed that another site on the east side would be the best alternative for the new well and treatment plant. Due to the close proximity of the Airport to the existing eastside plant, it would be a more complicated system that would require that the plants run alternately. Emphasizing that the purchase of a new Supervisory Control and Data Acquisition (SCADA) system to replace the one recently struck by lightning would be an important component to turn pumps on and off. He also recommended using the City's existing fiber optic system rather than telephone lines. Lowndes County's SCADA system had been looked at, and the person who developed that system was to be in town the following Thursday to evaluate the City's system. He predicted that construction of an elevated tank would take a year and completion of the water treatment plant would take nine to twelve months. He had the plans for the elevated tank completed and plans for the treatment plant were over 50% completed. He would need to do some additional work to change the site to the Airport, which would require EPD approval, and would also look at costs for reactivating the existing plant on the southwest side. After questions and discussion, Councilman Cloud made motion to put construction of the SW elevated tank out for bid, seconded by Councilman Gilliard, and passed unanimously by all Council Members present. Motion was also made by Councilman Cloud to simultaneously begin work on the process to use the site at the Airport, seconded by Councilman Douglas, and passed unanimously by all Council Members present.

City Manager Addleton reported that a pre-construction conference had been held on the 20th St. Project, and the water line would need to be moved before the road was torn out. Materials were expected to arrive on the site by July 7th.

SPECIAL EVENTS: None

OLD BUSINESS: None

NEW BUSINESS:

2011 FY Final Budget Approval (\$35,801,204) and Introduction of Ordinance. City Manager Addleton had submitted the budget summary, along with providing a copy of the departmental budgets at the meeting. Council Members reviewed the summary, with Councilman Gilliard asking what the decision had been with regard to the health insurance premium increase. City Manager Addleton advised that the plan would be changed to include raising the deductible from \$250 to \$500 to offset the 11% premium increase. He also noted that water and sewer rates would change to conservation rates but would be revenue-neutral. After discussion, motion was made by Councilman Douglas to approve the final budget at the department level as presented, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

Rameshbhai R. Patel d/b/a Rocky Food Mart – 716 U. S. Highway 84 East - Application for Alcoholic Beverage License (Retail Beer & Wine, Package Only). After review, motion was made by Councilman Thornton to approve the application, seconded by Councilman Cloud, and passed unanimously by all Council Members present.

Georgia Municipal Employees Benefit System, GMA Workers' Compensation Self-Insurance Fund, Georgia Interlocal Risk Management Agency - Annual Meeting of the Membership Proxy. After review, motion was made by Councilman Douglas to designate City Manager Addleton as the City's designated representative, seconded by Councilman Cloud, and passed unanimously by all Council Members present.

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Final Adoption - Budget Ordinance to make Minor Changes to the Calendar Schedule Requirements. (Introduced on 5-24-10). City Manager Addleton noted that the change would be more in line with State law and provide a little more time in the process for budget approval. After review, motion was made by Councilman Cloud to approve the application, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

Resolutions - SFY 2011 CHIP Changes and Program Updates - Submission Date July 1st, 2010. City Manager Addleton reported that the only change for the 2011 program would be an additional charge of 3% of the awarded project cost by the Regional Commission to administer the grant. The \$9,000 cost to be shared with the County, along with the application fee of \$250, would bring the City's portion to \$4,625. Motion was made by Councilman Cloud to approve the resolutions, seconded by Councilman Gilliard, and passed unanimously by all Council Members present.

Energy Services - Electric Substation Breaker Purchase. City Manager Addleton advised that there would be a cost savings by ordering the five breakers budgeted in FY 2010 (\$102,925), as well as the four breakers proposed in the FY 2011 budget (\$82,340), contingent upon the FY 2011 budget approval on June 15, 2010. Motion was made by Councilman Douglas to approve the purchases, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

Energy Services - Brush Chipper Purchase for Tree Trimming Crew. Three bids had been received, with the lowest bid from Knight Forestry in Whigham in the amount of \$34,800. Motion was made by Councilman Cloud to approve the purchase, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

Acceptance of City of Cairo Annual Financial Report (Final Copy) - FY Ended June 30, 2009. Motion was made by Councilman Douglas to approve the report, seconded by Councilman Cloud, and passed unanimously by all Council Members present.

OTHER BUSINESS:

Watkins & Associates, LLC Task Order #8 (\$27,950.00) – U. S. Highway 84 West Water/Sanitary Sewer Expansion. City Manager Addleton reviewed with Council Members the proposed water and sewer main improvement costs to extend the lines to Crine Blvd. He also reported that the agreement with Family Worship Center to pay their portion of the cost had been signed. Motion was made by Councilman Douglas to approve the task order, seconded by Councilman Cloud, and passed unanimously by all Council Members present.

Resolution and Contract Agreement with DNR for Reimbursement from the Hazardous Waste Trust Fund. The item was postponed until City Manager Addleton could submit an appeal of the approved reimbursement amount of \$7,065.55, out of the \$95,000 in eligible costs submitted.

REPORTS:

Cairo Fire Department - Incident List by Alarm Date/Time (Modified).

Reports from Mayor & Council:

Councilman Cloud requested to know if reservations had been made for the MEAG function, with City Manager Addleton responding affirmatively.

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Mayor VanLandingham reported seeing a tanker parked in the turn lane in front of Mr. Chick while the driver ate lunch and asked that the Police Dept. monitor the area.

Councilman Gilliard reported seeing tankers on 17th Ave., NW prior to it being paved, with City Manager Addleton responding that he had already asked that the street be monitored.

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, personnel, and to consult and meet with legal counsel pertaining to pending or potential litigation. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present. Present for the session were Mayor VanLandingham, Council Members Douglas, Cloud, Gilliard, and Thornton, City Manager Addleton, and City Clerk Lee.

At 7:20 p.m., 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 Cloud 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**