

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JULY 14, 2008

The regular meeting was called to order at 6:00 p.m. on July 14, 2008 in the Council Room at City Hall with Mayor Richard VanLandingham presiding. Present were Mayor Pro Tem James H. Douglas, Council Members Ernest W. Cloud, Jr., Kermit V. Gilliard, Jr., 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 Lee, Executive Asst. Donna Young, Finance Director Cecil Rash, and Fire Chief Donald Towne. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: Mayor VanLandingham gave the Invocation.

APPROVAL OF MINUTES – Minutes of the June 19, 2008 Special Called Meeting were approved as submitted upon motion by Councilman Douglas, seconded by Councilman Cloud, with all Council Members present voting in favor of approval. Minutes of the June 26, 2008 Regular Meeting were approved as submitted upon motion by Councilman Cloud, seconded by Councilman Thornton, with all Council Members present voting in favor of approval.

DELEGATIONS: None

SPECIAL EVENTS:

a. Request from Mr. Raymond L. Paschal to hold a Spiritual Concert/Community Event at the Holder Park Grounds. It was not known on what part of the park grounds the event was to be held, the length of the event, or if they were expecting to use restroom facilities. It was recommended that the special events form be changed to supply more detailed information and that more advance notice be given for an event request. Councilman Cloud suggested that the applicant meet with staff to supply the additional information and also that the baseball park would be the best area to be used for an event such as this. Councilman Douglas noted that cleanup after the event should also be addressed. It was agreed to consider the request at the next meeting.

OLD BUSINESS:

Ordinance - Rezoning from R-3 (Multiple Family Residential District) – County Tax Map 53, Parcel 46.2 located off 13th Ave., SW and from R-1 (Single Family Residential District) – County Tax Map C16, Parcels 98, 99, 100, and 102 located off Rest St., SW, both to AG (Agricultural District) – John Stracka Family Trust, Property Owner. (Ordinance was introduced at the June 26th meeting). After review, motion was made by Councilman Thornton to adopt the ordinance. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

Ordinance to Define “Community Use” and add it as a Permitted Use in the Central Business Zoning District. (Ordinance was introduced at the June 26th meeting). After review, motion was made by Councilman Cloud to adopt the ordinance. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members present.

NEW BUSINESS:

Donation of Lots A7 and A9 in Bell Alley to Habitat for Humanity. It was noted that Habitat was ready to start its fourth house, and they had requested that the permit and tap fees be waived. After discussion, motion was made by Councilman Cloud to approve the donation of lots and waiver of fees. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members present.

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Audit Engagement letter from Bowen, Phillips & Carmichael, Certified Public Accounts & Consultants for FY 2008-09 Audit. City Manager Addleton advised that the gross fee was not to exceed \$34,000, with the auditing to begin by August 1st. Finance Director Rash stated that he was satisfied with the auditing firm. After discussion, motion was made by Councilman Cloud to approve the Audit Engagement Letter. Motion was seconded by Councilman Thornton and passed with Council Members Cloud, Gilliard, and Thornton voting in favor of the motion and Councilman Douglas opposing.

Agreement between the City of Cairo and Autry State Prison for Inmate Detail. After review, motion was made by Councilman Thornton to approve the agreement. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members present. City Manager Addleton advised that the inmate van had been wrecked a few weeks earlier, and he was to receive the insurance adjustor's report the following day. Adding that transportation for the prisoners was needed as soon as possible, he had located a used 1994 van at Stallings Motors for around \$5,000, if necessary; and all parts were interchangeable between the two vehicles.

Resolution to Authorize City Manager to Abate Nuisance at 25 5th Ave., SW (Condemned Structure, Overgrowth) – Tax Map C19 – Parcel 136 - John B. Tuggle, Jr., Owner. Mr. Tuggle was present, stating that he had been out of the country for awhile and had also been sick recently. He stated that he had not been able to settle with the insurance company on the building fire until May 7th and had not even been aware that the building had burned at the time the fire had occurred. He added that he had mowed and trimmed all three properties and offered to begin work on the nuisances within thirty days. Councilman Cloud made motion to allow Mr. Tuggle an additional forty-five days to bring all three properties into compliance, seconded by Councilman Thornton. As Mr. Tuggle had agreed to tear down the burned structures at 25 5th Ave., SW and 31 7th Ave., SW within 30 days, the motion was amended to give Mr. Tuggle a 30-day extension rather than forty-five. He agreed to obtain a permit to remodel the building at 21 5th Ave., SW for a residence within 30 days and to start the remodeling project by end of the year. Motion passed with all Council Members present voting in favor of the motion.

Resolution to Authorize City Manager to Abate Nuisance at 21 5th Ave., SW (Condemned Structure) - Tax Map C19 – Parcel 135 – John B. Tuggle, Jr., Owner. (See above action).

Resolution to Authorize City Manager to Abate Nuisance at 31 7th Ave., SW (Condemned Structure, Overgrowth, Appliances, Rubbish, Abandoned Vehicles) – Tax Map C18 – Parcel 15 - John B. Tuggle, Jr., Owner. (See above action).

Purchase of Fire Chief's Vehicle in FY 2008-09 Budget. Chief Towne addressed the Council, explaining that the current Ford Explorer was not worth repairing. He had originally requested another Explorer but had since looked at other options and was requesting to purchase a 2008 Crown Victoria Police Interceptor under government contract from Peach County Ford in Byron, Ga. Total costs for the vehicle would fall under budget at \$24,134.75 (\$20,603.00 plus \$3,531.75 for lights, radio, and other equipment). Chief Towne advised that he had looked at many options keeping in mind fuel consumption, use of vehicle as a command vehicle, using nitrogen in the tires to increase miles per gallon, etc. He was questioned if he had considered another type vehicle, ordering a vehicle or obtaining bids to save money, and using lights and the radio from the old vehicle. He responded that he had considered all those things in his research including looking at fuel consumption, obtaining several quotes, choosing a vehicle that would accommodate a laptop, and one that would provide the appropriate storage. Due to the age of the lights and radio, he recommended

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that those be replaced. After discussion, motion was made by Councilman Thornton to approve the purchase of the Crown Victoria as requested. Motion was seconded by Councilman Douglas and passed with Council Members Douglas, Gilliard, and Thornton voting in favor of the motion and Councilman Cloud opposing. Councilman Douglas stated that general specifications were needed for vehicle purchases, with City Manager Addleton reporting that he had presented a proposed purchasing policy to the Finance Committee for review earlier in the evening.

Finance Report for April 2008. Councilman Douglas made motion, with hesitancy, to approve the report, seconded by Councilman Thornton and passed with Council Members Douglas, Gilliard, and Thornton voting in favor and Councilman Cloud abstaining.

Finance Report for May 2008. Motion was made by Councilman Douglas to postpone action on the Finance Report until the first meeting in August, as more explanation of the report was needed. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

OTHER BUSINESS:

Repairs to Number 7 Well. City Manager Addleton reported that a split in the 27-year old well casing had been found, as well as pitting inside the pipe; and repair costs would be \$64,320.00 to be paid out of capital outlay. Due to the need to expedite the repairs, materials had been ordered; and it was recommended that Rowe Drilling Co., Inc. perform the work. After discussion, motion was made by Councilman Douglas to approve the repairs. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

Presentation of Agenda on CD. Executive Asst. Young demonstrated a sample agenda on CD that would reduce the use of paper, noting that the seven laptops to be used would need to be upgraded at a cost of \$280.00 each. Councilman Douglas stated that he would prefer looking at agenda software that would allow notes to be made by Council Members. Mayor VanLandingham asked that laptops be provided for everyone, and that costs for new versus old ones be considered. It was noted that, with laptops being provided to Council Members for City business, it would eliminate their personal computers being subject to open records requests.

REPORTS:

Cairo Code Enforcement – June 30, 2008

City Manager Addleton informed the Council that he was looking at a potential test well site on the west side of town, adding that Attorney Lehman was looking at a test well agreement; and an advertisement for drilling would be placed in the newspaper. Funding would be from a previous bond issue, and he was looking at applying for a GEFA grant, with the application due by the end of August, that could provide \$1 for every \$2 spent. It would be beneficial for grant approval if the test well was already drilled and the land acquired or under option.

He also reported that he was in the process of interviewing for the Finance Director position with City Clerk Lee and CPA Brett Phillips participating in the interviews. Two interviews were conducted on Monday, another scheduled for Tuesday, with the possibility that a fourth candidate would also be interviewed.

City Manager Addleton asked Fire Chief Towne to report on some activities in the Fire Department. Chief Towne reported that the repairs on Engine 8 should be completed by the end of July. He also noted that the second round of Pumper Grants had been awarded, and although Cairo was not a recipient in that round, there were still 30 to 36 rounds left with the last to be awarded by

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December 31st. He also stated that there had been some confusion on how the medical assistance calls were dispatched, adding that because of the decline in the number of fire calls, fire departments had begun assisting EMS personnel which also helped in obtaining grants. When asked if they only responded when called and only in the City limits, he stated that the Fire Department had trained responders on staff with equipment and only responded on an as-needed basis when they were called. He stated that they had a good working relationship with the EMS to help provide better service to citizens; and that during the month of May, 18 out of 43 calls were for medical assistance. He explained that those responses were made by two employees on Engine 8; so that if a fire call came in, they could leave the EMS site and go directly to the scene of the fire.

City Manager Addleton reported on a staff meeting that was held to discuss methods in place to conserve fuel and other things that could be done. With the increase in gas to \$4.00 per gallon, it was estimated that the additional fuel costs would go over \$150,000 in the new budget year. Council noted that every option to reduce fuel consumption should be considered, with City Manager Addleton reporting on an action plan that included a requirement for a vehicle log to be kept for each vehicle to help raise awareness of how fuel is being used.

REPORTS FROM MAYOR & COUNCIL:

Councilman Thornton requested that a drainage problem at 508 9th St., NW be checked to see if it could be corrected.

Councilman Gilliard inquired regarding the new colors being painted on the fire hydrants on Crine Blvd. Chief Towne responded that the new yellow color was much easier to see at night, was also less expensive, and that the tops of hydrants were color-coded to readily recognize the number of gallons per minute that could be pumped from that hydrant. He added that other hydrants would be painted the new colors over a period of the next four years.

Councilman Gilliard also inquired regarding the status of the removal of the house on North Broad Street owned by Citizens Bank, with City Manager Addleton responding that he had been talking with Mr. Johnson Parker every week, and the person who handled hazardous waste removal was currently working on another site.

Councilman Gilliard also reported that he had been having internet problems for a couple of weeks, but he had not been able to find out from CNS if it was a CNS problem or a problem with his computer.

Councilman Cloud asked when the pipe ordered for the 4th Ave., SW project would arrive, with City Manager Addleton responding that he believed that the pipe was in, and it would be scheduled for installation.

Councilman Cloud also inquired regarding the drainage project between 3rd and 4th Sts., SW, with City Manager Addleton to check on the status of that project.

Councilman Cloud requested that City Manager Addleton check on the status of the Calvin Hunter/One Stop property, as the 90-day period would soon be up, and to present a report at the first meeting in August.

He also inquired if the test well site was inside the City or out, with that matter to be discussed in Executive Session.

Councilman Douglas noted that grass in the City was very high, with City Manager Addleton advising that the inmates had not been for several weeks due to the van being out of commission; so the grass cutting was behind schedule. Council suggested that some overtime may need to be worked to catch back up with the mowing. With regard to the sloping areas, it was noted that the extended-arm mower to be used for those areas had not yet been ordered.

Mayor VanLandingham requested that a project update be prepared, and that the Council be updated on a quarterly basis.

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EXECUTIVE SESSION: Mayor VanLandingham advised that a session was needed to discuss the future acquisition of real estate (O.C.G.A. § 50-14-3 (4)) and personnel (O.C.G.A. § 50-14-3 (6)), with motion made by Councilman Douglas to enter into Executive Session at 7:15 p.m. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

Present for the Session were Mayor VanLandingham, Council Members Cloud, Douglas, Gilliard, and Thornton; City Attorney Lehman; City Manager Addleton; City Clerk Lee; and Exec. Asst. Young.

At 7:30 p.m., motion was made by Councilman Cloud to go out of Executive Session. Motion was 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**