

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JULY 25, 2011

The July 25, 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, Robert L. Gwaltney, and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn B. Lee, and Public Works Supt. Raymond Stokes. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: The Invocation was given by Councilman Thornton.

APPROVAL OF MINUTES - Regular Meeting – July 11, 2011. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

DELEGATIONS: None

SPECIAL EVENTS: None

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing: City of Cairo Voting Redistricting Plan. The Public Hearing was held with no public comments being made.

City of Cairo Voting Redistricting Plan. After review, motion to approve the redistricting plan (Option B) was made by Councilman Thornton, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

Introduction of Ordinance to Establish the Election Districts of Members of the Council of the City of Cairo. Ordinance was introduced based on the redistricting plan (Option B) as previously approved and will be considered for adoption at the next regular meeting.

Public Hearing: Renewal of Hardship Variance – 420 6th Street S.W. - Tax Map C-14, Parcel 99 - R-1A (Single-Family Residential District) - Barbara Brown, Applicant. Ms. Brown, along with her sister and a friend, both of whom served as her caretakers, was present for the hearing. Referring to Ms. Brown's continued health problems, both caretakers requested that the variance be extended. There were no other public comments, and the hearing was closed.

Renewal of Hardship Variance - 420 6th Street S.W. - Tax Map C-14, Parcel 99 - R-1A (Single-Family Residential District) - Barbara Brown, Applicant. The Cairo Planning Commission had recommended renewal of the variance. After review, motion was made by Councilman Cloud to approve the renewal, seconded by Councilman Thornton, and unanimously approved by all Council Members.

Public Hearing: Rezoning Request from R-1 (Single-Family Residential District) to I-1 (Light Industrial District) – Tax Map C23, Parcel 24 - Vacant Lot off 16th Avenue N.E. – Chuck Thomas Investments, LLC, Applicant. Mr. Thomas was present for the hearing. There were no comments from the public, and the hearing was closed.

Rezoning Request from R-1 (Single-Family Residential District) to I-1 (Light Industrial District) – Tax Map C23, Parcel 24 - Vacant Lot off 16th Avenue N.E. –Chuck Thomas

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Investments, LLC, Applicant. The Southwest Georgia Regional Commission (SWGRC) staff had recommended approval of rezoning limited to some specific use. However, the Cairo Planning Commission had recommended approval of rezoning without the limited use provision. Mr. Thomas stated that it would not be practical for the property to ever revert to a residential use. After review, motion was made by Councilman Gwaltney to approve the rezoning to I-1, seconded by Councilman Cloud, and unanimously approved by all Council Members.

Public Hearing: Rezoning Request from R-1 (Single-Family Residential District) to I-1 (Light Industrial District) – Tax Map C23, Parcel 24.1 located at 1526 North Broad St. – M. Chad Johnson, Applicant. There were no public comments offered, so the hearing was closed.

Rezoning Request from R-1 (Single-Family Residential District) to I-1 (Light Industrial District) – Tax Map C23, Parcel 24.1 located at 1526 North Broad St. – M. Chad Johnson, Applicant. The SWGRC staff had recommended approval of rezoning limited to some specific use. However, the Cairo Planning Commission had recommended approval of rezoning without the limited use provision. After review, motion was made by Councilman Gilliard to approve the rezoning to I-1, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

Site Plan Review: Haven on Broad -Tax Map 52, Parcel 50 located at 1400 S. Broad St. - Family Worship Center, Applicant. Pastor Johnny Moore was present and informed the Council that he had not heard any negative comments upon completion of Phase I of the project. Phase II would consist of 14 additional senior apartments and an office. There had been some questions at the Planning Commission meeting regarding buffering as well as the distance between the development and the adjoining single-family district. Pastor Moore referred to the drawing that he had brought with him and stated that the scale was 40 feet to the inch, so the distance would be at least 40 feet. He added that the project would have to be completed within one year; but that Phase I had not taken that long to finish, so he did not expect this part to take a year. After review, motion was made by Councilman Cloud to approve the Phase II site plan, seconded by Councilman Thornton, and unanimously approved by all Council Members.

Site Plan Review: 150 Foot Monopole and Wireless Telecommunications Facility - Allied Wireless Communications, LLC d/b/a (Alltel) – to be located on Tax Map C13, Parcel 92 – 1st Avenue, SW (property leased from the City) – AWCC -Midtown Telecommunications Site. After review of the plan, motion was made by Councilman Gilliard to approve the site plan, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Request to Locate Banner across North Broad Street to Advertise an Upcoming Event to be held in August at the Zebulon Theater – Dot Moses-James, Applicant (Zebulon Theater Restoration-Phase II). After discussion, motion was made by Councilman Douglas to approve the request, contingent on approval by the Department of Transportation. Motion was seconded by Councilman Cloud and unanimously approved by all Council Members.

Awarding of Bid: Ground Water Storage Tank Rehabilitation. City Manager Addleton reported that four bids had been received as follows: **1.)** PreCon Corporation - \$180,347; **2.)** The Crom Corporation - \$169,600; **3.)** E&D Contracting Services, Inc. - \$124,310; and **4.)** Utility Service - \$96,300. Watkins & Associates, LLC, Consulting Engineers, recommended awarding the bid and contract to the low bidder, Utility Service, who had also performed the work on the tank on MacIvor Drive. After review, motion was made by Councilman Cloud to award the bid to Utility Service, seconded by Councilman Thornton, and unanimously approved by all Council Members.

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Rental Agreement between the City of Cairo (“Landlord”) and the Georgia Department of Labor (“Tenant”) for property at 225 5th St., NE. City Manager Addleton clarified some items in the agreement. GIRMA, the City’s insurance carrier had been contacted, and they had no issues with the agreement. He suggested that the City set up a schedule for routine maintenance of the building, as the City would be responsible for those things listed in the agreement. He proposed that the \$4,751 monthly rental that was to be paid by the Labor Department would service the City’s 10 to 12-year loan for the purchase price (\$150,000) and renovation (\$300,000). Regarding the renovation costs, he stated that there would be a set limit for those costs. After discussion, motion was made by Councilman Douglas to approve the agreement, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

OTHER BUSINESS:

Reports:

1.) Public Works Director Raymond Stokes: Water Loss Update. Director Stokes presented information on the Water Loss Improvement Program put in place to attempt to reduce water losses, hopefully by a minimum of 50%. This involved identifying and fixing leaks, replacing dead meters, identifying and calibrating large-usage meters, and accounting for Fire Dept water use. He presented graphs showing the gallons pumped versus gallons sold and also the reduced percentage of water loss after recent repairs and meter changes. There had been 214 meters changed out, 35 had been repaired, and 100 readings were rechecked. He was looking at using recycled water for the sludge press at the Wastewater Treatment Plant since they were a large user of water. Consultant Charles Rehberg had recommended replacing the old, inaccurate turbine meters of eight highest water users with new meters at a cost of approximately \$13,700. Director Stokes recommended testing those eight meters before replacing them and also re-examining other large user locations that were not on the top 20% list. Director Stokes planned to monitor zero-consumption meters over a two-month period to obtain more accurate data, to continue to monitor storm drains for leaks, inspect dead-end manholes, and repair leaks in a timely manner. In closing, he added that meter information needed to be tied to account locations on the computer records so that data could be easily accessed.

Report from City Manager:

- 1.) Announced that Attorney Lehman had completed the title work for the purchase of the Bank of America property and was now waiting on the bank’s attorneys.
- 2.) Gave a report on the MEAG Annual Meeting that he recently attended.
- 3.) Reported that the Chickasaw Club on Highway 111 had been demolished based on the decision reached by Superior Court Judge Wallace Cato.

Reports from Mayor & Council:

Councilman Gilliard requested that, in the future, planned power outages be announced on the Reverse 911 system if possible, adding that it had been done at some point in the past.

Councilman Thornton requested that someone look at the property of Virginia Herring at 120 5th St., NW, as she had storm water washing out her yard.

Councilman Cloud asked that the grass be cut at the new water tank.

Mayor VanLandingham reported on the MEAG meeting he had recently attended and also on his first meeting on the Electric Cities of Georgia Board.

Executive Session:

At 6:55 p.m., motion was made by Councilman Thornton, seconded by Councilman Gwaltney, and passed unanimously by all Council Members, to enter into Executive Session. The

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session was held to discuss the future acquisition of real estate; (O.C.G.A. § 50-14-3 (4)) and to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceeding by or against the board or an officer or employee or in which the officer or employee may be directly involved (O.C.G.A. § 50-14-2)).

Present for the session were Mayor VanLandingham, Mayor Pro Tem Gilliard, Council Members Cloud, Douglas, Gwaltney, and Thornton, City Manager Addleton, City Attorney Lehman, City Clerk Lee, and Attorney Robert J. Middleton, Jr.

The legal matter was discussed first, with the real estate acquisition following. During discussion of the acquisition of real estate, Mayor VanLandingham excused himself from the meeting.

At 7:45 p.m., motion was made by Councilman Cloud to end the Executive Session, seconded by Councilman Gwaltney, and passed unanimously by all Council Members.

Action Taken as a Result of the Executive Session: Action taken in the session has been recorded in Execution Sessions Minutes which will be released upon: **1.)** conclusion of potential acquisition of real estate, and/or **2.)** conclusion of acceptance and execution of a proposed joint consent agreement.

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**