

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JULY 28, 2008

The regular meeting was called to order at 6:00 p.m. on July 28, 2008 in the Council Room at City Hall with Mayor Pro Tem James H. Douglas presiding. Present were Council Members Ernest W. Cloud, Jr., Kermit V. Gilliard, Jr., Robert L. Gwaltney, and Lannis Thornton. Mayor Richard VanLandingham and City Attorney Thomas L. Lehman were both out of town. Staff members in attendance were City Manager Chris Addleton, City Clerk Carolyn Lee, Executive Asst. Donna Young, Building Official Brian Hayes, Fire Chief Donald Towne, and Finance Director Cecil Rash. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: Mayor Pro Tem Douglas gave the Invocation.

APPROVAL OF MINUTES – Minutes of the July 14, 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: (See Below)

SPECIAL EVENTS: None

OLD BUSINESS:

Revised Final Site Plan for Village at Wedgewood. (The final site plan was approved by Council on June 26th contingent upon the power lines being moved). City Manager Addleton reported that it had not been cost effective to have Georgia Power move the power lines. As a result, the site plan had been revised so that existing lines did not infringe upon the buildings. After review of the new plan, motion was made by Councilman Thornton to approve the revised plan. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

NEW BUSINESS:

Public Hearing - Conditional Use Permit for Church at 815 1st Ave., NE – C34-178 – C-2 (Highway Commercial District) – Henry L. Parries, Applicant - (Papa's Barn, Property Owner). Rev. Parries was present and stated that there had formerly been a church at this location, and that the adjoining property owners had given (verbal) permission for his small congregation to use their property for parking. He added that they had signed a one-year lease; and if the membership grew substantially, they would find another location. Council Members asked questions regarding the limited amount of parking available. After comments, the Public Hearing was closed.

Conditional Use Permit for Church at 815 1st Ave., NE – C34-178 – C-2 (Highway Commercial District) – Henry L. Parries, Applicant - (Papa's Barn, Property Owner). Both the SOWEGA RDC and the Cairo Planning Commission had recommended denial of the permit due to the deficiency in lot size and insufficient parking. Mayor Pro Tem Douglas noted that the driveway between the buildings would need to remain open to access parking in the rear of the building and asked Rev. Parries if he could obtain written permission for parking from the adjoining property owners. After discussion, motion was made by Councilman Cloud to approve the permit. Motion was seconded by Councilman Thornton, with Mayor Pro Tem Douglas commenting that he would like to see Mr. Parries obtain written permission for parking from the adjoining property owners. Councilman Cloud stated that the parking would probably be adequate for the membership, but he would amend the motion to require that the Church furnish written permission for parking. Motion passed unanimously by all Council Members present.

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Fixed Base Operator Agreement Between the City of Cairo and (Larry Bible) Precision Aviation, Inc. (August 1, 2008 through July 31, 2013). City Manager Addleton advised that some changes had been made to update the agreement including the addition of mailing addresses, change in due date of lease payment, notification of non-renewal of lease, as well as an increase in the minimum limits of insurance coverage which Mr. Bible had already supplied. After discussion, motion was made by Councilman Cloud to approve the agreement. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

Priority Listing of Streets for Local Assistance Road Program (LARP) for Calendar Year 2008. Mayor Pro Tem Douglas advised that, along with the 2008 list, the 2007 list of streets showing three streets that were already approved was also included. After discussion, motion was made by Councilman Thornton to approve the 2008 list. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

Purchase of 2008 75' Quint Fire Truck. Mayor Pro Tem Douglas noted that the equipment (\$43,674.99) for the truck would be considered at a later date. Chief Towne had reviewed the five bids received for the truck and recommended purchasing it from the low bidder, Rosenbauer, in the amount of \$457,390.00. He had also made several site visits and spoken with other departments who had the same apparatus. By purchasing a demo/stock unit, it could be delivered in February, 2009. He added that Pierce had offered a lower bid in the amount of \$478,411 earlier in the day. He noted that if the purchase was not approved, it would be March 2009 before the truck would be delivered. There would be an added cost of \$10,000, but it would have a Cummins engine rather than a Caterpillar. There had originally been some concern with the Caterpillar engine, but he felt that it had been resolved. Chief Towne also presented some background information on the Rosenbauer Company, as well as his experience with the other four companies. City Manager Addleton stated that there was over \$65,000 in the Fire Truck Fund; and by March of 2009, that figure should be around \$100,000. To finance \$400,000 for ten years, the payments would be a little over \$10,000 a quarter. Council discussed using part of the fund money to purchase the equipment and also looked at waiting an additional month to take delivery in order to get a 2009 model that would have a Cummins engine. It was noted that only one item on the equipment list would be a capital outlay purchase. After discussion, motion was made by Councilman Cloud to go ahead and approve the purchase of the 2008 truck from Rosenbauer in the amount of \$457,390 as recommended by Chief Towne. Motion was seconded by Councilman Gilliard and passed unanimously by all Council Members present. Mayor Pro Tem Douglas also noted his agreement with the purchase.

Resolution to Authorize the City Manager to Abate Nuisance at 1255 1st Ave., SW (Rubbish/Garbage, Overgrowth, Abandoned Structure) – Doris Jones/Patricia Manor/Sonya Daniels, Property Owners. It was reported that the nuisance still existed. After discussion, motion was made by Councilman Gwaltney to approve the resolution to abate the nuisance. Motion was seconded by Councilman Cloud, and passed with Council Members Cloud, Gilliard, and Gwaltney voting in favor of the motion and Councilman Thornton abstaining.

OTHER BUSINESS:

REPORTS:

- a.) Cairo Police Dept. – June 2008
- b.) Cairo Fire Dept. – June 2008
- c.) Overtime Report – FY 2007-08

City Manager's Report:

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City Manager Addleton reported that the sidewalks on Westbrooks & 13th Sts., SW had been completed and looked good.

He advised that Mr. Rene Azar with Local Government Risk Management Services had inspected City departments and had cited some departments for housekeeping issues that were now being addressed. He was requested to be sure that the discarded junk metal was being sold.

Regarding the modular unit to house Public Works, he noted that the unit was in place and should be ready to be occupied in a couple of weeks.

He also reported that he had been in contact with EPD and had learned that Citizens Bank was to be sent a letter on July 30th informing them that the adjacent razed house on North Broad would have to be removed within thirty days, or they would incur a fine.

He noted that well repairs had been completed.

He presented a request from Attorney Kevin Cauley on behalf of Mr. John Stracka for the City to consider abandoning an undeveloped portion of Rest Street, SW located south of Humble Ave., SW. Council discussed what to do with the land at either end of the street fronting on Humble Ave., and the possibility of use as Habitat housing. It was noted that there might be a problem providing sewer in that area. After discussion, it was agreed to advertise a public hearing and consider the matter at the August 11th meeting.

DELEGATION:

Attorney Todd Butler, representing the owner of One Convenient Stop #1 located at 798 Calvary Highway, along with Mr. Jack Smith, were present regarding the agreement to put up fencing and remove condemned buildings on the site during a 90-day period that was about to expire. He stated that the attorney representing the Hunter Estate had not responded to their offer to purchase the property, put up fencing, or to take down the buildings. He stressed that if the business license was revoked, the business would go under. He requested a 60-day extension and asked that the City look at taking the buildings down and then allowing them to buy the lien on the property and install the fencing. Councilman Cloud noted the neighbors continuing concern for the area and stated that he did not want the City to do anything that would assume any liability for the underground tanks. He added that the store owner would have to control the loitering problem, and the vacant lot to the west would also need to be fenced. City Manager Addleton commented that the City could outsource the demolition. Attorney Butler was asked to meet with City Attorney Lehman to discuss whether a lien could be transferred. With regard to EPD concerns, Mr. Smith stated that any remedial action concerning the tanks would go to the Hunter Estate, adding that he would provide an agreement that he would purchase the lien and pay the City. Mayor Pro Tem Douglas suggested giving a 30-day extension and obtaining quotes to tear down the buildings, with Mr. Smith requesting a 60-day extension. After discussion, motion was made by Councilman Cloud to approve a 60-day extension to give time to get quotes and to check into the lien process. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

REPORTS FROM MAYOR & COUNCIL:

Councilman Thornton requested that 4th Ave., NW between 2nd and 3rd Streets be considered for piping. He also reported some erosion occurring near the intersection of 4th St and 4th Ave., NW.

Councilman Gilliard reported that a resident in the northeast section had asked that “No Truck” signs be placed on 22nd St., NE, as Parker Heating & Air trucks had been traveling that street. It was noted that those trucks were smaller van-type trucks that were allowed on the street.

Councilman Cloud asked that a water leak at 2nd Ave. & 4th St., SE be repaired.

Councilman Cloud also reported that the stove at the Cultural Center was not working. He had obtained three quotes for a new stove and made motion for the City to purchase a commercial

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restaurant type gas range at a cost of \$3,520, with a total cost of \$3,920 including freight and installation. After discussion, motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

EXECUTIVE SESSION: None.

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

APPROVED:

**JAMES H. DOUGLAS
MAYOR PRO TEM**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**