

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JULY 28, 2014

The July 28, 2014 Regular Meeting was called to order at 6:00 p.m. in the Council Room at 101-B North Broad Street by Mayor Robert B. Burns, Sr. 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, City Clerk Carolyn Lee, and Human Resource Director Carolyn Robinson. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: The Invocation was given by Councilman Douglas.

APPROVAL OF AGENDA: Motion to approve the agenda, with the addition of one topic under Other Business to discuss a budget item, was made by Councilman Cloud, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

APPROVAL OF MINUTES:

Regular Council Meeting – July 14, 2014. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members.

DELEGATIONS:

Mr. John Taylor of Taylor Benefit Resource - Presentation of City of Cairo Wellness Program – Medical Expense Reimbursement Plan (MERP). Mr. Taylor, along with Mr. Ron Arline, presented a proposal for a Wellness Program to work in conjunction with the City's current Employee Benefit Health Plan but as a separate program from the health plan. The \$500 deductible for employees would increase to \$1,500, with the ability to reduce that amount in four \$250 increments based on a wellness screening in four different areas: 1.) glucose level, 2.) blood pressure, 3.) cholesterol, and 4.) tobacco use. This was predicted to provide some cost savings to the City and to make an attempt to get employees thinking about how their lifestyle choices affect their health, as well as accountability for those choices. Mr. Taylor noted that the current \$500 deductible was low, and employees would have an unlimited number of opportunities to qualify for the credits. He added that they had implemented the program in several other surrounding cities and counties, and that Cairo would have the benefit of having had some of the processes already ironed out. Council Members asked questions regarding the cost savings and the follow-up procedures on the four screenings. Mr. Taylor explained that they would have access to employees' prescription drug records and could see if prescriptions were being filled for any of the four areas of screening. With regard to smoking cessation, he added that they did pay for prescriptions to help with that. In closing, he added that they would be meeting with employees to explain the program. Council Members discussed, with City Manager Addleton reporting that the item would be brought back in August to consider approval of the program. He was requested to provide options on the follow-up procedures for monitoring the components of employees' health risks, including smoking cessation.

SPECIAL EVENTS:

OLD BUSINESS:

NEW BUSINESS:

Public Hearing - Conditional Use Request for a Used Car Dealership (Automobile Sales), Sec. 22-203 (g) "Other uses similar to the above and compatible with the particular neighborhood and environment as interpreted by the planning commission and approved by the mayor and city"

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council”, in the zoning district of CBD (Central Business District) located at 121 2nd Avenue NE - Tax Map C20, Parcel 56 – Andrew Hindsman, Applicant – Mr. Chick, Inc., Property Owner. Mr. Justin Brinson was present representing Mr. Hindsman who was on military leave. He explained that the car sales and rental business would be very community-oriented, and would be patronizing local businesses. They planned to sell good quality used vehicles at reasonable prices. Mr. Wayne Hadden, property owner, stated that the two partners had put a lot of thought into their business plan and added that, while he appreciated the Planning Commission and the overall big picture, he wanted to bring people back to Cairo. He encouraged the Council to think about what would be productive to the City and its tax base, as well as considering the two young men wanting to start the business in Cairo.

Conditional Use Request for a Used Car Dealership (Automobile Sales), Sec. 22-203 (g) “Other uses similar to the above and compatible with the particular neighborhood and environment as interpreted by the planning commission and approved by the mayor and city council”, in the zoning district of CBD (Central Business District) located at 121 2nd Avenue NE - Tax Map C20, Parcel 56 –Andrew Hindsman, Applicant – Mr. Chick, Inc., Property Owner. Both the Planning Commission and the Regional Commission had recommended denial of the conditional use after considering the criteria. Council Members discussed, noting that car dealerships are permitted uses in C-2 zoning districts, but not listed as a permitted or conditional use in CBD. Attorney Lehman read the permitted uses allowed in CBD, one of which was “retail business and service establishments”. There was some concern that allowing a conditional use for a car lot in CBD would set a precedent for others to follow. It was noted that there had not been a business at that location for a number of years, and the surrounding area had been neglected. The building on the adjoining lot was currently being renovated. After discussion, motion was made by Councilman Cloud to postpone the decision until more information could be obtained from Atty. Lehman. Motion was seconded by Councilman Gilliard and passed unanimously by all Council Members.

GDOT FY 2015 Local Maintenance and Improvement Grant (LMIG) Application. City Manager Addleton reported that the City had been awarded \$109,354.64 in grant funds for eligible road projects, with a 30% match (\$32,806.39) by the City. He recommended street resurfacing for three areas: **1.)** Industrial Park Drive - .8 mile from 20th St., SE to Hall Road, **2.)** 19th Street, NE - .4 mile from Highway 84 to 20th St., NE, and **3.)** 5th St., NW - .1 mile from 7th Ave., NW to 8th Ave., NW (Azalea Park street and parking). Council Members discussed, noting that the Industrial Park was City/County owned, with Attorney Lehman advising that the street was a City street. Motion was made by Councilman Douglas to approve the projects and authorize the Mayor to execute the application. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

Setting A Proposed 2014 Ad Valorem Tax Millage Rate and Advertise the Five (5) Year History. After reviewing the five-year history and public notice of proposed tax increase, motion was made by Councilman Douglas to advertise public hearings on the proposed tentative millage rate (8.28 mills). Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

OTHER BUSINESS:

Recommendation from Finance Committee Regarding Cash Flow. Councilman Douglas reported that the Committee had met prior to the Council meeting to discuss cash flow issues. He stated that \$1M had been borrowed last year to make bond payments in December and was re-paid when taxes were received. He added that the loan should have probably been paid back over time since it took all the tax proceeds to make the loan payment. He noted that the City had tried to absorb the Environmental Compliance Cost Recovery (ECCR); but the shut-down of the power plant had taken longer than predicted, so passing the cost along to utility customers had been late in being implemented. To alleviate

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cash flow issues, the Committee recommended borrowing \$1.2M from the Municipal Competitive Trust and paying it back over a four-year period so that checks could be covered. Mr. Douglas noted that the City would essentially be borrowing from itself, but there would still be enough money left in that fund. He added that they would be looking closely at cash flow for the next few months, as well as reducing costs and overtime, deferring capital projects, and reducing inventory. The CNS bonds would be paid off in 2017, which should help the issue. City Manager Addleton stated that plans were in place to reduce costs. Councilman Gilliard asked what would keep the City from being in the same position in six months. It was noted that the ECCR would generate \$1.1M during the year. After discussion, motion was made by Councilman Douglas to borrow \$1.2M from the Municipal Competitive Trust and pay back over a four-year period. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

Reports:

1. City Manager Addleton's Report:

- Reported that the 20th St., NE base work was done, and paving was to begin later in the week.
- Submitted copy of letter to be sent to all those interested in CHIP program.
- Presented copy of article in Times Enterprise regarding FSU film school filming at Zebulon and the hospitality extended to them.

2.) Reports from Mayor & Council:

- Councilman Thornton noted that M. L. King was in need of resurfacing.
- Council Members provided updates for their phone number/address listing.
- Councilman Gilliard reported a complaint that he had received regarding grass clippings being blown onto grave slabs at Greenwood.
- Councilman Cloud asked that a hole in a drainpipe at the mailbox at 412 2nd St., SW be repaired.
- Councilman Cloud requested permission to use the fire truck to ride on in the Washington Alumni Parade on August 9th that would begin at 11:00 at the courthouse.
- Councilman Douglas noted that grass cutting was going well, but the pampas grass that was planted at Greenwood was dying. City Manager Addleton had already made a phone call regarding the plants.

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

APPROVED:

ATTEST:

ROBERT B. BURNS, SR., MAYOR

CAROLYN B. LEE, CITY CLERK