

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – AUGUST 12, 2013

The August 12, 2013 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 Ernest W. Cloud, Jr., Council Members James H. Douglas, Kermit V. Gilliard, Jr., Robert L. Gwaltney, and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, and Building Official Brian Hayes. Cairo Messenger Reporter, Darrell Mudra, was also in attendance.

**INVOCATION:** The Invocation was given by Councilman Cloud.

### **APPROVAL OF MINUTES:**

**Regular Meeting – July 22, 2013.** Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

### **DELEGATIONS:**

### **SPECIAL EVENTS:**

**Reservation and Permit Application for Theater Performances at Davis Park on October 4<sup>th</sup> and 5<sup>th</sup>, 2013 from 6:00 p.m. until 9:00 p.m.; Dress Rehearsals on Sept. 30<sup>th</sup> through October 3<sup>rd</sup> in the Evenings - Syrup City Players - Mr. Jeff Lovett.** Mr. Lovett presented information to the Council stating that he would like to see this event grow and develop into an annual festival. He noted that they would be purchasing a supplemental insurance policy to cover the event, adding that some help would be needed to coordinate traffic. In discussion, it was decided that the park would probably need to be reserved from 6:00 p.m. to 10:00 p.m. After discussion, motion was made by Councilman Cloud to approve the reservation and event for September 30<sup>th</sup> through October 5<sup>th</sup>. Motion was seconded by Councilman Gilliard and approved unanimously by all Council Members.

### **OLD BUSINESS:**

### **NEW BUSINESS:**

**Public Hearing - Rezoning Request from C-1A (Restricted Office - Institutional District) to C-2 (Highway Commercial District) – Corner of 8<sup>th</sup> Avenue N.E. and Bell Alley - Tax Map C21, Parcel 73.1 - Richard McFatter, Applicant and Owner, Redlands Investments of Southwest GA., LLC - Proposed Use: Barber Shop.** There was no one present to speak at the hearing, so the hearing was closed.

**Rezoning Request from C-1A (Restricted Office – Institutional District) to C-2 (Highway Commercial District) – Corner of 8<sup>th</sup> Avenue N.E. and Bell Alley - Tax Map C21, Parcel 73.1 - Richard McFatter, Applicant and Owner, Redlands Investments of Southwest Ga., LLC.** Building Official Hayes reported that the applicant had originally wanted to erect a building facing 8<sup>th</sup> Ave., NE for a barber shop, but later wanted to also have a game room and face Bell Alley, so he suggested a zoning class of C-2 which would permit both uses. At the Planning Commission meeting, Mr. McFatter stated that he wanted to construct three buildings to house a barber shop, an internet-based gaming business/training facility, as well as a dentist office for future use. Mr. Hayes reported that the lot would not accommodate three buildings due to setback requirements and an easement that crossed the lot. Mr. McFatter also wanted to use rocks rather than pavement which would require Council approval. It was noted that all other

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businesses located on Bell Alley were back entrances only. The Commission minutes noted that members were concerned with changing this lot to a C-2 classification and also felt that the city attorney should provide the definition for a “game room”. The SWGRC staff had recommended approval, but the Planning Commission recommended denial of rezoning to C-2; but approved conditional use for the barber shop in the C-1A zone. Attorney Lehman had submitted to the Council his opinion that a game room would not be permitted in C-1A. It was permitted in C-2, but internet gaming would also be subject to the requirements of Georgia Law. Since there were some unanswered questions, it was decided to postpone action on the matter until more information could be obtained from the applicant who would be requested to attend the next meeting.

**Application for Alcoholic Beverage License (Beer, Retail Package) at an Existing Location - 1001 5<sup>th</sup> St., NE– Jagdishchandra Patel, new owner of L & M Food Mart.** After review, motion was made by Councilman Douglas to approve the application, seconded by Councilman Cloud, and unanimously approved by all Council Members.

**Introduction of Ordinance to Amend Article I, Entitled “In General” of Chapter 20 Captioned “Traffic” of the Code of Ordinances of the City of Cairo, Georgia, so as to Alter a Designated through Street. (To make a three-way stop at the intersection of Teresa Edwards St. and Adams Ave., SW).** The ordinance was introduced and will be considered for adoption at the next regular meeting.

**Introduction of Ordinance to Amend Article 1, Entitled “In General” of Chapter 20, Captioned “Traffic” of the Code of Ordinances of the City of Cairo, Georgia; to Promote Safety and the Orderly Flow of Traffic; To Designate a Street as One-Way During Certain Hours. (To make 10<sup>th</sup> Ave. NW one-way from 4<sup>th</sup> St. NW to Highway 84, west to east, during school hours).** The ordinance was introduced and will be considered for adoption at the next regular meeting.

**Utility Easement from Southwest Georgia Technical College.** City Manager Addleton reported that the easement was for an underground electrical line for the school that was not included in the original easement. After discussion, Councilman Douglas made motion to approve the easement, seconded by Councilman Cloud, with all Council Members voting unanimously in favor.

**10<sup>th</sup> Ave. NW and Highway 84 Intersection.** City Manager Addleton reported that he had met with Geno Hasty, GDOT District Traffic Operation Manager, regarding concerns with traffic at the intersection crossing double yellow lines to turn left onto 10<sup>th</sup> Ave., NW. Mr. Hasty agreed that a traffic island at the intersection would be the best solution to prevent the left turns. They could issue a Special Encroachment Permit after reviewing the engineered plan design that would have to be obtained by the City, who would also bear the cost for the project. Council discussed and decided to postpone action until all options could be considered.

**Cairo Development Authority Member Appointment to fill the Unexpired Term of Jarrell McClenny.** City Manager Addleton recommended the appointment of Mr. Robbie Burns to fill the vacancy created by the passing of Mr. Jarrell McClenny whose term was to expire October 31, 2015. After discussion, Councilman Gwaltney made motion to appoint Mr. Burns to the Authority, seconded by Councilman Thornton, and passed unanimously by all Council Members.

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**Consider Revolving Loan Fund Committee Appointments.** City Manager Addleton stated that, historically, the JDA Executive Director had served on this committee. There was no indication in the minutes where Director Chadd Mathis had been appointed, so he recommended the appointment of Mr. Mathis, as well as the appointment of Mr. Robbie Burns to replace Mr. Jarrell McClenny. Motion was made by Councilman Thornton to appoint Director Mathis and Mr. Burns to the committee, seconded by Councilman Douglas, and passed unanimously by all Council Members.

**Setting a Proposed 2013 Ad Valorem Tax Millage Rate and Advertise the Five (5) Year History.** City Manager Addleton advised that the rollback rate was 8.279 mills, rounded to 8.28. Councilman Douglas asked how the new tax on motor vehicles would affect the rate. The assessment total for motor vehicles was obtained from the tax commissioner. After review, Councilman Douglas made motion to set a tentative millage rate of 8.28 mills, seconded by Councilman Thornton, and passed unanimously by all Council Members.

**Proposed Banner Permit Request Form.** City Manager Addleton presented a proposed form to be used by non-profit organizations when requesting banners to be hung. The specifications for the banners were listed as well as the proposed fee of \$50.00. Council discussed and requested Mr. Addleton to obtain an actual cost to the City for installation and removal of banners and bring information back to Council.

### OTHER BUSINESS:

#### Reports:

##### a.) City Manager:

- Congressman Sanford Bishop is to be in town on August 20<sup>th</sup> for the Tired Creek ground-breaking ceremony. He will take a tour of the City at 2:00 p.m. and attend a “meet and greet” at the VanLandingham Center at 3:00 p.m.
- The City was awarded \$367,130 for the 2014 CBDG project.
- On August 13<sup>th</sup>, the City will be hosting an IRC training class at the Cultural Center.
- The Jackie Robinson remote scoreboard that had been donated by Pepsi had been installed at Holder Park.
- Reported that he would be going to Savannah the next day to attend a Main Street Conference. August 30<sup>th</sup> would be the deadline for submitting the Main Street Grant application.

##### b.) Reports from Mayor & Council:

- Councilman Thornton requested that the dirt walk near the curb in front of the church on 4<sup>th</sup> Ave., SW be paved, since the street project had now been completed.
- He also asked that palm trees which were planted on the right-of-way at 6<sup>th</sup> Ave. and 8<sup>th</sup> St., NW be trimmed or cut due to limited sight distance for motorists.
- He reported a street light was out at 6<sup>th</sup> St. and 5<sup>th</sup> Ave., NE.
- He stated that there was a problem with water running and standing on property at 15<sup>th</sup> St., NW and Bluff Ave.

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- Councilman Gilliard noted that there was a lot of trash in the Northwest section, with City Manager Addleton responding that a truck had been down for repairs and they were trying to get back on schedule.
- Councilman Cloud announced his decision to qualify for his eighth term of office as Councilman of District Two.
- Councilman Douglas also announced that he would qualify for his third term as Councilman of District Four.
- He asked if the City trucks were using the GPS to report piles of trash, with City Manager Addleton responding that he believed they were and knew that they had been logging pothole locations. Mr. Douglas added that if the Council knew when the trucks were down, they could inform people of that when they received calls.
- He reported that the grass around fire hydrants needed cutting, one in the area of MacIvor and 22<sup>nd</sup> St., NE.
- He inquired if a solution had been reached on how to make City department and after-hours phone numbers more available to the public, with City Manager Addleton stating that refrigerator magnets or a mail-out in the utility bills had been discussed. Councilman Cloud stated that magnets would cost \$2.00 each which could be quite costly. City Manager Addleton stated that a mailer would be a good way to accomplish that.
- Mayor VanLandingham stated that he would make a final decision next week whether or not he would seek re-election for another term as Mayor.

### **EXECUTIVE SESSION:**

At 6.52 p.m., motion was made by Councilman Cloud to enter into Executive Session to meet with Attorney Lehman to discuss a pending lawsuit, settlement, claim, administrative proceeding or other judicial action brought against or by the city, or any officer or employee of the city, or in which the city or any officer or employee may be directly involved; (O.C.G.A. § 50-14-2(1)). Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members. Present for the session were Mayor VanLandingham, Mayor Pro Tem Cloud, Council Members Douglas, Gilliard, Gwaltney, and Thornton. Staff Members in attendance were City Manager Addleton, City Attorney Lehman, and City Clerk Lee. After discussion was concluded, the session was closed upon motion by Councilman Cloud, seconded by Councilman Douglas, and passed unanimously by all Council Members.

### **Action Taken as a Result of the Executive Session:**

Motion was made by Councilman Thornton to schedule and advertise a public hearing to be held on Sept. 9<sup>th</sup> and to re-consider action that was taken previously (in August 2012) to deny a permit to allow the location of a personal care home by Regional Properties at 35 14<sup>th</sup> Ave., NW. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

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

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**APPROVED:**

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**RICHARD VANLANDINGHAM  
MAYOR**

**ATTEST:**

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**CAROLYN B. LEE  
CITY CLERK**