

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – AUGUST 25, 2008

The regular meeting was called to order at 6:00 p.m. on August 25, 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, and Fire Chief Donald Towne. Cairo Messenger Editor, Randy Wind, was also in attendance.

**INVOCATION:** Councilman Thornton gave the Invocation.

**APPROVAL OF MINUTES** – Minutes of the August 11, 2008 Regular Meeting were approved as submitted upon motion by Councilman Cloud, seconded by Councilman Douglas, with all Council Members present voting in favor of approval.

### **DELEGATIONS:**

**CNS Internet (E-Mail) Update.** Mark Tabor, Technical Systems Supt., and Marvin Golden, Operations Director, were present to update Council on the recent problems that had occurred during the migration to the “Magic Mail” system and actions taken to overcome the shortfalls. Mr. Tabor stated that they took responsibility for the errors that had occurred. Mr. Golden stated that the migration to the new system was necessary due to issues with the old mail server in handling the high volume of nearly one million e-mails daily. They had tested the system before its implementation on a Tuesday, but their shortfall had been in not realizing that the program would not work for everyone. Out of 13,000 customers, around 50% had experienced problems initially. They had a fix in place by Wednesday afternoon; and problems had been eliminated by Thursday at noon, with some work remaining on spam issues. Mr. Golden admitted that changes needed to be made so that the call center could take a larger number of calls and to also do a better job of alerting and notification. Councilman Douglas, who had experienced problems in the changeover, stated that people were not properly alerted of the e-mail problem, adding that Cairo and Camilla had not been notified, resulting in an overload at the call center. He asked that a better contact system be put in place before the telephone business is started. Councilman Gilliard commented that his calls for service had not been returned. Mr. Tabor requested that a list of contacts be provided for notification purposes.

**SPECIAL EVENTS:** None

**OLD BUSINESS:** None

### **NEW BUSINESS:**

**Public Hearing – Rezoning from C-1 (Neighborhood Commercial District) to R-1A (Single Family Residential District) – Tax Map C29, Parcel 72.6 – Keith Godwin, Godwin Investments, LLC.** Mr. Godwin was present to request that the property be rezoned. There were no other comments, and the Public Hearing was closed.

**Rezoning Request - From C-1 (Neighborhood Commercial District) to R-1A (Single Family Residential District) – Tax Map C29, Parcel 72.6 – Keith Godwin, Godwin Investments, LLC.** (The Cairo Planning Commission had recommended approval of the rezoning, noting that the lot was adjoining and adjacent to an existing R-1A zone, while the SOWEGA RDC recommended conditional use rather than rezoning). Councilman Douglas noted his concern that in many cases the RDC evaluation, which was prepared using the zoning criteria, would reflect that all criteria was met for rezoning; but denial would be recommended. Mayor VanLandingham requested that City

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Manager Addleton ask an RDC representative to come to a Council meeting to explain how they arrive at their recommendations. After discussion, motion was made by Councilman Douglas to approve the rezoning request. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present.

**Introduction of Ordinance – To Rezone from C-1 (Neighborhood Commercial District) to R-1A (Single Family Residential District) – Tax Map C29, Parcel 72.6 – Keith Godwin, Godwin Investments, LLC.** Ordinance was introduced and will be considered for adoption at the next regular meeting.

**Public Hearing – Conditional Use Permit for Beauty Salon (Home Occupation) within Residence at 510 Legion Blvd., SW – Tax Map C4, Parcel 147 – Sarah Davenport and Cheryl Miller, Applicants.** Ms. Miller was present regarding the permit. When questioned about the number of vehicles that would be there at the same time, she replied that there would be only two or three. Public Hearing was closed.

**Conditional Use Permit for Beauty Salon (Home Occupation) within Residence at 510 Legion Blvd., SW – Tax Map C4, Parcel 147 – Sarah Davenport and Cheryl Miller, Applicants.** (Both the Cairo Planning Commission and the SOWEGA RDC had recommended approval of the permit). After discussion, motion was made by Councilman Cloud to approve the permit. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

**Remaining Capacity Report prepared by York & Associates Engineering, Inc.** City Manager Addleton advised that the Report and Topographic Plan that was to be submitted to EPD showed that the amount of solid waste disposed of for 2008 was approximately the same as compared to 2007 (less than 0.07%). Based on that amount, the estimated life of the landfill would be completed in eight years, with over twenty years left in the demolition pit. After discussion, motion was made by Councilman Thornton to approve the report. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members present. Mayor VanLandingham noted the need to look closely at recycling efforts and possibly a soil amendment plan. Council Thornton asked if recent storm debris would have to go in the landfill, with City Manager Addleton advising that EPD was to be contacted for approval to take it to the LAS site for burning.

**Quotes for Demolition of Buildings (Service Station, and Laundry) on Highway 111 – Calvin Hunter Estate.** City Manager Addleton reported that two bids were received for the removal, one from Cal-Mart, Inc. in the total amount of \$2,800.00 to remove the laundry and station and the other in the amount of \$4,040.00 from Southern Contractors, Inc. He was not sure that the gas island and canopy could be considered for demolition, and recommended that the \$2,800.00 bid be awarded. He added that removal of the restaurant would compromise the integrity of the store as they were under the same roof. Councilman Cloud did not believe that the City should do the demolition and asked City Attorney Lehman about the status of sale of the property. Attorney Lehman responded that not much progress had been made. He added that the lien that could possibly be placed on the property for the cost of demolition could be assigned to the store owner who had agreed to purchase it, or it could be held by the City. The payment of cost could be required in advance of demolition. After discussion, motion was made by Councilman Douglas to award the \$2,800 bid contingent upon the lien being sold to the prospective buyer of the property. Motion was seconded by Councilman Thornton, with Council Members Douglas, Gilliard, and Thornton voting in favor of the motion, and Councilman Cloud abstaining.

**City Payroll Period Ending Change from Thursday through Wednesday to Monday through Sunday.** City Manager Addleton explained that the primary purpose of the period ending

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change would be to allow extra days for verification of payroll and for processing in the event of equipment malfunctions. He added that his plan would be to inform employees now of the change to occur in January and recommended that employees be allowed to use three days of comp time, if available, for the required three-day hold-back period to allow a seamless transition financially. After review, motion was made by Councilman Thornton to approve the implementation of the change as requested. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members present.

**Adoption Agreement and Resolution to Implement the 401(a) Defined Contribution Plan.** The plan would provide for the City to make retirement contributions for the City Manager in lieu of his participation in the City's defined benefit plan per his employment contract. After discussion, motion was made by Councilman Cloud to approve the agreement and resolution. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

**Participation in the Georgia Municipal Association Hometown Connection.** The plan would provide an opportunity for City officials to improve relationships with state legislators. After discussion, motion was made by Councilman Thornton to approve participation. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members present. Councilman Douglas suggested extending an invitation to tour City facilities and then have dinner with the Mayor and Council.

### OTHER BUSINESS:

Mayor VanLandingham noted that he had received several calls and e-mails expressing thanks for the City's response during the storm that occurred the past weekend. City Manager Addleton also commended crews for their performance and reported on a list of road closures that included 11<sup>th</sup> St., NE, 11<sup>th</sup> Ave., NW, and Buchanan St., SE. He advised that DRMP, the City's storm water engineer, was to come and assess the damages; and he would e-mail the Council when he received the assessment. He added that he was impressed with work done by the City crews, and would also be writing letters of thanks to crews who assisted from other MEAG cities. He advised that cost figures from the storm would be sent to Jim Ellis to apply for reimbursement. He informed Council of a rumor that water had been contaminated during the weekend as a result of some blown fuses causing the water pressure to fall. A leak had been discovered near PFG, and on Monday a leak was found in their fire sprinkler system. There was no issue with contamination, but samples were taken and sent in for testing. Council also discussed the flooding issues in the northwest section and downtown areas. Councilman Thornton reported that 19 houses in the northwest area were flooded, and the need for another road out of that area had been discussed many times. It was noted that \$20,000 had been budgeted for an engineering study in this area, and it was agreed that this area should be a high priority in the storm water master plan. The deficiency of drainage under the railroad was discussed, and the possibility of a series of holding ponds over town was suggested. Also noted were drainage issues from the Washington Middle School campus. Cloud asked City Manager Addleton what the requirements were for City staff to be present when crews were working, and he responded that a department superintendent had been on call over the weekend and was later relieved by the department head. He added that a procedure should be looked at to have crews rotate shifts during a long event for safety and liability reasons. Councilman Cloud also noted that the Nextel phones used by the crews were not operational when they got wet, and some employees were using their personal cell phones. It was agreed that the communication system needed evaluating. It was also requested that good signage be placed at all the closed streets.

### REPORTS:

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### **a. Cairo Fire Department – July 2008**

Council discussed the report, with Chief Towne noting that some of the incident type code numbers should be reclassified. Council Members questioned the medical assist calls, with Chief Towne stating that they were all 911 dispatched calls. Mayor VanLandingham stated that there would be a meeting scheduled to discuss this and other issues.

### **b. Cairo Police Department – July 2008**

#### **CITY MANAGER'S REPORT:**

City Manager Addleton reported that the new Finance Director, Miriam Faircloth, would begin work on September 8<sup>th</sup>.

He also gave a LARP Street update advising that 6<sup>th</sup> St., NE, 4<sup>th</sup> St., NE, and Baytree Road, NE had been completed, and also noted that the 15<sup>th</sup> Ave. NW closure was completed.

He reported that FEMA had awarded a \$30,000 grant for a Jaws of Life.

#### **REPORTS FROM MAYOR & COUNCIL:**

Councilman Cloud advised that the people that used to hang out at the store on Highway 111 were now at 327 8<sup>th</sup> St., SW where the yard needed cleaning, and he requested that the property be considered for nuisance abatement.

Mayor VanLandingham noted that he had seen a number of places over town that needed attention and suggested that the City be more aggressive in recognizing these nuisance areas rather than relying on neighbors' complaints.

Councilman Gilliard asked about the status of the cleanup of the Citizens Bank property on North Broad Street, with City Manager Addleton reporting that there was five days left in the 30-day period given by EPD to clean the property. Council discussed the imposition of a fine in connection with this nuisance.

#### **EXECUTIVE SESSION:**

Mayor VanLandingham advised that a session was needed to discuss personnel (O.C.G.A. § 50-14-3 (6)), with motion made by Councilman Cloud to enter into Executive Session at 7:20 p.m. Motion was seconded by Councilman Gilliard 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 7:40 p.m., motion was made by Councilman Douglas to go out of Executive Session. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present.

There was no action taken as a result of the Session.

Mayor VanLandingham recommended that permit fees be waived for individuals who had to have repairs made as a result of the recent storm damage, with Councilman Douglas noting his concerns regarding disreputable contractors preying on victims.

**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**