

REGULAR MEETING – CAIRO MAYOR & COUNCIL – SEPTEMBER 8, 2008

The regular meeting was called to order at 6:00 p.m. on September 8, 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., Robert L. Gwaltney, and Lannis Thornton. Staff members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, Executive Asst. Donna Young, Finance Director Cecil Rash, and newly-employed Finance Director Miriam Faircloth. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: Councilman Gwaltney gave the Invocation.

APPROVAL OF MINUTES – Minutes of the August 25, 2008 Regular Meeting were approved as submitted upon motion by Councilman Thornton, seconded by Councilman Douglas, with all Council Members voting in favor of approval.

DELEGATIONS:

a. Mr. Jeff Mills was present to discuss the future plans for the northwest section of town and also plans for the Police Department. Along with Mr. Mills were a group of residents of the northwest section referred to as the Hot Bed area which had been flooded during the recent storm that produced approximately 24 inches of rain. Mr. Mills stated that FEMA had designated Grady County as a “disaster” area making it eligible for federal assistance for displaced residents and to help in demolishing structures that could not be repaired. He was informed that FEMA had not yet declared the county as a disaster area, but the request had been submitted to them; and any financial assistance for displaced residents would come from the federal government. Mr. Mills noted that this area, as well as Holder Park, had been flooding for years with smaller amounts of rainfall; and another exit was needed for the Hot Bed area. He was informed that the City’s engineer was developing a Storm Water Master Plan for Cairo and would be in town next week to look at options for this area as well as for other areas. Council discussed the need to be sure housing developments were not built in flood zones, to resolve the issues with drainage, and to provide an alternate exit. In closing, Mr. Mills stated that City workers needed a raise in pay and also asked if a plan could be put in place to be sure all residences have evacuated areas prone to flooding. Mayor VanLandingham suggested that a sign-up list of names and addresses might be implemented so that the area could be checked for evacuation compliance during flood warnings.

Ms. Evelyn Hall stated that she had called legislators, the governor’s office, and the president trying to get help for people. Mr. Willie Richardson, 1039 9th St., SW expressed similar frustration. Mayor VanLandingham expressed his concern and stated that he would call again to urge the disaster declaration by FEMA. Councilman Douglas asked if the Red Cross had provided assistance and was informed that they had made a list of addresses that were flooded, issued vouchers and provided three days in a hotel. Mr. Cullie Copeland, 719 7th St., NW (377-2493) did not have flooding damage but expressed his concern for those who did and asked for an alternate exit. Mayor VanLandingham informed the group that Councilman Thornton, who had long been a proponent for an alternate exit, had a possible road alternative in mind. Ms. Terry Corker, 409 3rd Ave., SW, (377-2168) stated that the storm water drains in her area were too small.

Mayor VanLandingham, again expressing his compassion, encouraged members of the group to attend the meeting to be held with the Engineer. Attorney Lehman asked how many houses were flooded, with Councilman Thornton stating there were 19 in the northwest section in addition to those in other areas. Attorney Lehman suggested that those lots be flagged so the Building Inspector could make sure they were all reported to Emergency Management. City Manager Addleton stated that he would check on the appropriate reporting process and would have those lots identified on a map so inspections could be done. He also noted that FEMA would not allow rebuilding in a flood zone area.

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SPECIAL EVENTS:

a. Cairo-Grady County Chamber of Commerce – Annual Christmas Parade – December 4, 2008 at 7:00 p.m. – Street Closing at Chamber of Commerce on North Broad Street to Highway 111 South. After review, motion was made by Councilman Cloud to approve the event. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

b. Request from Tallahassee Region Soap Box Derby – Closure of Dit Hester Drive and 20th St., SE – 7:00 a.m. to 5:00 p.m. on October 11th and 12th, 2008. After review, motion was made by Councilman Douglas to approve the event. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

c. Request from Mr. Raymond Paschal, 1st Assembly of God Church – Use of Holder Park Ball Field area and electrical outlets for a concert to be held on September 20th from 5:00 p.m. to 8:30 p.m. Police assistance and the use of restrooms was not requested, but Council suggested that police patrol the area periodically during the event. After discussion motion was made by Councilman Cloud to approve the event. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

OLD BUSINESS:

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 at the August 25th meeting). After review, motion was made by Councilman Douglas to adopt the ordinance. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

Abandonment of Portion of Rest St., SW (approximately 130 feet in length south of Humble Ave.) and Advertisement for Public Hearing. City Manager Addleton reported that both of the adjoining property owners had been contacted and desired to have the property. After discussion, motion was made by Councilman Cloud to consider the abandonment and deeding of property and to advertise the public hearing. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

NEW BUSINESS:

Resolution to Authorize City Manager Addleton to Abate Nuisance at 309 7th St., NE - C27-28 - (Ronald Judson Carter II). City Manager Addleton reported that the nuisance still existed, and that the property owner lived in Virginia. After discussion, motion was made by Councilman Douglas to approve the resolution to abate the nuisance. Motion was seconded by Councilman Cloud. Councilman Douglas asked if there was a way to shorten the procedure for grass that needed to be mowed, as it had been over 90 days since this abatement process had started. Attorney Lehman was asked to check into this matter. Motion passed unanimously by all Council Members.

Closing of 15th Ave., NW from 7th St., NW East to the old 6th St., NW Intersection. City Manager Addleton reported that Grady EMC and SAR Cross Roads, LLC had agreed on closing this portion of 15th Ave., NW. It was suggested that an agreement be drawn up for both parties to sign, with Attorney Lehman suggesting that EMC prepare the document; and he would review it. Council agreed to reconsider approval after the agreement was received.

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Resolution and Contract Amendments (Second Amendment to Gas Supply Contract and First Amendment to Supplemental Contract) between the City of Cairo and Municipal Gas Authority of Georgia (MGAG) for the Gas Supply Portfolio III. City Manager Addleton advised that the documents would extend the base contract through December 31, 2040, amend the maximum dollar principal amount from \$850 million to \$1.5 billion, and amend the issuance period to extend to December 31, 2014. He added that the City could choose to opt out every five years (2010). Attorney Lehman, who had reviewed the documents, noted that some cities were using natural gas to power their vehicles. City Manager Addleton responded that it was possible to convert vehicles to compressed natural gas, with the exception of diesels; and that was something that could be considered in the next budget year. After discussion, motion was made by Councilman Douglas to approve the resolution to execute the documents. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

Authorization Agreement for Annual Subscription for Supplemental Power between the Municipal Electric Authority of Georgia (MEAG) and the City of Cairo. City Manager Addleton advised that that the agreement would authorize MEAG to sell excess capacity (Option V). After review, motion was made by Councilman Cloud to approve the agreement. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

Declaration of City Vehicles as Surplus and Authorize Sale at October 4th Auction. City Manager Addleton recommended that the vehicles listed be declared as surplus and sold by First Coast Auction of Tallahassee, adding that he could use the online GMA GovDeals, but preferred to use it for equipment sales only. After discussion, motion was made by Councilman Cloud to declare the vehicles as surplus and authorize the sale. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

Agreement for Airport Engineering Assistance between the Department of Transportation, State of Georgia and City of Cairo (Project Number AP090-9009-12(131) Grady, PID-T002495 for Clearing of Trees at the end of Runway 31. City Manager Addleton advised that the total cost of the project was not to exceed \$26,575, with the City's share at 2.5% of the cost. The amount included engineering services and a survey. After discussion, motion was made by Councilman Douglas to approve the agreement. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

Set Tentative Ad Valorem Tax Millage for 2008 and Set Date to Adopt the Millage. Councilman Douglas reported that the millage rate had been discussed at the Finance Committee meeting, and a tentative rate of 12.89 mills, rolled back by 5.4 mills, producing a net millage rate of 7.49 mills was recommended to result in \$1,475,121 in taxes. The rate included a .25 mill for the Fire Truck Fund. It was also recommended to allow the Homeowner's Tax Relief Credit in hopes that it would be reimbursed by the State, with a notation on the tax bills that a second tax billing may be sent out to recover the unreimbursed costs should it not be funded by the State. After discussion, motion was made by Councilman Douglas to approve the tentative millage rate as recommended and to allow the tax credit. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members. A Special Meeting was set for September 25th at 5:00 p.m. to adopt the final millage.

Finance Report for Month of July 2008. Councilman Douglas reported that the Committee had some questions regarding the monthly report, and that Mr. Rash was to report back with his answers. He also reported that the committee had requested that the new Finance Director produce a consolidated report format that everyone would be able to understand. After review, motion was made by Councilman Douglas to approve the report. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

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OTHER BUSINESS:

Mr. Terry Hayward, 295 Humble Ave., SW, (224-3034) was present to express his concern with a pond being constructed behind his house and asked who gave permission for it to be built. He was afraid that if the pond should break, two houses would be flooded. City Manager Addleton responded that he would follow up on this and give Mr. Hayward a call.

REPORTS:

- a.) Cairo Police Department Overtime**
- b.) Cairo Code Enforcement YTD Fees by Month**
- c.) Cairo Code Enforcement – August 2008**
- d.) Overtime Report – 2008-09**

It was noted that the overtime report did not include the overtime resulting from Tropical Storm Fay. Councilman Cloud asked if there had been money set aside for such catastrophic events, with Mr. Rash advising that there was money only in the MEAG fund.

CITY MANAGER'S REPORT:

1.) City Manager Addleton introduced and welcomed newly-employed Finance Director Miriam Faircloth. 2.) He reported that 11th St., NE was now open and one lane of 11th Ave., NW was open. 3.) Buchanan Street was still closed. He stated that larger pipes were needed and presented a picture of aluminum arches that were being considered for the project that was estimated to cost approximately \$100,000 and take two to three months to complete. 4.) Mr. Mike Mobley of the University of Georgia had contacted him requesting an authentic Teresa Edwards Street sign to be used in a display at UGA honoring the athlete. 5.) He also reported on a worker's comp training class that had been provided for City supervisors by Exec. Asst. Donna Young and Human Resource Director Carolyn Meades. 6.) Noting that there had been 400 tons of storm debris already collected to date, he added that there would probably be that much more to pick up. 7.) He announced a Workshop meeting set for September 22nd at 5:00 p.m. to discuss with engineer, DRMP, the Stormwater Master plan that he hoped would be completed by the end of the year.

REPORTS FROM MAYOR & COUNCIL:

Councilman Thornton reported on a manhole in his district. He requested that the Crepe Myrtles at the corner of 4th & 4th NW be trimmed again. He reported that the walkway at 508 9th St., NW had washed out again.

Councilman Gilliard commented on how nice the Citizens Bank lot on North Broad St. looked since it was cleaned.

Councilman Cloud requested that a CNS Committee meeting be set, and it was scheduled for 5:30 p.m. on Monday, September 15th. He also reported that there was a water leak in the street at 310 8th St., SW.

EXECUTIVE SESSION:

Mayor VanLandingham advised that a session was needed to discuss the future acquisition of real estate (O.C.G.A. § 50-14-3 (4)) with motion made by Councilman Cloud to enter into Executive Session at 7:10 p.m. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

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Present for the Session were Mayor VanLandingham, Council Members Cloud, Douglas, Gilliard, Gwaltney, and Thornton; City Attorney Lehman; City Manager Addleton; City Clerk Lee; and Exec. Asst. Young.

At 7:25 p.m., motion was made by Councilman Gwaltney 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.

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**