

REGULAR MEETING – CAIRO MAYOR & COUNCIL – SEPTEMBER 26, 2011

The September 26, 2011 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 Kermit V. Gilliard, Jr., Council Members Ernest W. Cloud, Jr., James H. Douglas, Robert L. Gwaltney, and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn B. Lee, Building Official Brian Hayes, and Energy Services Director Rod Prince. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: The Invocation was given by Councilman Cloud.

APPROVAL OF MINUTES - Regular Meeting – September 12, 2011. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Executive Session - Regular Meeting – July 25, 2011. Motion to approve minutes as submitted was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

DELEGATIONS: None

SPECIAL EVENTS:

1.) First Baptist Church of Cairo Request for Special Event Permit - Tent Revival (Old Ford Place) - November 6-9th, 2011 – 7:00 p.m. until 11:00 p.m. After review, motion to approve the request was made by Councilman Thornton, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

2.) Cairo-Grady County Chamber of Commerce Request for Special Event Permit – Christmas Parade –Thursday, December 1st at 7:00 p.m. - beginning at Chamber of Commerce and ending at First Methodist Church. After review, motion to approve the request was made by Councilman Cloud, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing for Rezoning Request from R-1A (Single-Family Residential District) to C-1 (Neighborhood Commercial District) -Tax Map C28, Parcel 6 located at 410 4th Street SE, Evelyn C. Pless, Owner/Applicant. Ms. Pless stated that the current use of the property was as a beauty salon, but a Certified Nursing Assistant School for up to fourteen students was being proposed for that location. She stated that the property had been used as commercial for many years, and she would like to have the capability for other business types to be allowed there as well. Building Official Hayes stated that the business had been a non-conforming use, and he would recommend rezoning to C-1 since that classification was restricted to certain types of neighborhood-compatible businesses. He added that rezoning would eliminate having to issue a conditional use permit each time a different business located there.

Application for Rezoning Request from R-1A (Single-Family Residential District) to C-1 (Neighborhood Commercial District) -Tax Map C28, Parcel 6 located at 410 4th Street, SE, Evelyn C. Pless, Applicant. Both the Southwest Georgia Regional Commission staff and the Cairo Planning Commission had recommended allowing the school as a conditional use in the R-1A zone

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rather than rezoning. It was noted that the lot across the street had recently been rezoned to commercial and Council Members asked if the two recommending groups had been made aware of that. After discussion, motion was made by Councilman Cloud to recommend rezoning the lot to C-1, seconded by Councilman Thornton. Motion passed with Council Members Cloud, Gilliard, Gwaltney, and Thornton voting in favor and Councilman Douglas voting against.

Adoption of 2011 Tax Ordinance (Introduced 9-12-11). After review, motion to adopt the ordinance was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members.

Resolution for 2011 General Election Results. Council Members Lannis Thornton (District 1), Robert L. Gwaltney (District 3), and Kermit V. Gilliard, Jr. (District 5) were all unopposed, so no election was necessary. After review, motion to approve the resolution was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members.

Re-Appointment of Cairo Development Authority Member (term expiring 10/31/2011). Motion was made by Councilman Douglas to re-appoint Mr. Chuck Stafford to another 3-year term (to expire 10/31/14), seconded by Councilman Thornton, and unanimously approved by all Council Members.

Re-Appointment of Joint Development Authority Member (term expiring 10/1/2011). Motion was made by Councilman Cloud to re-appoint Mr. Chuck Stafford to another 3-year term (to expire 10/1/14), seconded by Councilman Douglas, and unanimously approved by all Council Members.

Main Street Energy Efficiency Financing Program. Director Rod Prince presented information on the program. The Municipal Gas Authority of Georgia had received \$700,000 on behalf of its members to be used to promote the use of natural gas in the state. The program was designed to provide financing to eligible residential homeowners for the purchase and installation of energy-efficient natural gas equipment and for financing assistance for qualifying home energy efficiency improvements. The maximum individual loan amount would be \$5,000 with a maximum term of 60 months at 0% interest. The Gas Authority would reimburse the City monthly for each loan made from the revolving loan fund, and loan payments would be added to the City's monthly gas supply invoice. The City would bill and collect monthly payments from those customers who received the loans but would not be liable for loan defaults. After questions and discussion, motion to approve the financing program was made by Councilman Gilliard, seconded by Councilman Thornton, and unanimously approved by all Council Members.

Natural Gas Operations Assistance (Mutual Aid) Agreement with Neighboring Gas Communities (Requirement by Public Service Commission). Director Prince explained that the agreement was similar to other mutual aid agreements executed to provide aid in cases of disaster and/or emergency occurrences, but this would be specific to gas. If approved, it would then be presented to Thomasville, Moultrie, Camilla, and possibly Bainbridge. After discussion, motion to approve the agreement and to present it to the other cities was made by Councilman Cloud, seconded by Councilman Gwaltney, and unanimously approved by all Council Members.

Bank of America Property Acquisition (\$150,000), Building Renovation (\$300,000 to \$350,000) and Financing. City Manager Addleton reported that Attorney Lehman was working on the purchase and sales agreement with the Bank's attorney, and quotes had been obtained from four local banks for a construction loan and a permanent loan. The quotes were received from Capital City Bank, Citizens Bank, United National Bank, and Ameris Bank. It was recommended that both

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the construction and permanent loans be obtained from Citizens Bank. Quotes and amortization schedules were reviewed. If it was necessary to borrow the total \$500,000, the monthly payment would be \$4,736.27 for 10 years, with rental of \$4,751.00 to be received monthly from the Department of Labor. It was noted that there was a small amount of spread between the payment and the rental income, and City Manager Addleton hoped that the renovation would be less than \$350,000, with only minimal maintenance necessary for several years. City Manager Addleton was requested to learn if there would be a pre-payment penalty on the loan. After discussion, motion was made by Councilman Douglas to approve obtaining both loans from Citizens Bank, the construction loan up to \$500,000 at 1.25% for six months; and the permanent loan to include \$150,000 for the purchase of the property and up to \$350,000 for renovation (totaling \$500,000) at 2.60% for 10 years. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

Community of Opportunity Grant Update and Red Ribbon Week - Mrs. Nola Daughtry. Referring to the agreement that the City and County signed with the Department of Community Affairs (DCA) in 2010 to become a Community of Opportunity, Mrs. Daughtry updated the Council on efforts made to improve quality of life in the County. One of the initiatives was the forming of the Grady County Substance Abuse, Awareness, and Prevention Team. She outlined events that were planned for Red Ribbon Week, October 23rd through the 29th, to educate and promote awareness, with the goal of reducing substance abuse in the community. She requested that the Council issue a Proclamation declaring that week as Red Ribbon Week. Motion was made by Council Douglas to authorize the Mayor to sign the Proclamation as requested. Motion was seconded by Councilman Gilliard and passed unanimously by all Council Members.

OTHER BUSINESS:

Reports:

1.) Police Department Report: Workload and Arrest for June, July, August, 2011.
Mayor VanLandingham had a question regarding the speeding arrests.

2.) Report from City Manager Addleton:

Reported that the Archway Listening Session was scheduled for October 6th at the CHS cafeteria at 6:00 p.m. and urged everyone to attend.

Reported that the Dr. Morton family who owned vacant property at 1400 7th St., NW wished to donate the tract to the City to be used as a park. A family member had approached Councilman Douglas who stated that, if accepted, the lot could remain a greenspace and be named the "Morton Family Park". City Manager Addleton noted that the only cost to the City would be the maintenance of the lot; and he would recommend that the pond area be filled in, possibly using dirt to be removed from Davis Park. After discussion, motion was made by Councilman Douglas to accept the area as the Morton Family Park, seconded by Councilman Cloud, and unanimously approved by all Council Members.

3.) Reports from Mayor & Council:

Councilman Douglas suggested that agenda items be turned in no later than noon on Thursdays so books could be ready by noon on Fridays.

EXECUTIVE SESSION: None

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**