

REGULAR MEETING – CAIRO MAYOR & COUNCIL – SEPTEMBER 27, 2010

The September 27, 2010 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 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, Public Works Supt. Darin Todd, Building Official Brian Hayes, Energy Services Director Rod Prince, and City Clerk Carolyn B. Lee. Cairo Messenger Editor Randy Wind and Photographer Darrell Mudra were also in attendance.

INVOCATION: The Invocation was given by Councilman Douglas.

APPROVAL OF MINUTES: Regular Meeting – September 13, 2010. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

DELEGATIONS:

1.) Supervisory Control and Data Acquisition (SCADA) System Demonstration. Public Works Supt. Darin Todd presented an informative overview of the recently-implemented system and its capabilities for controlling the City's water system. The system was capable of being accessed from the internet using the City's fiber optic cable and remotely controlled as needed by the appropriate personnel. City Manager Addleton stated that he would like to eventually add lift stations onto the system, as well as the new well, plant, and tank when completed.

SPECIAL EVENTS: None

OLD BUSINESS:

Awarding of Bid for Construction of Westside 300,000-Gallon Elevated Water Storage Tank – Notice of Award and Contract Agreement. (Postponed from the September 13th meeting). There were two bids received: 1.) Phoenix Fabricators & Erectors of Avon, Indiana. - \$534,355, and 2.) Caldwell Tanks, Inc. of Louisville, Kentucky, as the low bidder in the amount of \$526,000. As there was a difference in the two bids of only \$8,000, City Manager Addleton had recommended postponing the award at the last meeting to research the low bidder's recent work. It was recommended that the bid be awarded to Caldwell Tanks, Inc. After discussion, motion to approve the award of bid and contract agreement to Caldwell Tanks was made by Councilman Cloud, seconded by Councilman Gilliard, and unanimously approved by all Council Members.

NEW BUSINESS:

Public Hearing – Davis Park Conceptual Master Plan Presentation by Charlie Johnson of Wood & Partners, Inc. and Bryant King of DRMP. A detailed plan of the various proposed phases to locate a storm water detention pond, as well as beautification improvements in the park, was presented. Comments and questions were made by several citizens attending the hearing with regard to location/relocation of the helicopter, fencing for safety issues, removal of trees and other matters. Plans were presented to install a detention pond with a jet fountain and ¼ mile, 10-foot-wide path bordering the area. The pond would maintain a constant average depth of six feet of water, rising to as much as fourteen feet during heavy rain events, releasing excess water through a spill well. One of the main concerns by Council was the removal of so many trees which would be necessary to construct the pond. The main focus in Phase I was to reduce the potential for flooding south of the park, with park improvements such as a covered pavilion, restrooms, fountains, rose garden, fencing, playground area, and amphitheatre to follow in Phase II. Cost of civil work for Phase I was estimated at \$288,000 and landscaping expense at \$260,000. Estimates for Phase II were civil expense at \$75,000 and landscaping at \$288,000. The presenters stated that they would like to see the project go out for bid by

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next spring, with work to begin before summer. Also discussed were opportunities for donations to memorials in the form of benches, bricks, etc to go in the park. Council Members expressed a general consensus to approve the proposed plan, with City Manager Addleton agreeing to work with the representatives to bring back more definite costs figures to the Council.

Request from M&S Properties of Grady, LLC (Don Stringer) and Brenda Roberson of Buttons & Bows Daycare, LLC for Council to Lift a Condition Imposed with Regard to a Previously Issued Conditional Use Permit. After a public hearing on May 24, 2010, Council had placed a condition on a conditional use permit to require the installation of a 6-foot privacy fence between Ms. Roberson's child daycare and Mr. Stringer's property where a group home for juvenile boys with drug-related problems would be located. Both parties were present, and Ms. Roberson stated that she was in agreement that the fence would not be required. She stated that she had a four-foot chain link fence and had already lost five children in her daycare and could not really afford to install the fence. Motion was made by Councilman Thornton to approve the request to lift the fence requirement. Mr. Stringer was asked if the business was already in operation, responding that the residents had not yet been moved in. After further discussion, motion was seconded by Councilman Douglas and unanimously approved by all Council Members.

Proposal to Waive Tipping Fees as an Incentive for Property Owners to Voluntarily Remove Nuisances in Order to Avoid Mandatory Abatement. A sample form letter was presented that would be sent to property owners of blighted property, advising them of the nuisance and giving them a chance to voluntarily correct the violation. Since landfill tipping fees were normally over one-half the cost of demolition, as an incentive, it was recommended that tipping fees be waived if certain time restraints were met. Remodeling versus demolition was discussed, with Building Official Hayes stating that in most cases, including the 22 properties already identified, it would not be economically feasible to remodel. Demolition permits normally expired in 90 days, while remodeling permits could stretch out as long as a year. Waiving of the permit fee was also discussed but was not recommended. City Attorney Lehman advised against issuing remodeling permits if the project was cost prohibitive. After discussion, motion was made by Councilman Cloud to allow a notified property owner 30 days to accept the incentive offer and obtain a permit to demolish with 90 days to complete demolition. Motion was seconded by Councilman Gilliard, and unanimously approved by all Council Members.

Introduction of Ordinance to Rezone Property at 615 4th St., NE (Map C26 - Parcel 63) from R-1 (Single-Family Residential District) to C-2 (Highway Commercial District) – Tyler Lee, Owner. Action to approve the rezoning had been taken on May 24, 2010. Ordinance was introduced and to be considered for adoption at the October 11th meeting.

Resolution to Re-appoint Mayor Richard VanLandingham (Term to Expire January 15, 2011) and City Manager Chris Addleton (Term to expire January 15, 2013) to the South Georgia Governmental Services Authority (SGGSA). Motion was made by Councilman Cloud to approve the resolution for the appointments, seconded by Councilman Thornton, and unanimously approved by all Council Members.

Re-appointment of Member to the Grady County Joint Development Authority. Motion was made by Councilman Thornton to reappoint Ms. Nancy Clark for another term to expire October 1, 2013. Motion was seconded by Councilman Douglas and unanimously approved by all Council Members.

Re-appointment of Member to the Cairo Development Authority. Motion was made by Councilman Cloud to reappoint Mr. David Stallings for another term to expire October 31, 2013. Motion was seconded by Councilman Gwaltney and unanimously approved by all Council Members.

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Finance Report for Month of June, 2010. Councilman Douglas reported that approval would be postponed until the next meeting in order to receive budget amendments to clear up some “Due To” and “Due From” accounts.

OTHER BUSINESS:

City Manager’s Report:

1. Announced that signs located illegally on R/W will continue to be removed by the City.
2. Reported that there were currently 723 phone customers, with 7 small commercial accounts, representing an increase of 115 customers in 2010.
3. Reported that Department of Community Affairs (DCA) had turned down the CDBG grant application for improvements on Teresa Edwards Street, but the application would be submitted again next year.
4. Announced that on Oct 6th at 1:00 p.m., SWGRC was to hold the first of two meetings at the Grady County Courthouse to discuss the development of performance standards for the Southwest Georgia Regional Plan.

Reports: None

Reports from Mayor & Council:

Councilman Douglas asked Council Members to mark their calendars for the GMA District Meeting to be held in Cairo on November 18, 2010.

Executive Session: None

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

APPROVED:

ATTEST:

RICHARD VANLANDINGHAM, MAYOR

CAROLYN B. LEE, CITY CLERK