

REGULAR MEETING – CAIRO MAYOR & COUNCIL – OCTOBER 27, 2008

The regular meeting was called to order at 6:00 p.m. on October 27, 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, and City Clerk Carolyn Lee. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: Councilman Douglas gave Invocation.

APPROVAL OF MINUTES – Minutes of the October 13, 2008 Regular Meeting were approved as submitted upon motion by Councilman Cloud, seconded by Councilman Gwaltney, with all Council Members voting in favor of approval.

DELEGATIONS:

a.) Mrs. Faye Pittman – Mrs. Pittman was present to discuss the flooding issues at her business located at 219 1st Ave., NE. She stated that she had owned the property since 1995, and it had flooded at least 15 times with four floods occurring this year. Adding that there had been 46 inches of rain in the building with the last storm, she presented newspaper clippings and pictures of the flooding. She stated that her car had flooded the last time costing her \$250.00 and property clean-up costs of at least \$15,000. She advised that she had not been told that the property was prone to flooding at the time of purchase and couldn't sell the property now. She asked that the City buy the property, with Mayor VanLandingham expressing his concern and noting that 17 other residences had also been flooded. He added that flooding had occurred in some areas for many years, and issues were presently being studied to develop a city-wide plan to minimize flooding. It had been learned that FEMA would not be offering any help for Grady County because damage costs did not meet the threshold for assistance. City Manager Addleton advised that a pre-application was being submitted to GEMA for Mrs. Pittman. He added that the process could take a year to complete, and he wasn't sure that businesses were even eligible; so he did not want to raise her hopes. It was noted that the pipes on Buchanan were being enlarged already, and that should alleviate some of the flooding issues to the north. City Manager Addleton added that the ditch running by Ms. Pittman's property was scheduled to be cleaned out in the next three months or earlier, and it was requested that the work be made a priority.

SPECIAL EVENTS: None

OLD BUSINESS: None

NEW BUSINESS:

Public Hearing – Discussion of Approved Activities of the City of Cairo's Community Development Block Grant Award (\$500,000) for Constructing Water Distribution Improvements in the Northeast District. There were no public comments, so the Public Hearing was closed.

Lease Proposal Request from Mr. Richard Jordan Regarding the Location of an Ice Machine in the City-Owned Parking Lot Located Adjacent to Grady Finance at the Corner of South Broad and M. L. King. Mr. Jordan (160 Cad Road, Cairo, 229-220-0500) was present to explain his request, stating that the ice machine would be similar to the one on Highway 84 East. Adding that he had considered several different locations in the downtown area, he believed the proposed site to be the most suitable. He needed to set the machine on concrete or asphalt due to its

REGULAR MEETING – CAIRO MAYOR & COUNCIL – OCTOBER 27, 2008

weight. He had not been successful in obtaining an area at the shopping center across the street and was still in negotiation with the property owner directly across the street from the City parking lot. Council discussed, with Councilman Cloud stating that this type of business may not fall within the parameters of the Downtown Development Authority plans for the Central Business District (CBD), and it was suggested that Mr. Jordan look at other areas on the fringe of the CBD area. It was also suggested that Mr. Jordan meet with the Downtown Development Authority at their next meeting to discuss his plans. (There was no action taken).

Resolution Authorizing Execution of Agreement Governing Expenditures for State and Local Government Costs for the Hazardous Waste Trust Fund. City Manager Addleton briefed the Council on the approved reimbursement of expenditures. After discussion, motion was made by Councilman Douglas to approve the resolution. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members.

Agreement Governing Expenditures for State and Local Government Costs for the Hazardous Waste Trust Fund Between the Georgia Department of Natural Resources, Environmental Protection Division, and the City of Cairo for Reimbursement of Funds (\$23,899.82). After discussion, motion was made by Councilman Douglas to approve execution of the agreement. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

Award of Bid to Peacock Construction, Ltd. for the Demolition of the EJD Building (\$130,000 budgeted). City Manager Addleton advised that a pre-construction conference had been held, and that five bids had been received. The low bid was submitted by Capital Site Development, Inc. in the amount of \$93,000 but did not include the cost for removal of asbestos as instructed. It was recommended to reject the low bid and award the next lowest bid in the amount of \$111,000 to Peacock Construction, Ltd., the firm who had previously done work at the old pickle plant. After discussion, motion was made by Councilman Douglas to award the bid in the amount of \$111,000 to Peacock Construction. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

Application for Transfer of Cairo Country Club, Inc Alcoholic Beverage License from Glenn Herrell to Timothy R. Andrews. Councilman Douglas asked if the applicant would have to pay a new license fee, with City Clerk Lee responding that according to the ordinance the unearned portion of the license fees on existing licenses could be transferred to the new applicant who would be required to pay the application/investigation fee (\$100). After review, motion was made by Councilman Gwaltney to approve the transfer of licenses. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members.

Update on Water Improvements – Stacy Watkins, Engineer. Mr. Watkins advised that he was still looking at additional sources of water. Negotiations for a site in the northwest section had not been successful due to the seller's request for services that were not feasible to provide, so a site in the southwest section was being considered. He noted that the hydraulics would be more favorable for a site on the west side in order to balance out east and west, but a solution would have to be worked out for that. However, he did know of some wells in the south area that were producing good water. The contractor who bid on the test well at the previous site was willing to keep his bid open for a period of time. A well site would need 1¼ to 1½ acres, and an elevated tank would need a minimum of one-half acre, with at least 1,000 feet between the two. The Washington School area was being considered for an elevated tank site, and the line would be brought into town from Wight Road along Highway 111 and looped with the north side tank. The water treatment plant and building were estimated to cost between \$1.5M to \$1.8M and the elevated tank at \$800,000. Inquiry

REGULAR MEETING – CAIRO MAYOR & COUNCIL – OCTOBER 27, 2008

was made as to whether there were any advantages to bid the tank and well at the same time, with Mr. Watkins advising that it would be best to build them at the same time but with separate bids for each. Also discussed was whether it would be best to build a 500,000 gallon tank rather than the 300,000, with Mr. Watkins replying that the project as a whole would provide 800,000 gallons. Mayor VanLandingham announced that the acquisition of a possible well site would be discussed in Executive Session.

REPORTS: None

CITY MANAGER'S REPORT: None

OTHER BUSINESS:

Mr. Terry Hayward, 295 Humble Ave., SW (672-1919), who had been present at a previous meeting, addressed the Council regarding his concern that a pond dam south of his house would break and cause flooding of residences in the area. He did not feel that the ditch there would drain fast enough to carry the water if that should happen, adding that a permit had not been obtained to do the recent work that had been done to the pond. City Manager Addleton stated that he had checked on this matter previously with the building official and believed that there was a gap in the berm that would allow water to flow to the southwest toward Parker's Mill Creek. It was suggested that Mr. Hayward meet with City Manager Addleton to look at the pond site to confirm if it was in the city limits, to learn what permits were required to do the recent work, and if they were obtained. The meeting was set for the following day at 1:00 p.m., with Councilman Gwaltney to join the group if possible.

REPORTS FROM MAYOR & COUNCIL: None

EXECUTIVE SESSION:

At 7:00 p.m. motion was made by Councilman Gwaltney, seconded by Councilman Cloud, and passed unanimously by all Council Members to enter into Executive Session to discuss the future acquisition of real estate (O.C.G.A. § 50-14-3(4)). Present for the session were Mayor VanLandingham; Council Members Cloud, Douglas, Gwaltney, Gilliard, and Thornton; City Manager Addleton, City Attorney Lehman; City Clerk Lee; and Engineer Stacy Watkins. At 7:25 p.m. motion was made by Councilman Gwaltney to go out of Executive Session. Motion was seconded by Councilman Douglas and passed unanimously by all Council Members.

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**