

**REGULAR MEETING – CAIRO MAYOR AND COUNCIL – DECEMBER 8,
2008**

The December 8, 2008 Regular Meeting was called to order at 6:00 p.m. 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 B. Lee, Exec. Asst. Donna Young, Human Resources Director Carolyn Meades, and Finance Directors Cecil Rash and Miriam Faircloth. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: The Invocation was given by Councilman Gilliard.

APPROVAL OF MINUTES: Minutes of the November 24, 2008 Regular Meeting were approved as submitted upon motion by Councilman Douglas, seconded by Councilman Thornton, with all Council Members voting in favor of approval.

DELEGATION:

Bryant King, Project Manger with DRMP, was present to report to the Council on the evaluation of the Northwest (Hotbed) Neighborhood Roadway Access Assessment for providing another access to the northwest neighborhood. The only access in and out of the area was 4th Ave., NW and 6th Ave., NW. During flood events, roads had repeatedly been blocked by flood waters, resulting in limited access by residents and emergency vehicles. The five alternatives presented were: **1.)** Access through Forest Lawn Cemetery by extending 9th St., NW to 11th Ave., NW. That would include two sub-elements for connection to the neighborhood; **2.)** 12th St./13th St. connection that would require limited analysis to estimate crossing the Northwest Tributary of Parker's Mill Branch; **3.)** 8th Ave., NW Extension to Azalea Park which would require limited analysis to estimate the crossing of Parker's Mill Branch; **4.)** Raise 6th Ave., NW profile (approximately 2.7 feet), maintaining access up to the 100-year event, with culvert work improvements that would meet the minimum recommended GDOT standards; and **5.)** 10th St., NW connection across Parker's Mill Branch Tributary. Mr. King presented both summary and detailed information on design criteria, along with a summary matrix and cost estimates for each alternative. In summarizing the recommendations, he noted that Alternatives 2, 3, and 5 were not recommended due to higher construction costs and those would also require significant time and effort in the permitting process due to impacts to wetlands. He added that Alternatives 1 and 4 would present the least cost/least environmental impact solution and would require little, if any, right-of-way, easement, or right-of-entry requirements. The raising of 6th Ave., NW (Alternative 4) would be a part of the overall storm water master plan regardless of which option was chosen. The least costly alternative, *including* storm water improvements, would be Alternative 1, and the least costly, *excluding* storm water improvements, would be Alternative 4. Should the Council move forward with funding storm water improvements for the 6th Ave. cross drain, the increase in cost to provide access for floods up to the 100-year flood would be the lowest of the five alternatives. Council Members discussed the various options, with some expressing concern that the installation of additional pipe at 6th Ave., NW would only allow water to flow more quickly to the railroad which acted as a dam backing up water and causing flooding. It was noted that the drainpipes under the railroad were in need of repair. How the areas downstream would be affected was also a concern. It was also noted that some property would need to be acquired with some of the alternatives; and also that some lots prone to flooding, where housing should have never been allowed, would probably need to be acquired. Facets of the long-term master plan were also discussed, with Mr. King advising that a

draft of the plan should be ready next month. After discussion, motion was made by Councilman Thornton to choose Option 1 to be done first, motion seconded by Councilman Cloud, with more discussion following. Voting in favor of the motion were Council Members Cloud and Thornton. Motion failed, with Council Members Douglas, Gilliard, and Gwaltney voting against the motion. Council Members Cloud and Thornton voiced their frustrations with the ongoing road issue, with City Manager Addleton noting his understanding and reminding the Council that progress was being made to address the situation, as this was the first time an engineering study of storm water drainage issues had been initiated. Mayor VanLandingham noted his concerns with flooding in all areas of the City and encouraged Council Members to look at the street access as a short-term project and alleviating flooding of the neighborhood as part of the long-term plan. It was suggested to begin looking at the design work on Alternatives 1 and 4 to get a head start and to make a decision after considering the master plan in January. Mayor VanLandingham polled Council Members to learn if that was agreeable, with all responding affirmatively except Councilman Cloud who opposed any further delay.

SPECIAL EVENTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

Participant Services Contract between Electric Cities of Georgia, Inc. and the City of Cairo. City Manager Addleton advised that the contract was for the spinoff of Distribution Business and Marketing Services Units from MEAG and was presented for contract comments and service selection based on history and use factors, with the contract to be voted on in January. After discussion, motion was made by Councilman Douglas to accept the spinoff of Distribution Business and Marketing Services Units. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

Voluntary Deposits into the Municipal Competitive Trust for the Year 2009 (Annual Amount-\$1,305,568). City Manager Addleton recommended: 1.) retaining a portion of funds in the New Generation Trust Account to hedge against any cost overruns related to the Vogtle expansion, and 2.) retaining a portion in the Flexible Operating Account to be specifically allocated to debt reduction (2004 Bond Issue balance and 2006 Industrial Park Expansion) and/or to future infrastructure needs (electric distribution upgrade, elevated water tank, new police station, waste water treatment plant capacity, new landfill or transfer station, or economic development). Councilman Cloud made motion to allocate one-half million dollars to Electric construction only and the balance in the Flexible Operating Account. Motion was seconded by Councilman Thornton, with Councilman Douglas stating that he would rather use a percentage such as 50% rather than a dollar amount. Motion failed, with Council Members Cloud and Thornton voting in favor of the motion and Council Members Douglas, Gilliard, and Gwaltney voting against. Council Members noted that if the money was spent, there would not be much reserve funding left. It was suggested that it should initially go into the New Generation Account. Another suggestion was to put 50% into the New Generation Trust Account and the other 50% in the Flexible Operating Account for Industrial Park expansion. It was noted that the selection could be adjusted annually. After discussion, motion was made by Councilman Douglas to deposit 50% into the New Generation Funding Account and 50% into the Flexible Operating Account. Motion was seconded by Councilman Gwaltney and passed with Council Members Douglas, Gilliard, and Gwaltney voting in favor of the motion; Councilman Thornton voting against; and Councilman Cloud abstaining. (It was later learned

on 12/16/08 that this action should not have been taken until the January 12, 2009 meeting and will be discussed at that time).

Introduction of Ordinance to Create an Identity Theft Prevention Program to Comply with Federal Regulations. Attorney Lehman explained that the ordinance was promoted by the Georgia Municipal Association. (Ordinance was introduced and would be modified to have an effective date of January 31, 2009 and be considered for adoption at the January 12, 2009 meeting).

Introduction of Ordinance to Amend Occupation Taxes and Regulations to Establish Due Compensation Applicable to any Telegraph or Telephone Company. (Ordinance was introduced and to be considered for adoption at the January 12, 2009 meeting).

Changes to Personnel Policy. Human Resources Director Meades reviewed with Council a list of requested changes and clarifications to the City Personnel Policy (list to be made a part of these minutes). Council discussed the funeral leave and questioned the change to add “aunt and uncle” to the immediate family list in regard to the use of funeral leave. Attorney Lehman felt the addition would destroy the definition of “immediate” family members. Regarding the “impartial attorney” to be used as a hearing officer, Attorney Lehman recommended using someone from outside the community, possibly a city/county attorney or retired judge. He also commented that some employers gave the employee the option to have the hearing recorded at his/her own expense. After discussion, motion was made by Councilman Douglas to make the requested changes to the policy with the exception of the “aunt and uncle” wording. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members.

Finance Report for the Month of October, 2008. 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.

Rescheduling of Regular Council Meeting from Monday, January 26, 2009 to Thursday, January 29, 2009 (due to a conflict with the Mayor’s Day Conference). Motion was made by Councilman Gwaltney to approve the rescheduling. Motion was seconded by Councilman Gilliard and passed unanimously by all Council Members.

REPORTS:

a.) Code Enforcement – YTD – 2007 to 2008

b.) Cairo Fire Department – November 2008. Council reviewed, questioning the response to EMS medical assist calls, with Councilman Cloud requesting to know what shift was on duty on those dates.

CITY MANAGER’S REPORT:

City Manager Addleton reported that a new form had been installed on the website for use by citizens in reporting various problems. He also added that 131 phones had been installed, with installations already booked thru December 31st.

OTHER BUSINESS:

Revolving Loan Application (\$150,000 at 3% for 10 years) - Grady County Joint Development Authority – United Structures (to add office space). It was noted that the total project cost would be \$500,000. Council reviewed, with Councilman Douglas noting that the application listed 50 jobs to be created, with the supplemental form showing 20 jobs. Mayor VanLandingham advised that 50 was the long-term number. Attorney Lehman advised that the State was informing cities to use their funds or they would be lost. After discussion, motion was made by Councilman Douglas to approve the loan. Motion was seconded by Councilman Gilliard and passed unanimously by all Council Members.

REPORTS FROM MAYOR & COUNCIL:

Councilman Thornton reported that the sewer pipe at 524 M. L. King (Ms. Bowden) needed to be opened. He also reported a water leak at Hunter/3rd Ave., SW.

Councilman Gwaltney asked for an update on the Buchanan Street Project, with City Manager Addleton responding that the head walls were completed. The wing walls were to be poured during the week, and riprap would be added next week.

Councilman Gilliard reported a drainage problem at the parking lot at Holder Park. He also advised that there was a bad hole at the flea market on North Broad St, with City Manager Addleton reporting that the drain was in the wrong place, and that the State had been contacted.

Councilman Douglas commented that the painted sign and landscaping at the cemetery on Highway 84 East looked good. He also advised that the extension deadline for questions on the annual audit would be January 5th.

Mayor VanLandingham presented a list of committee appointments as follows: Audit/Finance – Jimmy Douglas and Ernest Cloud; Personnel – Bobby Gwaltney; and CNS – Kermit Gilliard and Lannis Thornton. He also requested that a letter of thanks be sent to Monrovia for trees/plants that had been donated for various landscaping projects, noting that a permanent position needed to be added to maintain landscaping on a regular basis.

EXECUTIVE SESSION: None

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

APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

CAROLYN B. LEE

CITY CLERK