

## REGULAR MEETING – CAIRO MAYOR & COUNCIL – APRIL 23, 2012

The April 23, 2012 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 James H. Douglas, Council Members Ernest W. Cloud, Jr., Kermit V. Gilliard, Jr., and Robert L. Gwaltney. Councilman Lannis Thornton was out of town and unable to attend the meeting. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, and City Clerk Carolyn B. Lee. Cairo Messenger Editor, Randy Wind, was also in attendance.

**INVOCATION:** The Invocation was given by Councilman Gwaltney.

### **APPROVAL OF MINUTES:**

**Regular Meeting – April 9, 2012.** Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Douglas, and unanimously approved by all Council Members present.

**DELEGATIONS:** None

**SPECIAL EVENTS:** None

**OLD BUSINESS:** None

### **NEW BUSINESS:**

**Award of Bid for Construction of New Community Services Building.** Seven bids were received: **1.)** Deep South Builders - \$149,200; **2.)** CGM, Inc. - \$179,666; **3.)** Eric Cannell Construction, Inc. - \$136,800; **4.)** Allerbest Development, Inc. – \$151,709; **5.)** GFA - \$147,441; **6.)** Taylor Construction - \$136,707; and **7.)** E. J. Hooper - \$151,280. Community Services Director Pat Mitchell had recommended awarding the bid to the lowest bidder, Taylor Construction. City Manager Addleton had checked references for the company and had learned that they did good work, but their timeliness might need to be managed closely; and he suggested that a payment bond be required. Councilman Cloud stated that he thought City crews were to do a portion of the work. City Manager Addleton responded that there were a lot of projects going on currently, and he had also wanted to learn what the turn-key cost would be and believed the bid to be a good price. Councilman Douglas stated his concern with the price differentials in bid amounts and also suggested looking at a payment or performance bond or an increase in the retainage amount, or both. City Manager Addleton noted that both the Taylor and GFA bids were more comprehensive; and that \$105,000 had been budgeted in the current fiscal year, and the balance, along with the non-required options, would be budgeted in FY 2013. He added that the additional requirements discussed were not a part of the bid specifications. After discussion, motion was made by Councilman Douglas to approve award of the low bid to Taylor Construction in the amount of \$136,707.00, as well as the cost of a performance or payment bond; or if that could not be obtained, to increase the retainage amount, with the details to be worked out by City Manager Addleton and City Attorney Lehman. Motion was seconded by Councilman Gwaltney and passed unanimously by all Council Members present.

### **Request from Police Department for Purchase of Two Budgeted Patrol Vehicles.**

Quotes were received from three dealers for a 2012 Dodge Charger and a 2012 Dodge 1500 Truck: **1.)** Akins Dodge of Winder, Ga. – Charger - \$22,497.81 and Truck - \$20,406.00; **2.)** Carl Gregory of Columbus, Ga. – Charger - \$22,794.00 and Truck – No price provided; and **3.)** Stallings Motors of Cairo – Charger - \$22,995.00 and Truck - \$20,400.00. Police Chief Keith

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Sandefur had recommended purchasing both vehicles from the local dealership, Stallings Motors. He also recommended adding the anti-slip differential option to the truck at an added cost of \$300.00. City Manager Addleton advised that the old truck would be transferred to the Fire Department. After discussion, Councilman Douglas made motion to approve the purchase of the vehicles from Stallings Motors. Councilman Cloud seconded the motion and requested that the motion be amended to include the purchase of the anti-slip differential. Councilman Douglas agreed, and the motion passed unanimously by all Council Members present.

**Re-Scheduling of Regular Council Meeting from May 28<sup>th</sup> (Memorial Day) to Tuesday, May 29, 2012.** After review, motion was made by Councilman Cloud to reschedule the meeting to May 29<sup>th</sup>, seconded by Councilman Gilliard, and unanimously approved by all Council Members present.

### OTHER BUSINESS:

#### Reports:

**Finance Report for Month of March 2012.** Councilman Douglas advised that the report had been examined by the Finance Committee, and there was concern over revenue shortages, especially in insurance premium tax and fines/forfeitures which would precipitate the need to cut back on expenses. Motion to approve the report was made by Councilman Douglas, seconded by Councilman Cloud, and unanimously approved by all Council Members present.

#### City Manager's Report:

1.) Reported on the compliance inspection performed at the Wastewater Treatment Plant on February 15th, explaining the deficiencies that were found. A letter dated March 19<sup>th</sup> was received noting the deficiencies, along with a requirement to send a response within two weeks. Most deficiencies involved housekeeping issues such as forms, updating operations manual, documentation for certification for lab, concrete flume, and other minor items. City Manager Addleton, Public Works Director Raymond Stokes, and Plant Operator Vickie Walden attended a meeting in Atlanta on April 12<sup>th</sup> with EPD to discuss inflow and infiltration (I&I) issues. EPD was concerned with spills that occurred when the alarm system malfunctioned. City Manager Addleton noted the deficiencies were being corrected, and over one-third of the City's system had been smoke-tested; and he was pleased with the efforts on reducing the I&I problems. An update was to be provided in June.

2.) The Joint Development Authority (JDA) had contracted with a company through a Brownfield Grant to do a study for re-development prospects for the LAS site.

3.) The Department of Labor had begun to move into their new building.

4.) Pavers were going in at Davis Park, to be followed by irrigation and planting, and the park would be ready for the Car Rally.

5.) Looked at a sign to be located at the cemeteries on Highway 84 at a cost of \$3,000 to be paid out of the cemetery fund account. Council discussed locating the sign at an angle to Highway 84 at 20<sup>th</sup> St., and Councilman Cloud suggested that an identical sign also be located at the 19<sup>th</sup> St. entrance. After discussion, motion was made by Councilman Cloud to install the two signs at the cemetery, seconded by Councilman Gilliard, and unanimously approved by all Council Members present. Mayor VanLandingham noted that the cemeteries had recently been sprayed for weeds.

6.) Reported on a conference call with Robert & Company regarding the design for the downtown streetscape. Council discussed pros and cons of taking over Broad Street from the DOT. If the City took ownership, it would extend from Highway 84 to Highway 111 and would include traffic lights as well as maintenance. It would allow for a much better streetscape that

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could reduce the number of lanes and calm traffic as well as prohibit big truck traffic. City Manager Addleton noted that regulations for requests to close the street for events would need to be put in place. Council Members suggested communicating with the DOT to see if they would offer some benefit to the City for taking over the street. They also asked if Robert & Company could provide a drawing, with City Manager Addleton advising that Wood & Partners had prepared a conceptual design plan.

7.) GMA Listening Sessions to be held in three cities, with City Officials deciding to attend the session in Pelham on Tuesday May 1<sup>st</sup>.

8.) A county-wide emergency exercise was scheduled to be held at 9:00 a.m. on Friday, May 27<sup>th</sup>, at the Higdon Building on Wight Road.

**Reports from Mayor & Council.**

1.) Council Members Douglas and Cloud reported on GMA leadership training they had received recently in Valdosta. Both indicated that the training would be beneficial to City supervisors.

**EXECUTIVE SESSION:** None

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

**APPROVED:**

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**RICHARD VANLANDINGHAM  
MAYOR**

**ATTEST:**

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**CAROLYN B. LEE  
CITY CLERK**