

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JULY 22, 2013

The July 22, 2013 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 Ernest W. Cloud, Jr., Council Members James H. Douglas, Robert L. Gwaltney, and Lannis Thornton. Councilman Kermit V. Gilliard, Jr. was not present. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn Lee, Building Official Brian Hayes, and Public Works Director Raymond Stokes. Cairo Messenger Editor Randy Wind was also in attendance.

INVOCATION: The Invocation was given by City Manager Addleton.

APPROVAL OF MINUTES:

Regular Council Meeting – July 8, 2013. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and passed unanimously by all Council Members present.

DELEGATIONS:

SPECIAL EVENTS:

OLD BUSINESS:

NEW BUSINESS:

Award of Bid/Notice of Award for 11th Avenue, NW Street & Drainage Improvements – LMIG – W&A Project No. W0301-049-01 (Curb, Gutter, Widening, and Resurfacing from 12th Ave., NW to Highway 84). Five bids were opened on July 9, 2013 as follows: **1.)** HTS Construction, Inc. - \$361,473.21; **2.)** CMI, Inc. - \$369,399.90; **3.)** The Scruggs Co. - \$406,675.69; **4.)** Oxford Construction Co. - \$416,754.35; and **5.)** Peavy & Son Construction Co., Inc. - \$460,806.05. Engineer Stacy Watkins recommended that the bid be awarded to the low bidder, HTS Construction. Due to the lowest bid being over the budgeted amount as well as the current balance of SPLOST 2008 funds, City Manager Addleton offered two options: **1.)** The more costly option would be to break the project up into two phases with the first phase from 12th Ave, NW to 4th St., NW and the second phase from 4th St., NW to Highway 84; or **2.)** To do the whole project by borrowing from the Municipal Competitive Trust Fund and paying it back when the SPLOST funds came in. After discussion, motion was made by Councilman Douglas and seconded by Councilman Cloud to award the bid for the whole project to the low bidder, HTS Construction, in the amount of \$361,473.21 and to draw \$200,000 from the Municipal Competitive Trust which would be repaid with SPLOST funds. Motion passed unanimously by all Council Members present.

GDOT FY 2014 Local Maintenance & Improvement Grant (LMIG) Application: City Manager Addleton reported that the grant amount for next year would be \$110,314.31, with a 30% match by the City. He recommended completing the 20th St., NE Project which would include a much-needed resurfacing from Eastside School to Highway 188. The estimated construction cost was \$196,760.75, and he recommended submitting a total cost of \$225,000 which would also cover engineering and contingency costs. After discussion, motion to make application was made by Councilman Cloud, seconded by Councilman Douglas, and passed unanimously by all Council Members present.

OTHER BUSINESS:

Reports:

1.) Public Works Director Raymond Stokes – Water Loss Report (Pumped vs. Sold).

Mr. Stokes gave an informative report comparing water losses for 2011 at 25-30%, 2012 at 12.46% after improvement initiatives, and for the first six months of 2013 at 19.78%. The goal was still to reduce the loss to an average of 10%. He shared methods that had been implemented to help reduce the loss as follows:

- Testing top ten users annually
- Repairing leaks on a timely basis
- Changing out high usage meters
- Changing out water mains that were leaking due to age
- Continuing storm drain surveys to locate underground leaks
- Improving estimate for unaccounted-for water which included Fire Department use and locating any unmetered water services.

He also gave statistics on replaced and repaired meters and mains, valves raised, locates requested, water meters re-read due to high bill complaints, and abandoned galvanized mains. A comparison was presented between May of 2012 and 2013 showing the usage and dollar sales which were down in 2013 for all users, but up for the top 20 users.

2.) Building Official Brian Hayes – Permits and Inspections Report.

Mr. Hayes presented comparison reports for years 2004 thru the current time listing the number of building permits, inspections, blight cases, demolition permits, nuisance abatement cases, utility inspections, and license inspections, as well as information on planning/zoning and mapping. Counts for the first half of 2013 surpassed, and in most cases doubled, those for the whole year of 2012. He explained the nuisance abatement process, procedures for notifications to property owners, and timelines involved in carrying out the ordinance requirements; adding that locating the property owners was sometimes very difficult which resulted in a longer process. Also presented were the items checked during utility cut-on inspections that had reduced the number of household fires, especially with rental properties and mobile homes. The benefits of the advanced mapping system being used were also described.

Councilman Cloud presented a list of 32 lots that needed to be cleaned, many of which had originally had buildings on them that had since been demolished, but whose owners had allowed them to become overgrown. Council Members discussed the need to look at the ordinance to see if there was a way to speed up the process for requiring high weeds and grass to be cut and requested Attorney Lehman to look into the matter.

3.) City Manager's Report:

- The contractor was back at the Teresa Edwards project to finish the punch list.
- The generator had been installed at the MacIvor water plant.
- The 7th Ave. lift station was up and running, with the old system to be cut off in a couple of weeks.
- Announced the recent marriage engagement of Admin. Asst. Judith Pinon who would be moving to Florida at the end of August or early September.

4.) Reports from Mayor & Council:

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- Councilman Cloud presented a list of eight properties, some of which were city-owned, that needed to be mowed.
- He also requested and made motion to make the intersection of Teresa Edwards and Adams Ave., SW a three-way stop in order to slow down traffic. Motion was seconded by Councilman Thornton and passed unanimously by all Council Members present. Attorney Lehman was requested to prepare an ordinance for adoption.
- Councilman Douglas expressed concern that the 377-1722 number was the only one listed in the phone book and suggested finding a way to get the after-hours number out to the public. Council Members discussed the issue, and the suggestion was made to mail out refrigerator magnets with the information printed on them and also to see how EMC handled after-hours calls.

EXECUTIVE SESSION: None

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

APPROVED:

ATTEST:

RICHARD VANLANDINGHAM
MAYOR

CAROLYN B. LEE
CITY CLERK