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Special Meeting of May 25, 2011
6:30 P.M.

The Board of Mayor and Aldermen of the City of Waveland, Mississippi, met in special session at the Waveland Civic Center located at 335 Coleman Avenue on May 25, 2011 at 6:30 p.m., to take action on the following matters of city business.

Present at the meeting were Mayor Garcia and Aldermen Stahler, Geoffrey, and Lafontaine

Also present at the meeting were City Clerk Lisa Planchard and City Attorney Gary Yarborough

Absent from the meeting was Alderman Mark Kidd who was on vacation.

MAYOR'S COMMENTS

Mayor Garcia explained the reason for the Special Meeting. He stated that on Friday May 20th, Ms. Michele Moore of Jimmy Gouras Urban Planning Consultants sent an e-mail asking to have a Resolution passed for the Jeff Davis and Gulfside Projects, noting Mrs. Moore's problem with meeting the advertising deadline for the Public Hearing Notice.

The Mayor said since then, there had been some discussion related to Grinder Pumps, and this would be the first item on the agenda.

GRINDER PUMPS

Re: Discussion of possible solution for 56 Waveland Citizens still on Grinder Pumps

The Mayor said that he spoke with Dwight Haskell, and asked him for numbers of grinder pumps that are still in the City of Waveland by street. There are total of 56 of them. Mayor Garcia said that he penciled in the information of costs on the bottom of the lists submitted to the Aldermen; approximately \$1,165.00 per unit to replace the pump (not including labor). The City would need to find grants to transfer those pumps into the City's care. There is a gentleman here tonight that has had to replace his pump three times. Mayor Garcia said often times our citizens do not have the resources to keep up with these repairs, which has them at bank borrowing money to replace the pumps. This is an unnecessary burden on these 56 citizens of Waveland and there needs to be some further discussion on this to relieve these citizens of this burden and afford them the same service that other citizens receive, being tied into city sewer. At this time, Mayor Garcia asked the gentleman to come forward. Mr. James Favre of 1100 Margie Street said that he was present to plead his case to Waveland. He said 2 years prior to Hurricane Katrina, the costs to replace his pump was around \$1,400.00. When Katrina hit the costs to replace it was \$2,000.00; 2 years later the floats went out costing Mr. Favre \$400.00 and then some time after that, the motor went out causing another replacement cost. Mr. Favre said that he currently pays sewerage fees and has spoken with a plumber and cannot understand why he is not on the City of Waveland systems. He said that he is looking for help maintaining this system. He has asked for papers that perhaps could be signed that would not hold the City liable for entrance on to his property to maintain the grinder pump. He said that given the current economy, it is a struggle to have to call out electricians each time to handle the grinder pump problems when they occur. Mayor Garcia said that he understood that the County maintains the grinder pumps in the County area. Mr. Favre said that he asked the County if there would be some assistance that they could provide to the City for the maintenance of the grinders pumps. He said his neighbor had to go out and make a loan to replace her pumps. Mr. Favre said that when his went out before the storm, he had to collect and dump his raw sewerage at Buccaneer Park, because he did not have the money to repair the grinder pump at that time. He said there are some people that just allow the raw sewerage to leak onto their property because they do not have the money for repairs. Alderman Lafontaine asked about the grinder pumps that were removed from the west side of Waveland Avenue. Recovery Manager Brent Anderson said, "they took them". Mayor Garcia asked who took them. Mr. Anderson said the company. Public Works Supervisor, Dwight Haskell said, they were just little 110's, and they were temporary. Alderman Lafontaine said he is talking about all of those houses. Mr. Anderson said the homeowners basically gave them to S.H.

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Anthony Co., because the City did not own them. For example, Mark (Alderman Kidd) chose to keep his. The rest of them were still full of rainwater and needed to be pumped out. Alderman Lafontaine asked if we could somehow get them back and store those to assist the homeowners with that part of the repair until next year, when the City can get more grants to get all of these people off the grinder pumps. Mr. Anderson said we can ask S.H. Anthony, but they technically belong to the contractor now. It has been a period of time and did not know if they were still here. Mr. Anderson said he would ask the contractor tomorrow (Thursday, May 26, 2011). He said that he has a grinder pump and has to spend the thousands of dollars and understands what the gentleman that spoke is going through. From a City standpoint, not knowing what the budget is, it will cost 10 to 15 thousand dollars per household to remove them. He did not know if it would be feasible for the City to do this. Mayor Garcia asked if it was put in by disconnect. Mr. Anderson said no, it is hard wired by switch panel to the house. Alderman Lafontaine asked if the breaker and fuse is located outside where one could disconnect it from the power supply. Mr. Anderson said there has to be a licensed electrician. Mr. Anderson said when his goes out, personally, he calls Aaron Wilkensen (electrician) who pulls the permit and fixes his grinder pump. Now, maybe the City could hire an outside service until the City has a grant to assist with this. This may take the city out of the liability in doing work on someone's private property. He would defer the legal questions to the City Attorney. Alderman Lafontaine asked about his neighbor's house and whether it would be cheaper for that individual to run the pipe from his house to the grinder pump. In Jamie's case (James Favre), someone told him that the pipe would be big enough to tie into. He said that it would not be cheaper to run 30 feet of pipe to tie into. Mr. Anderson said, "I know it is". Alderman Lafontaine asked if we could find out about that pipe, see what size it is, and see how many houses can be tied into this. Mr. Anderson said he could not say right now. He believes there is a line all the way up to Noonan, which may be a couple of hundred of feet from Mr. Favre's house. The biggest thing is find a Utility Grant. Anderson said another solution would be to hire an outside service, which would pull the City out of the liability issue. Again, I direct the liability issues toward City Attorney, Gary Yarborough. Alderman Lafontaine asked about the wastewater plant, if there can be grants through them. Mayor Garcia addressed Ms. Michele Moore and Ms. Olie Elfer about the possibility of obtaining some grants to get the City off the grinder's pumps. Mrs. Moore said she would look at CDBG. City Attorney, Gary Yarborough asked about the amount of money that it would cost the City to tie someone from about 150' into the sewer system. Mr. Anderson said it would be about what it would cost the citizen to pay for a motor. He said again, running into who would do the work and the guidelines that have to be followed. The city employees could get out there and run the pipe if necessary. This would take some investigation. Alderman Lafontaine asked which ones are on Dicks Street. Mr. Haskell said they are toward the end of Waveland Avenue. Alderman Lafontaine asked if this was coming from Waveland Avenue east, and how far down does it go? Mr. Haskell said it goes about middle way. Alderman Geoffrey said he had looked at the ones in his area and most of them would not be more than 150 feet to tie in. Mr. Haskell said most of them are in the one area, Noonan, Rose Street, Zimmerman Lane. Alderman Lafontaine there should be a pipe on Margie Street that can carry to Noonan. Mr. Anderson said it may not be a very intense project, but would be expensive. There was a small project on Gex Street that cost \$80,000.00. That only tied in 4 houses. Alderman Stahler asked if there was also a fire hydrant on Gex Street that was a part of that project. Mr. Anderson said that was actually taking people off of septic and not grinders. Alderman Lafontaine asked how many people it affected. Mr. Anderson said, it was only 300 or 400 feet. Mayor Garcia recommends the City speak with the County to see how this would be handled in the best way. Mr. Anderson said the County puts theirs on the right-of-way, they maintain theirs. Mayor Garcia, "But there are a lot that are not in the right of way". Mr. Anderson said, "90% are on grinder pumps, cause I installed a bunch of em", um, so I mean I know, what, see, I do the same thing in Bayside Park. Mayor Garcia asked "when did you do that"? Mr. Anderson: "when did I install them for em"? Uh, 3 years ago", Mayor Garcia said, oh after the storm. Mr. Anderson said uh huh. He said he knows there are some options. Mayor Garcia said he does not want to close the discussion on this. Mr. Anderson said he cannot do anymore until he does his own investigation on this. It has been many months since those (west side of Waveland Avenue grinder pumps) have been removed. Mayor Garcia asked if Mr. Anderson would get back with the Board on this. Mr. Anderson asked Alderman Lafontaine to get back with him on this for further direction. Mr.

Anderson said, "It would probably cost more than a million dollars to handle this project. Look at what the City is spending on Gulfside or Jeff Davis". He said, "Like Michele said, there are more than CDBG Grants available. Maybe there can be a temporary fix for it". Mayor Garcia asked City Attorney Gary Yarborough if the City could protect our end, or does the City need to push these issues to another meeting. Mr. Yarborough said he could have the information in a few weeks; this would also need to go into the budget discussions. Alderman Lafontaine asked about whether there is a way the Utility Authority can help the city. Alderman Stahler said they get grants and do new projects, but did not think they go into a specific City. Mr. Yarborough said they still have the annexed area. Mayor Garcia said, "Yes the City still has the water because of the City's water certification and the County still maintains the sewer". This gives the City 2 weeks to research the issue. Alderman Geoffrey asked if we were trying to review this on the first meeting of June or the second. Mayor Garcia said that he will not be at the first meeting and asked for the discussion to be at the second meeting. Alderman Geoffrey agreed. If there is no further discussion, Mayor Garcia said the board would proceed with the agenda. **(EXHIBIT A)**

BUDGET MODIFICATIONS/CIVIC CENTER/LIBRARY/FIRE STATION/COLEMAN AVENUE STREET IMPROVEMENTS PROJECT/CENTRAL FIRE STATION/SANITARY SEWER SYSTEM IMPROVEMENTS WEST

Alderman Stahler moved, seconded by Alderman Geoffrey on the Minutes the following CDBG Project Budget Modifications (items a-c): **(EXHIBIT B)**

- a. #R-109-379-01-KCR No. 6, Civic Center, Library, Fire Station, Coleman Avenue Street Improvements Project.
- b. #R-118-379-01-HCCR No. 2 for the Central Fire Station.
- c. #R-118-379-03-HCCR No. 3 for the HCLTR Sanitary Sewer System Improvements West.

Alderman Lafontaine asked if this (c) was increased by \$58,000.00. Mayor Garcia said one item was decreased and the other increased, it does balance it out. Mr. Yarborough addressed Mrs. Moore saying that he could not tell, and asked about the reduction in amounts as written on the Budget Modifications. Mrs. Moore explained the method and the funds for which the money was moved. Mr. Yarborough asked about the modification on 'a'. Mrs. Moore said in the beginning MDA had overpaid on the Civic Center project. Currently the money will pay Lane Construction so the P.W. can be closed out. Mr. Yarborough said on the Sanitary Sewer the 'a' needs to be decreased to \$396,945.00 or is that \$396,945 plus the the \$58,000.00. Mrs. Moore said no, it is \$396,945.00. Alderman Lafontaine asked how the situation worked, in looking at the Budget Modification, with the totals submitted. Mrs. Moore explained how she observed the funds, realized the overages and shortages, and moved the funds as necessary. Mr. Yarborough asked if there had been an accountability for the training ground and drafting pit (at the Central Fire Station). Mayor Garcia said that he just spoke with Mrs. Moore about this and they are in the preparation of bid process for that. Mrs. Moore said she is waiting for a cost estimate and information from MDA. Mr. Yarborough asked if there were funds to do both. Mrs. Moore said yes, she was waiting on a cost estimate, but it was not ready to be bid. Mayor Garcia asked, "Isn't there supposed to be about \$3,000,000.00 for that". Mrs. Moore said that she did not have an exact amount. Mayor Garcia asked if was possible to get it like the SAPs so that there will not be work going on and to get it bid so they could get the jobs going simultaneously with each other. Mr. Anderson said that it might be better for the city for the City to put the funds to better use. Mayor Garcia said it will not cover it all. Mr. Anderson said the building is being built by FEMA funds. Mayor Garcia said it is not the training grounds; he did not think CDBG would cover all of the costs of this. Mr. Anderson said they are asking for a Change Order to fund the drafting pit. Mayor Garcia said he could stop the conversation right there, as Lacey (Pittman) was not comfortable doing a change order on this. City Attorney Yarborough agreed saying, "Lacey said she was not comfortable on this". Mr. Anderson said he did not know this, but the City will have to go out for Engineering services for design. FEMA said they would give the metal building (currently housing fire trucks on Coleman Avenue) to the City.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Lafontaine

Voting Nay: None

Absent: Kidd

RESOLUTIONS/CDBG/JEFF DAVIS/GULFSIDE STREET

Re: Resolution authorizing preparation and submittal application for CDBG and authorize publication of necessary notices

Alderman Geoffrey moved, seconded by Alderman Lafontaine to approve a Resolution authorizing the preparation and submittal of the Jeff Davis and Gulfside Street application(s) for Community Revitalization Projects under the Katrina Supplemental Community Development Block Grant Program; authorizing publication of necessary notices; authorizing publication of public hearing and environmental notices; and for related purposes. **(EXHIBIT C)**

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Lafontaine

Voting Nay: None

Absent: Kidd

RESOLUTIONS/JEFF DAVIS AVENUE CONNECTOR SEWER SYSTEM IMPROVEMENTS PROJECT/CDBG/CORPS OF ENGINEERS

Re: Matching Funds Resolution with City providing matching funds with Department of Army Corp of Engineers and CDBG

Alderman Stahler moved, seconded by Alderman Lafontaine to approve the Matching Funds Resolution for the Jeff Davis Avenue Connector Sewer System Improvements Project. The City will provide matching funds from a grant issued by the Department of the Army Corps of Engineers in the amount of \$822,902.00 and local funds (City of Waveland) in the amount of \$24,301.00 to be used in conjunction with the State's Community Development Block Grant Program. **(EXHIBIT D)**

During discussion, Mrs. Moore explained that CDBG would only pay \$250,000.00, with the U.S. Army Corp of Engineer's providing \$822,902.00 and making a portion for the City of Waveland. On the West Jeff Project, the City will put in \$2,019.00, CDBG \$250,000.00 and the Corps of Engineers would be \$756,058.00. Mr. Yarborough asked if the total amount the City would be paying is \$26,320.00. Mrs. Moore said the total amount CDBG would pay is \$1,000,000.00. Mayor Garcia said that he had been told on several occasions that there was a million dollar cap. Mr. Yarborough asked if this would be a reimbursement type issue, or does the Corps of Engineers put out the money. Mrs. Moore said she does not do Corps money and could not say, however CDBG would work as it has before. Mr. Yarborough asked if the \$26,000.00+ has to be paid this fiscal year or after September. Mrs. Moore said probably. Alderman Lafontaine asked if we came in under bid, would the City have to match the money? City Clerk Planchard said that she remembers Bruce (Newton of Digital Engineering) saying if the City did come in less than the City would have to pay that much less in match money. Mayor Garcia said, "Shane (Alderman Lafontaine) this has been "on the plate" since they had been elected". Alderman Lafontaine asked if this was bid out and it reaches the cap, because of the many Change Orders being presented before the Board, and the City is out of money. Alderman Stahler said they could reject the change order. Alderman Lafontaine asked about the possibility of the contractor hitting something under the ground that they are not aware of and that is what is scary about having this cap; saying it has happened many times. Mayor Garcia said that he had asked Mr. Bruce Newton about the possibility of this problem. He said that Mr. Newton expressed concern for Jeff Davis because the

underground infrastructure is like “spaghetti”. The Mayor said that he asked those questions and the Engineer’s do not expect the problem, because they know it is a fixed dollar project. Mr. Anderson said there are many variables due to the price of oil, etc. Mr. George McCann asked if the infrastructure work will be done on the side streets off Jeff Davis? Mr. Anderson said no, but he had spoken with Gene at the City of Pass Christian and they have received funding and are currently getting all sewer lines replaced on streets, if those streets had 4 ft. of water in Katrina. Anderson noted that only a few streets in Waveland still have terra cotta pipe. Mayor Garcia asked if the City could get with FEMA to do the side roads streets. Mr. Anderson said that he met with the Corps of Engineers and will try again to see if the City could make this addition to the Sewer project.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Lafontaine

Voting Nay: None

Absent: Kidd

**RESOLUTION/WEST JEFF DAVIS AVENUE SEWER SYSTEM IMPROVEMENTS PROJECTS/CDBG/CORPS OF ENGINEERS
Re: Matching Funds Resolution with City providing matching funds with Department of Army Corp of Engineers and CDBG**

Alderman Stahler moved, seconded by Alderman Geoffrey to approve the Matching Funds Resolution for the West Jeff Davis Avenue Sewer System Improvements Project. The City will provide matching funds from a grant issued by the Department of the Army Corp of Engineers in the amount of \$756,058.00 and local funds in the amount of \$2,019.00 to be used in conjunction with the State’s Community Development Block Grant Program.

(EXHIBIT E)

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Lafontaine

Voting Nay: None

Absent: Kidd

**RESOLUTION/EAST JEFF DAVIS AVENUE SEWER SYSTEM IMPROVEMENTS PROJECT/CORPS OF ENGINEERS/CDBG
Re: Matching Funds Resolution with City providing matching funds with Department of Army Corp of Engineers and CDBG**

Alderman Lafontaine moved, seconded by Alderman Geoffrey to approve the Matching Funds Resolution for the East Jeff Davis Avenue Sewer System Improvements Project. The City will provide matching funds from a grant issued by the Department of the Army Corp of Engineers in the amount of \$619,535.00 to be used in conjunction with the State’s Community Development Block Grant Program. **(EXHIBIT F)**

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Lafontaine

Voting Nay: None

Absent: Kidd

RESOLUTION/GULFSIDE STREET SEWER SYSTEM IMPROVEMENTS PROJECT/CORPS OF ENGINEERS/CDBG

Re: Re: Matching Funds Resolution with City providing matching funds with Department of Army Corp of Engineers and CDBG

Alderman Geoffrey moved, seconded by Alderman Stahler to approve the Matching Funds Resolution for the Gulfside Street Sewer System Improvements Project. The City will provide matching funds from a grant issued by the Department of the Army Corp of Engineers in the amount of \$586,546.00 to be used in conjunction with the State's Community Development Block Grant Program. **(EXHIBIT G)**

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Lafontaine

Voting Nay: None

Absent: Kidd

ADJOURN

Re: Adjourn at 7:25 p.m.

Alderman Stahler moved, seconded by Alderman Geoffrey to adjourn the meeting at 7:25 p.m.

A vote was called for with the following results:

Voting Yea: Stahler, Geoffrey, and Lafontaine

Voting Nay: None

Absent: Kidd

The foregoing minutes were presented to Mayor Garcia on June 10, 2011.

Lisa B. Planchard
City Clerk

The Minutes of May 25, 2011 have been read and approved by me on this, the 10th day of June 2011.

David A. Garcia, Mayor

