

## FINANCE MEETING

August 12, 2014

The Finance Meeting of the City of Natchez met in the Council Chambers on Tuesday, August 12, 2014, at 9:30 a.m.

PRESENT: Mayor Larry L. "Butch" Brown  
Alderswoman Joyce Arceneaux-Mathis Ward 1  
Alderman Rickey Gray Ward 2  
Alderman Tony Fields Ward 4  
Alderman Mark Fortenbery Ward 5  
Alderman Dan Dillard Ward 6

ABSENT: Alderswoman Sarah Carter Smith Ward 3

ALSO PRESENT: City Clerk Donnie Holloway  
City Attorney Hyde Carby  
Temple Hendricks, Board Secretary  
James Johnston, Planning Department  
Ed Bowser, IT Director  
Frankie Legaux, City Planner

Greg Brooking reported on Duncan Park's listing in MS Magazine as one of the top 5 parks in the state. He provided an overview of recreation programs that the city offers as well as his dedication to continued improvements to the golf course and park. Mr. Brooking will get bids for asphalt and concrete repairs to be made to the cart paths. It was also discussed that several greens need to be replaced and irrigation installed.

*James Johnston , Planning Department*

Solid Waste Assistance Grant – Cleaning Illegal Dumpsites  
MS Department of Environmental Quality

Mr. Johnston said that he would be requesting permission to prepare and submit a Solid Waste Assistance Grant to clean up identified (and to be identified) illegal dumpsites in the city. No match was required. Applications were due on or before October 1, 2014.

MS Regional Recycling Cooperative Grant Program  
MS Department of Environmental Quality

The city would be receiving bids for 35/65/95 gallon containers, outdoor receptacles and 2 CY compactor and companion 40 CY container at 10:00 this morning to be opened at the 11:00 BOA meeting.

Preservation of Auburn Kitchen Dependency – Phase II  
Community Heritage Preservation Grant Program Round 10

MS Department of Archives & History

In late July MDAH announced the CHPGP (Round 10). Clark Feiser, Board of Director member of the Auburn Antebellum Home, and Mr. Johnston formally asked the board to authorize the preparation and submission of an application and to budget \$36,000.00 in local matching funds for this preservation project. In addition, the Auburn Antebellum Home Board of Directors was pledging an additional \$4,000.00 in matching funds for this preservation project. The total value of the application was estimated to not exceed \$160,000.00. The scope of work would include both corrective measures and enhancements to the dependency. The application would require a resolution committing the local match and copy of bank statement showing that local matching funds were available.

In addition, because this was a publicly owned building, MDAH required that a resolution be passed stating that the public body (owner) supported the proposed application for grant funds and that the governing body is familiar with the Statement of Understanding (on Page 25). Grant applications were due to MDAH by October 3, 2014. Mr. Johnston would also prepare a letter, for the mayor's signature, that the city supported the proposed project.

Alderman Dillard advised that the budget showed a deficit of \$218,000.00 for the 592 Project (page 102). Mr. Holloway replied that those funds would be received.

Mayor Brown reported that Michael Worley had purchased a sculpture of Jim Bowie and would like to donate to the city. Mayor Brown said that he'd be asking the BOA to accept the donation in the Regular Meeting.

*Frankie Legaux, Planning Department*

Mrs. Legaux advised that a rezoning at the end of Ashburn would be heard in the Regular Board meeting. It appeared that the property had been zoned Open Land but had been rezoned to Villa Residential in 2007. Mr. Carby addressed that even if it was found that the site had been rezoned incorrectly or a mistake in the original zoning, the BOA was not obligated to rezone. As noticed for R zoning, anything in the R family would be a permitted rezoning use. Mr. Carby didn't recommend that the BOA do a conditional rezoning as the board didn't have the expertise to address the different factors. Mrs. Legaux said the site plan review process put the conditions on such items as engineering, traffic count, etc. It could then go to Planning who will place additional stipulations. Mr. Carby also said, as 20% of the owners within 160' of the property have filed a formal protest, 3 of the 5 BOA at the meeting would have to vote in favor. (If all 6 had been present, 4 votes would've been required.) Alderman Fields said that he'd like to see the parties meet and try to come to a consensus. Mr. Carby reminded the BOA that they're only to decide if the Planning Commission followed the proper procedures. It was decided that the BOA would hear the case in the Regular Meeting and table a decision until the August 26<sup>th</sup> meeting.

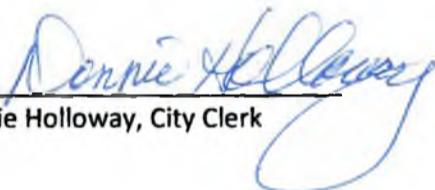
Mr. Carby reported that the paperwork to adjudicate lots was being changed to the process can be tracked better. The statute requires two steps. Mr. Carby said that he's trying to close the gap between the city adjudicating a property and the city receiving payment.

**Alderman Gray made the motion to adjourn the Finance Meeting to go into the Regular Meeting of the Board of Aldermen. Alderman Fields seconded the motion which carried unanimously.**

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Larry L. "Butch" Brown  
Mayor

Attest:

  
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Donnie Holloway, City Clerk

**REGULAR MEETING**

**August 12, 2014**

The Regular Meeting of the Mayor and Board of Aldermen of the City of Natchez, Mississippi, was held in the City Council Chambers at 11:00 a.m. on Tuesday, August 12, 2014. Mayor Larry L. "Butch" Brown presided at the meeting which was opened with prayer by Sabrena Bartley.

<u>Mayor &amp; Board Present</u>	<u>Elected Officials Absent</u>	<u>City Officials &amp; Department</u>
Larry L. "Butch" Brown Mayor		Donnie Holloway, City Clerk Hyde Carby, City Attorney Temple Hendricks, Board Sec
Joyce Arceneaux-Mathis Alderwoman, Ward 1		Justin Dollar Sabrena Bartley James Johnston
James "Rickey" Gray, Jr. Alderman, Ward 2		Frankie Legaux Danny White
	Sarah Carter Smith Alderwoman, Ward 3	Creda Stewart Curtis Norton Ed Bowser Oliver Stewart
Ernest "Tony" Fields Alderman, Ward 4		
Mark Fortenbery Alderman, Ward 5		
Daniel Dillard Alderman, Ward 6		

**MINUTES APPROVED**

**With a quorum present, a motion was made by Alderman Fields to dispense with the reading of the minutes of the Finance and Regular Meetings of July 22, 2014, and adopt upon legal review. The motion was seconded by Alderman Fortenbery and carried unanimously.**

**PUBLIC HEARING**

**A motion was made by Alderman Fields to close the Regular Meeting and go into a public hearing to hear 118 McIntyre and the rezoning request at the end of Ashburn. A second was made by Alderman Gray and carried unanimously.**

No one appeared to speak regarding 118 McIntyre.

Mrs. Legaux appeared to conduct the rezoning hearing on PC#14-29, end of Ashburn.

PLANNING DEPARTMENT CITY OF NATCHEZ, MISSISSIPPI

Agenda Memorandum

To: Mayor and Board of Aldermen

From: Frankie Legaux, AICP, and Director of Planning

Date: August 7, 2014 For Meeting Date: August 12, 2014

Item: Application #PC 14-29, River Homes L.L.C. End of Ashburn, Map #45-102B-25: Rezoning from Villa Residential (VR) to Mixed Density Residential (R-3).

Location: End of Ashburn Street.

Background: The applicant/owner is requesting a rezoning from of a 6.6 acre parcel located at the end of Ashburn Street from Villa Residential (VR) to Mixed Density Residential (R-3). The proposed use of this property is to develop approximately 33 dwelling units, including patio homes and attached one to two story townhomes. The development is in the preliminary planning stages; no formal site plan has been submitted. No exact number of units or type of units being constructed has been confirmed. Additionally, there is no formal plan of how the supporting infrastructure will be laid out. The applicant

stated that there will be a distinctive entrance into the development, including brick columns with possibly an unmonitored guard post.

There are two (2) historic landmarks adjacent to this property, Arlington and Routhland. Although the property was once part of the Ashburn Plantation, the property is not on the National Register of Historic Places. The property is not listed as a Mississippi Landmark nor is it listed in the MDAH Historic Resources Inventory database. The Ashburn Plantation home burned November 29, 1972.

The following account was provided by Mimi Miller, Historic Natchez Foundation:

November 29, 1872, Diary of Reverend Joseph B. Stratton, minister of the First Presbyterian Church

29 This afternoon the family residence of the Williams', at present owned by myself was entirely consumed by fire. The cause was probably the burning of a chimney from which sparks fell upon the roof, communicating fire to it in its present dry state. The building was one of the last constructed and elegant in the neighborhood, was in very good preservation, and was justly regarded as an ornament to the city. To us it was endeared by its association with the history of the family for a long series of years. The fire commenced about 2 P.M. I received notice of it only at 4:30, and by 6 it was a mass of glowing cinders. Being of hickory the walls remain almost intact, but everything combustible has been destroyed. "Sic transit Gloria mundi;" farewell to Ashburn.

#### Staff Findings:

The Natchez Development Code defines R-3 Mixed Density Residential, as, "a mixture of single-family and two family dwellings on smaller lots with a variety of setbacks as well as the location of higher density dwellings such as patio homes and town house developments." The R-3 zoning district allows various lot sizes depending on the type of development: the minimum lot size for single family house is 5,000 SF; Two-Family is 8,000 SF; townhouses 2,400 SF; and 3,200 SF for patio and zero lot line dwellings. The current zoning is Villa Residential VR. The Development Code states: "The purpose of this district is to recognize the historical value of historic properties inside this district and to protect their integrity. This district generally includes residences erected during antebellum times on large tracts of land, many of which are listed on the National Register of Historic Places." The intent of the VR zoning district is to protect the integrity of the antebellum structures and to create lots less than three (3) acres is prohibited.

The Board of Aldermen shall consider the rezoning and make a recommendation to the Board of Aldermen. The Development Ordinance states: "The burden of proof shall be on the applicant to prove that these criteria are satisfied." [Ch. 7, Section 7.1.5(b)] The recommendation shall be based on the following criteria:

#### 1. CONFORMANCE WITH THE COMPREHENSIVE PLAN:

Staff Comment.

Residential Goals of the Plan include:

- ▶ To establish a residential density pattern that will produce desirable concentrations
- ▶ To offer a wide variety of dwelling types and to provide housing opportunities for a wide cross section of the populations.
- ▶ To sustain high quality of neighborhoods and to protect individual properties by encouraging proper standards of design, construction and maintenance.

The Future Land Use map in the Comprehensive Plan shows residential land use classifications based upon dwelling unit density. The lowest residential density is "Villa Residential" The Plan also states that the "Villa Residential" classification (violet) "includes historic properties and other lots that comprise 3 acres or more with one or more dwelling units on the same lot. The subdivision of these properties should only be done following a careful review of the subdivision proposal by the Natchez Planning Department and the Natchez Preservation Commission." These properties are generally but not always on the National Register of Historic Places.

R-1 Single-Family Residential zoning district is classified on the Future Land Use map as "Low Density Residential" (yellow) This classification is recognizable subdivisions with lot sizes generally 11,000 square feet or greater but less than 16, 500 square feet with an approximate density of 3 dwelling units per acre.

The Plan states that "Medium Density Residential" (tan) lots range from 7,200 square feet to 10,999 square feet with a minimum lot width of 60 feet. "This classification, which includes a wide range of lot sized, is intended to prevent the subdivision of any land classified as moderate density residential on the Land Use Plan from being subdivided into lots smaller than 7,200 square feet.

The Plan describes "Patio home/Townhouse Subdivisions" (orange) as providing 15% of the gross site area for common open space with for residents of the development. The open space calculation should exclude parking lots, lakes/ponds, land with steep slopes or bayous. There should be a minimum distance of 12 feet between patio homes on adjoining lots.

The Plan lists "High Density Residential" (Olive Drab) for apartment construction with a maximum density of 15 units per acre.

**2. CHANGES IN THE AREA OR MISTAKE IN THE ORIGINAL ZONING:**

Staff Comment.

The 2007 Zoning Map indicates the land was zoned O-L (open land). O-L districts were described as mainly un-subdivided lands that are vacant or in agricultural or forestry uses, with some dwellings and accessory uses. "It is intended that land in these districts will be reclassified to its appropriate residential, commercial and industrial category...whenever such land is subdivided into urban building sites." (Zoning Ordinances and Guidelines in effect in 2007) It appears that the areas designated O-L corresponds to the "Villa Residential" zoning district adopted December 17, 2007 and effective January 17, 2008. Ashburn was listed on the February, 2007 map as were other antebellum homes. If no windshield survey was completed, it is likely that the consultants assumed Ashburn home still existed and incorrectly zoned this property VR as other antebellum homes were zoned.

**3. CITY UTILITIES CAN ACCOMMODATE THE USES ALLOWABLE:**

Staff Comment.

The applicant will be required to follow the City of Natchez utility extensions policies in place at the time more detailed plans are submitted.

**4. ALLOWABLE USES WILL NOT ADVERSELY AFFECT THE CHARACTER OF THE AREA OR RESULT IN A DECREASE OF PROPERTY VALUES:**

Staff Comment.

As proposed, it is not likely that the development will adversely affect the character of the area. This will be determined by the more detailed plans submitted by the applicant when requesting Site Plan Approval.

All legal notices required by the Natchez Development Code and the statutory laws of the State of Mississippi have been duly published and made in the time and manner required by law.

This case was heard by the Planning Commission on July 17, 2014. Two objection notices were received by the department from persons who could not attend the Planning Commission meeting. A petition opposing the rezoning with 33 signatures was presented at the meeting and is enclosed in the packet. The Planning Commission voted unanimously to recommend denial of the rezoning stating that the applicant did not convincingly show that the development will not adversely affect the character of the area or result in a decrease of property values.

**5. NEED FOR ADDITIONAL LAND WITHIN THE CITY TO BE ZONED IN THE CLASSIFICATION REQUESTED:**

Staff Comment.

The Plan estimates that a total of 16,303 single family detached homes will be needed by 2020. An additional 1,851 multiple family units will be needed in the form of apartments, duplexes and townhouses. No attempt was made in the Plan to propose the location of new multiple family residential units. The plan indicated that the location is dictated by market and availability of land in good locations.

In accordance with Mississippi law, all zoning shall be consistent with the Comprehensive Plan, in particular, the adopted Land Use Plan. Zoning that is not consistent with the Land Use Plan shall not be approved unless the Land Use Plan is amended first. Proposed rezonings may be approved if the rezoning conforms to any of the following conditions:

1. The applicant's property is adjacent to a district having the same zoning classification.
2. The density is appropriate.
3. The parcel proposed for rezoning is at least one quarter acre in area.

Potential Motion:

To approve as proposed: I move to change the Future Land Use map to Patio/ Townhome Subdivision and

to recommend approval of Case 14-29 to rezone the property from V-R to R-3 with the condition that the applicant follow the procedures provided in the Development Code for Site Plan approval prior to beginning any site work.

If desired, the Aldermen may add other conditions related to the development.

Attach:

1. Location Map
2. Application with supporting photographs and renderings

Mrs. Legaux said that the Planning Commission felt that #4 had not been met and denied the rezoning request. Since that time, Mr. Foster has submitted additional info and a site plan.

*Public comments:*

Jody Foster, 136 Auburn Avenue, developer. Mr. Foster advised:

- Natchez promotes itself as a retirement community and this is the type housing that is needed with yard maintenance provided
- adjacent property, which he'd purchased and had built out, was zoned R-1
- the topography of the site limits the amount of housing which was now indicating 33 homes could be built

Mr. Foster has heard the following complaints:

- opponents have said that Ashburn cannot handle traffic. Mr. Foster said that Ashburn is designed to handle the traffic and there are standards in place for traffic. Site plan review will address these concerns
- the new construction will lower the property values on Ashburn. Mr. Foster said that he's never heard of new, residential construction lowering values of older construction that it attaches to. His new construction will be double the price per square foot of those properties currently on Ashburn
- he's willing to discuss green areas and buffers to reach a compromise

Mr. Foster's compromise:

- He'd build not to exceed R-1 and would accept R-3 to limit himself to townhouses and patio homes

Jeremy Diamond, attorney for Mr. Foster, appeared and advised that in 2007 the area was rezoned from open land to villa residential. The surrounding area is low density residential. Mr. Foster is proposing R-3 that meets the low density residential definition.

Sandra Ellard, realtor with Coldwell Banker, said that Mr. Foster had discussed this project with her for several years and this was the type of housing that Natchez needed. Most people looking at these homes would be senior citizens or those looking for a second home. This new construction should increase the property values in that area.

Grayson Lewis, 200 State Street, attorney representing the Ratcliffe family, owners of Routhland, said that R-3 is not consistent with the surrounding use in area and the new development, in sight of Routhland, would not increase Routhland's property value—a wall of new houses backing up to it would decrease its property value. R-3 does not appear on the map for the area with three sides being zoned villa residential and the fourth side being R-1. Apartments are a possibility under R-3. It was not evident in the rezoning application met the criteria that was discussed as Mr. Foster left that section of the application blank. Mr. Lewis asked that the BOA deny the request to rezone from villa residential to R-3.

Burley Cook advised that the proposed project was located in a major circle of historic properties which included Dunleith, Routhland, Monmouth, Auburn and the ruins of Ashburn. He asked where the demonstrated need for more housing comes from as the population of Natchez has been decreasing. He said that Stratton Bull had said at the Planning meeting that none of the requirements had been met—Mrs. Legaux stated that she did not get this from what Mr. Bull had said although he said that he thought that #4 had not been met. Mr. Cook asked if an archaeological study had ever been conducted as the project was located on the former site of Ashburn. He also mentioned a pond which had been used as a baptismal site for the black community.

Patsy Collins, 399 Ashburn, advised that Mrs. Legaux said that she felt that there was a mistake made when rezoning from open land to villa. R-3 can include apartments. She asked if Mr. Foster wanted to build to R-1 density, then why asking for R-3. She mentioned on Homochitto, by the Exxon Station, the

man that owned the property wanted to turn into R-3. The rezoning remained R-1. She presented the signed petition. Mr. Foster clarified that no government funding would be involved in the project. She asked that the zoning be R-1. She asked that all people signing the petition be notified of any upcoming meetings regarding this case.

Vicky Murphy, 1702 Merrill, voiced her concern that if zoned R-3, what would stop Mr. Foster from selling the property to another person and apartment complexes being built.

Mr. Jeremy Diamond

-any development adjacent to historical properties would be subject to review and any development would comply with same standard as other developments close to historic properties—there are protections in place that buildings will look a certain way.

-in packet is a proposed plat which contains a buffer zone with Routhland. Any other buffers could be complied with once process gets to that stage

-all other concerns regarding R-3—Mr. Foster asked for R-3 zoning as patio and townhouses are not a permitted use in R-1. All other allowed issues with R-3 zoning can be taken out.

Alderman Fields said that felt that rumors that had been circulating had been dispelled today. He asked that the developer and residents meet over the next two weeks to come to a compromise.

Mr. Carby summarized that any zoning within the R family would be permitted per the advertisement for the public hearing. The site can zoned R-1, R-3 or conditional zoning. A case out of Jackson was sighted whereby 23 conditions were placed on the developer before the property was rezoned. The condition of the zoning runs with the land meaning should Mr. Foster sell, the conditions would go with the property. Mr. Carby didn't recommend that the BOA come back with conditions as would be more appropriate for the site plan review committee.

**A motion was made by Alderwoman Arceneaux-Mathis to close the public hearing and return to the Regular Meeting. A second was made by Alderman Gray and carried unanimously.**

Mr. Carby said that more than 20% of the people that had received a notice of the rezoning had signed a petition so 3/5 of the board must vote to pass or deny the rezoning.

**A motion was made by Alderman Fields to table Application PC-14-29, River Homes LLC, End of Asburn, Rezoning from VR to R-3, until the next board meeting and the developer and residents to meet in the meantime to try and find a compromise. A second was made by Alderman Gray. During discussion Alderman Fields clarified that he would be setting up the meeting.**

**The motion carried unanimously.**

#### **BUSINESS OF THE MONTH**

Katie McCarstle and Angela Gibson of Katie's Ladies accepted the Business of the Month for August.

#### **RECEIVE BIDS**

Mr. Carby reported that no one had been in the City Clerk's offices prior to 10:00 a.m. to time stamp a hand delivered bid from Plum Creek Environmental who was submitting a bid. Because the bid was less than \$50,000.00 and didn't involve public construction, more was more leeway. If the BOA wanted to waive the irregularity, the irregularity had to be noted prior to opening the bid.

**A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Gray, to waive the irregularity of a submission by Plum Creek Environmental as no one was in the City Clerk's office to stamp receiving of the timely bid and to waive the irregularity of a bid from Waste Pro as they didn't have the project number on the outside of the envelope (not a violation of state statute). The motion carried unanimously.**

Alderwoman Arceneaux-Mathis asked Mr. Carby to contact Waste Pro so that they understand the correct procedure for submission of bids.

The City of Natchez received bids at 10:00 A.M. today for the following items – 35/65/95 gallon containers, outdoor metal receptacles and 2 CY compactor and 40 CY companion containers. A summary of the bids received is as follows –

**Outdoor Metal Receptacles**

Company Name	Plum Creek	MPIC
Unit Price - Outdoor Metal Receptacle	\$130.00	\$185.00
Unit Price - "Natchez Recycles" white vinyl lettering (2 on each receptacle)	\$22.50	\$6.50
Unit Price - "Brookhaven Recycles" white vinyl lettering (2 on each receptacle)	\$22.50	\$6.50
Unit Price - "Aluminum Cans and Plastic Bottles Only" white vinyl lettering 4 on each receptacle	\$20.50	\$3.60
Unit Price - Vinyl mesh fabric bags	\$34.00	Included
Unit Price - Custom Metal Receptacle	\$207.00	\$195.10
<b>FREIGHT</b>		
Freight - 45 Receptacles to City of Natchez	\$550.00	\$300.00
Freight - 57 Receptacles to City of Brookhaven	\$400.00	\$300.00

Expected Delivery Date 4-6 weeks ARO 6-8 weeks

Phone 601-951-0146 601-969-5750

Email andrew@plumcreeket.com dh-mpic@comcast.net

Contact Person Andrew Wamble Daguerre Henry

**35/65/95 Gal Containers**

Company Name	Plum Creek	Flexcon
<b>UNIT PRICES</b>		
Unit Price - 35 gallon container	\$41.49	\$39.96
Unit Price - 65 gallon container	\$51.14	\$54.98
Unit Price- 95 gallon container	\$56.20	\$57.15
Estimated Freight Cost (Brookhaven/Natchez)	\$3,000.00	\$3,999.75

Expected Delivery Date 4-6 weeks ARO 4-6 weeks

Phone 601-951-0146 908-871-7000

Email andrew@plumcreeket.com AllanF@flexcontainer.com

Contact Person Andrew Wamble Allan Figliolino

**2 CY Compactor w/40 CY Companion Container**

Company Name	Plum Creek	Waste Equip	Waste Pro
Unit Price - Compactor (2 Total)	\$10,450.00	\$11,405.00	\$23,750.00
Unit Price - Container (3 Total)	\$6,989.00	\$7,100.00	\$7,917.00
Freight, Installation & Training (Wilkinson)	\$2,075.00	\$2,125.00	Included
Freight, Installation & Training (Natchez)	\$2,075.00	\$2,625.00	Included
Total Cost (Exclude Freight)	\$41,867.00	\$44,110.00	\$71,251.00
Estimated Total Cost (w/Freight)	\$46,017.00	\$48,860.00	\$71,251.00

Expected Delivery Date 9/8/2014 or 4 weeks ARO 4-6 weeks ARO 4 weeks ARO

Phone 601-951-0146 800-255-4126 Ext. 244 228-348-1922

Email andrew@plumcreeket.com mjecnkins@wastequip.com dgaubert@wasteprousa.com

Contact Person Andrew Wamble Stephen Svetik Darlene Gaubert

**A motion was made by Alderman Fields, with a second by Alderman Fortenbery, to take the bids under advisement. The motion carried unanimously.**

**WELCOME VISITORS**

Mary Lessley, Natchez Music Festival, asked that the city appropriate \$10,000.00 per year for the Music Festival and highlighted upcoming events and services.

Supervisor Grennell introduced new employees Sonjala Johnson, Veterans Service Officer, and Brad Bradford, Emergency Management Director/Homeland Director and 911 Director.

Phillip West thanked the city and Public Works for helping facilitate the 9<sup>th</sup> SVT Era Reunion.

**UNFINISHED BUSINESS**

None

## **DEPARTMENT HEADS' REPORTS**

*James Johnston, Planning Department*

Mr. Johnston asked for permission to prepare and submit a Solid Waste Assistance Grant to clean up identified (and to be identified) illegal dumpsites in the city. No match was required and applications are due on or before October 1, 2014.

**A motion was made by Alderman Gray, with a second by Alderman Fields, to allow the preparation and submission of MDEQ SWAG to clean illegal dumpsites in the City of Natchez. The motion carried unanimously.**

Preservation of Auburn Kitchen Dependency – Phase II  
Community Heritage Preservation Grant Program Round 10  
MS Department of Archives & History

In late July MDAH announced the CHPGP (Round 10). Mr. Johnston asked the BOA to authorize the preparation and submission of an application and to budget \$36,000.00 in local matching funds for this preservation project. In addition, the Auburn Antebellum Home board of directors was pledging an additional \$4,000.00 in matching funds for this preservation project. The total value of the application was estimated not to exceed \$160,000.00 and the scope of work would include both corrective measures and enhancements to the dependency. The application would require a resolution committing the local match and copy of bank statement showing that local matching funds were available. In addition, because this was a publicly owned building, MDAH required that a resolution be passed stating that the public body (owner) supported the proposed application for grant funds and that the governing body was familiar with the Statement of Understanding (on Page 25).

Alderwoman Arceneaux-Mathis asked where the matching funds came from last time—Mr. Holloway responded the General Fund. Alderman Fortenbery asked why not paid out of Public Properties. Mr. Holloway said that no one directed him where to get the funds from.

**A motion was made by Alderman Fortenbery, with a second by Alderman Dillard, for the matching funds for the Auburn Kitchen Dependency Grant in the amount of \$36,000.00 to be paid out of Public Properties for this year's budget and next year's budget. The motion carried unanimously.**

**A motion was made by Alderman Fields, seconded by Alderman Fortenbery, to allow for the preparation and submission of a Round 10 Community Heritage Preservation Grant to complete the preservation of the Auburn Kitchen Dependency and for the City of Natchez to provide \$36,000.00 in matching funds. In addition, the Auburn Antebellum Home Board of Directors would provide an additional \$4,000.00 in matching funds. Also, the BOA to adopt a resolution committing the local match and provide a copy of a bank statement showing that local matching funds were available as well as adopt a resolution stating that the public body (owner) supported the proposed application grant funds and that the governing body was familiar with the Statement of Understanding. The motion carried unanimously.**

*Creda Stewart, Interim Tourism Director*

Mrs. Stewart reported on the success of the digital billboard on Lakeland Drive in Jackson and advised that a self-guided tour of sites for "Get On Up" was being developed. She asked that Mayor Brown attend the Governor's Conference at the end of September. A kickoff party for the Tricentennial will be October 9<sup>th</sup> on the bluff—there will be a ribbon cutting.

*David Gardner, Engineering Department*

**A motion was made by Alderman Fields, with a second by Alderman Gray, to grant permission for the advertisement of 6 month laydown mix asphalt, street striping and street patching. The motion carried unanimously.**

Plans and specs were complete for the St. Catherine Street Trails Project, the Colonnade Project had been advertised, Blain had experienced rain delays on other projects so will soon begin the street overlay project. EWP's are well underway.

**A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Dillard, to contract with Ridgepoint Realty to handle the ROW acquisitions regarding North Natchez 592 II-D project. The motion carried unanimously.**

The punch list on the Microseal project is being completed.

*Chief Danny White, Police Department*

Chief White presented his report. Alderman Fortenbery asked for clarification on the Natchez Democrat article about Adams County Sheriff's office responding to many calls within the city. Chief White said that 911 calls go to Natchez PD but many residents are calling the Sheriff's office directly.

*Ed Bowser, ITS Department*

Mr. Bowser alerted the public to a scam whereby a company would attempt to gain access to someone's computer via asking a person to log onto the company's website.

*Fire Chief Oliver Stewart, Fire Department*

Chief Stewart presented the July report with 57% calls inside the city limits and 43% outside.

Mayor Brown advised that the County had agreed to purchase a Pierce fire truck, the truck was ready but the County had later said that they would be using an \$18,000.00 grant for the down payment and in the meantime, the fire truck had sold. A new truck would not be available until spring. Alderwoman Arceneaux-Mathis asked that the increase in fire protection to the County be provided to the County this week for their budget. Mayor Brown said the CPI and the number for the benchmark in calls made outside the city limits needed to be addressed and would carry an increase. Mayor Brown said he believed that the average of all calls outside the city limits made by Natchez FD was 45%.

*Justin Dollar, Public Works*

Mr. Dollar recognized the Urban Youth Project's participants and the improvements made to Memorial Park. Alderman Gray asked about the city widening West Stiers Lane—a property owner had agreed to give the city some land. Justin Dollar had already gotten bids and will give a copy to Alderman Gray. Prior to the previous elections, a section of West Stiers had been paved but once this was done, the street is removed from the street inventory list of those streets needing to be addressed. Harrison Knight on 1408 George F. West has a puddle when it rains. Mr. Dollar had already spoken to Mr. Knight and this spot will be addressed during the upcoming overlay project.

## **PUBLIC OFFICIALS**

Alderwoman Arceneaux-Mathis said a WGK engineer will be providing an update on North Natchez 592 II-D Project at the next BOA meeting. She had a copy of a bank statement from Home Bank showing \$287,213.61 in the North Natchez Drainage checking account. A homeowner on Marblestone is submitting a cost estimate to make repairs to damage caused by D & D. Mr. Gardner said that D & D will also be making a street repair. Curtis Norton had provided the paperwork for Mr. Gene Battieste to apply for a speed calming device on Wall Street. Alderwoman Arceneaux-Mathis provided information from the Congressional Black Caucus conference in Tunica.

Alderman Gray advised that Ms. Dodd works for the Obama Administration and he spoke about AAU All Star Girls winning basketball team. He sent his condolence to two employees and Alderwoman Carter Smith for death in their families.

Alderman Fields asked Mr. Dollar for a cost estimate on Pernel Hill. The St. Catherine Street Reunion committee was asking for restrooms at Jack Waite Park—he asked to have bids provided so he can provide to the reunion committee.

Alderman Fortenbery said that Greg Brooking would get bids for asphalt/ concrete repairs to the cart paths at Duncan Park.

**A motion was made by Alderman Fortenbery, with a second by Alderman Gray, for Greg Brooking to get bids for resurfacing the golf carts at Duncan Park. The motion carried unanimously.**

**A motion was made by Alderman Dillard that the minutes going forward from this meeting would be digitized and signed copies of legal documents be attached and digitized. A second was made by Alderwoman Arceneaux-Mathis and carried unanimously. Mayor Brown also asked that the old minutes also be digitized with extra help to be provided to digitize. Alderman Gray asked Mr. Carby to look at Statute 25-41-11 which stated that minutes of all meetings should be maintained including Executive Sessions. Mr. Carby reported that would not be needed unless a formal request is made or an official action is taken.**

#### **CITY CLERK**

The City Clerk met with West Gore, Silas Simmons, and his firm agreed to contract at \$80.00 an hour to reconcile 7 or 8 accounts once Gillon Company completes the 2013 reconciliations which should be done at the end of this week. Silas Simmons will bring the 7 or 8 2014 accounts current. Mr. Holloway explained that a gentleman had been contracted by the clerk's office earlier to get the 2013 accounts current but he had been given incorrect beginning balances—he reconciled without having a starting balance. Once Silas Simmons brings accounts current, the City Clerk's office will be able to keep them current, per Mr. Holloway.

**A motion was made by Alderman Dillard, seconded by Alderman Fields, for Mr. Holloway to sign the agreement with Silas Simmons. The motion carried unanimously.**

When asked how long it might take, Mr. Holloway responded that the previous male employee had worked for one month by himself reconciling the accounts so should take Silas Simmons one month.

**A motion was made by Alderman Fortenbery, seconded by Alderman Gray, to approve docket #5082-5636. The motion passed with Alderman Dillard voting nay.**

Mr. Holloway asked that the Hire and Termination report be spread on the minutes.

#### **CITY ATTORNEY**

**A motion was made by Alderman Dillard, with a second by Alderman Fortenbery, to advertise for city-wide disaster monitoring administration management services. The motion carried unanimously.**

**A motion was made by Alderman Dillard to adopt a resolution authorizing the 2014 TIF Bond in an amount not to exceed \$500,000.00 to pay for infrastructure improvements and issuance costs at the Holiday Inn Express. A second was made by Alderman Fortenbery and carried unanimously.**

#### **MAYOR'S REPORT**

**A motion was made by Alderman Dillard, with a second by Alderman Fields, to accept the donation by Michael Worley of a Jim Bowie sculpture. The motion carried unanimously.**

The Mayor clarified that so far no taxpayer monies have been used for the Tricentennial. Any surplus funds would be made available to CVB to repay the lost revenues on the earlier contract.

The federal government returned the bean field site to the state. The city had a request into the state to have the dollars donated to the state or city to complete the connector from the Natchez Trace to Emerald Mound and help in the development of Ft. Rosalie.

James Johnston had received another \$90,000.00.00 grant which will be used for equipment at the Depot.

The process is continuing for the selection of the new director of the CVB. The mayor's office will provide the interview dates to the BOA.

The Mayor asked the BOA to ratify the appointments of:

Preservation Commission:  
"Smokey" Joe Frank and Marcia McCullough

Natchez Convention Promotion Commission:  
David Gammill and Kevin Preston

Casino Community Development Advisory Board:  
Mayor Brown, Kevin Preston, David Paradise and Phillip West

Board of Examiners:  
Sonny Daniels and Barry Iseminger  
Jody Rutter will serve as a non-voting member

One vacancy remains on the Planning Commission. Mayor Brown requested names of possible appointees again.

Alderwoman Arceneaux-Mathis advised Mayor Brown that he read off 4 names and there's a gender bias on the board. She said that Mayor Brown advised that there'd be a 5 member board and she was submitting Judge Mary Toles, a name she'd submitted earlier. Mayor Brown advised that he had the acceptance from 3 people but Alderman Gray wanted to be sure there was minority representation so Phillip West was added. Mayor Brown had already asked a woman to serve on the board but he'd asked her to step down as Phillip West had been appointed in her place. Alderwoman Arceneaux-Mathis said only four names had been read—Mayor Brown reported that he, Kevin Preston, Duncan McFarlane, David Paradise and Phillip West would serve. Mayor Brown said he needed an odd number board and pointed out that members will fall off and the gender issue could be addressed at that time. Alderwoman Arceneaux-Mathis said this advisory board had been late in being developed so she asked if the advisory board members would go past the terms of the existing BOA in 2016 and would members be reappointed. Mayor Brown said a term limit can or cannot be set—he'd like to talk to Kevin Preston first.

Alderman Gray said that he'd submitted a resume for Eric Batiste for the Recreation Commission. Mayor Brown said the Recreation Commission needed to be discussed as another resignation on the Recreation Commission.

Mayor Brown asked that names be submitted for Planning Commission and Recreation Commission by the next meeting.

Alderwoman Arceneaux-Mathis requested that the question on the boards be divided and addressed separately.

**A motion was made by Alderman Dillard, seconded by Alderman Fortenbery, to appoint "Smokey" Joe Frank and Marcia McCullough to the Preservation Commission. The motion carried unanimously.**

**A motion was made by Alderman Dillard, with a second by Alderman Fortenbery, to appoint Kevin Preston and David Gammill to the Natchez Convention Promotion Commission. The motion carried unanimously.**

Mayor Brown asked for a vote to ratify the appointments of Mayor Brown, Kevin Preston, David Paradise, Phillip West and Duncan McFarlane to the Casino Community Development Advisory Board.

**Alderwoman Arceneaux-Mathis said that she was still adding Judge Mayor Toles to the list—she was amending the motion to include Judge Toles. Alderman Gray asked if Alderwoman Arceneaux-Mathis could do that. Mayor Brown responded no—he was asking the BOA for an up or down vote.**

Alderman Gray asked if there were a certain number of people that should be on the advisory board. Mayor Brown said 5 people to break a tie. Alderwoman Arceneaux-Mathis responded that the agreement didn't specify 5 people—Mayor Brown said you need an odd number to break a tie and that's the way with any committee.

**A motion was made by Alderman Fortenbery, with a second by Dillard, to appointment Kevin Preston, David Paradise, Phillip West, Duncan McFarlane to serve on the Casino Community Development Fund Advisory Board along with Mayor Brown. Under discussion, Alderman Gray said the BOA was trying to have the board represent the community. Mayor Brown said that he didn't have a problem with that but it had taken six weeks to get to this point—he hadn't received any names until the meeting today. What did the BOA wish to do--did they want to change the composition of the casino advisory board?**

Alderwoman Arceneaux-Mathis said that she wanted to hold the vote on the advisory board until the next BOA meeting. Mayor Brown said he would withdraw the Casino Community Development Fund Advisory Board from consideration.

**A motion was made by Alderman Dillard, with a second by Alderman Fortenbery, to appoint Sonny Daniels and Barry Iseminger to the Board of Examiners. The motion carried unanimously.**

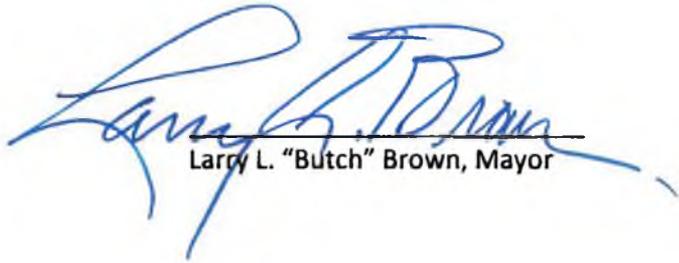
\$4,965.00 in Privilege Licenses was collected with 32 new jobs created.

A luncheon will be held for Dr. Rankins, President of Alcorn, on Thursday and the same day and similar time, the MML Regional Legislative meeting will be held, both at the Eola Hotel.

**ADJOURNMENT**

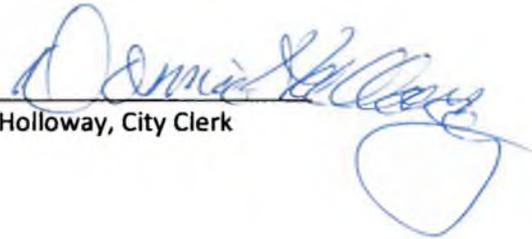
The meeting ended in a moment of silence for Eddie Wesley, Ms. Singleton and J.T. Smith.

**A motion was made by Alderman Fortenbery, seconded by Alderwoman Arceneaux-Mathis, to adjourn the meeting of August 12, 2014. The motion carried unanimously.**



Larry L. "Butch" Brown, Mayor

ATTEST:



Donnie Holloway, City Clerk



## FINANCE MEETING

August 26, 2014

The Finance Meeting of the City of Natchez met in the Council Chambers on Tuesday, August 26, 2014, at 4:30 p.m.

PRESENT:	Mayor Larry L. "Butch" Brown	Mayor
	Alderman Arceneaux-Mathis	Ward 1
	Alderman Ricky Gray	Ward 2
	Alderman Sarah Carter Smith	Ward 3
	Alderman Tony Fields	Ward 4
	Alderman Mark Fortenbery	Ward 5
	Alderman Dan Dillard	Ward 6

ALSO PRESENT:

- City Clerk Donnie Holloway
- City Attorney Hyde Carby
- Temple Hendricks, Board Secretary
- James Johnston, Community Development Director
- Ed Bowser, ITS Director
- Creda Stewart, Interim Tourism Director

Jennifer Ogden Combs, Tricentennial Director, appeared and

- presented information on upcoming Tricentennial events
- provided a booklet of information used to solicit financial support
- Fantastic community luncheon today -those attended were on the events' calendar or those that would be interested. 70 people showed up.
- Recreated the brand
- Education aspect-the first significant meeting in September
- The bicentennial for the state, in 2017, will kick off in Natchez
- No charge for flagship events for citizens. A number of 3C events that would be geared toward legacy.
- An event that ends up on the 3C calendar has to give something back to the community- a for profit needs to donate back funds, community service, canned goods for Stewpot, etc.
- Flagship event would be Fort Rosalie dedication with a 300 gun salute
- She thanked James Johnston for getting letters out to solicit sponsorships
- Tricentennial is a start-up business that can impact the economic future of children, benefit the entire community. The hardest money to be raised is the start-up/development funding
- In the process of getting the new website that reflects the history and depth of community
- Fabulous new logo

Alderman Arceneaux-Mathis advised when talking to groups in DC, they wanted to know if Natchez could offer a price break on rooms. Chandler Russ had informed Mrs. Combs that with all the conferences that are already firmed up, hotel rooms are scarce. Now stressing to groups, if you're booking an event, you have got to get room blocks booked.

Mrs. Combs said that retail businesses need to stay open during those hours that they're currently closed.

Mayor Brown said that Alderman Gray and Alderman Arceneaux-Mathis has secured the MML Small Town Conference and that group, as well as a court group, wanted to be offered low rooms rates, but those are a thing in the past. Both groups booked their conferences although had regular room rates. Several large conventions have booked for 2016; they normally meet in larger cities with higher rooms rates, so Natchez has an edge in booking due to lower room rates.

Alderman Dillard said that he thought that the city should contribute to 3C to help 3C solicit funding from other sources. Mayor Brown reported that there had already been a discussion with the Casino Development Fund Advisory Board about contributing. There will be a motion made at the first meeting of the Advisory Board to use part of the Community Development Fund for 3C.

Mayor Brown said he wanted to see the Tricentennial not funded by the taxpayers but by friends of the City of Natchez and grant funds. He thought that there were funds in place to cover expenses for the next 6 months.

Mayor Brown said that he'd like to see music venues features-Jay Dean, Natchez Festival of Music has offered to help. Mayor Brown suggested that Alderwoman Arceneaux-Mathis provide her Madrigal Singers and Mrs. Combs mentioned forming a children's mass choir.

*James Johnston, Community Development Director*

Preservation of Yazoo & MS Valley Railroad Depot  
MS Department of Transportation

A motion would be requested at the BOA meeting to ratify the selection of SSR, Inc. from the MDOT approved Master Contract List to perform CE&I services for this project. Other firms considered were Volkert Engineering and ABMB.

A second motion would be requested at the board meeting to approve SSR's Construction Engineering & Inspection (CE&I) contract -- subject to review and concurrence by the MS Dept. of Transportation. The CE&I contract has an MDOT approved value not to exceed \$105,672.47.

In addition, to expedite this process, Mr. Johnston also requested that when concurrence was received from MDOT, the mayor be authorized to execute the CE&I contract.

Bulletproof Vest Program (BVP)  
US Department of Justice

The Natchez Police Department had received confirmation this past week that it had been awarded a BVP, totaling \$7,050.00, to purchase approximately (?) additional vests for the department. The program was funded on a 50/50 local/federal basis.

MS Regional Recycling Cooperative Grant  
MS Department of Environmental Quality

At the August 12<sup>th</sup> BOA meeting the city received bids for 35/65/95 gallon containers, 2 CY compactor and 40 CY companion container and outdoor metal receptacles (to be placed in the downtown and the bluffs). A motion would be requested at the BOA meeting to award the bids to the lowest and bidder as follows –

Outdoor Metal Receptacles –

To MS Prison Industry Corp (MPIC) for the purchase of 102 receptacles at a cost of \$195.10 per unit or \$19,900.20 total plus \$600.00 freight (est.). Natchez would receive 45 receptacles and Brookhaven 57. The Natchez receptacles would be green as would the receptacles for the City of Brookhaven.

2 CY Compactor w/40 CY Companion Container

To Plum Creek for the purchase of two (2) compactors and three (3) containers. The unit cost of the compactor was \$10,450.00 and container was \$6,989.00. The total cost for the two compactors and three containers was \$46,017.00 including freight.

In addition, the office was requesting permission to seek bids from qualified electricians to provide the electrical tie-in at the convention center and Wilkinson County Transfer Station.

35/65/95 Gallon Containers

To FlexCon to purchase 35 and 95 gallon containers.

The unit cost for the 35 gal container was \$39.96 and the unit cost for the 95 gal container was \$57.15. Nine hundred (900) 35 gallon and thirty-three (33) 95 gallon containers would be ordered for the City of Brookhaven; fifty-two (52) 95 gallon containers (est.) would be ordered for the City of Natchez and twenty (20) 95 gallon for Wilkinson County.

The total cost of the 35 gal containers was \$35,964.00 and the total cost for the 105 95 gal containers was \$6,000.75. The total cost for all containers and freight was estimated at \$45,417.00.

The final quantity ordered may vary slightly.

Section 31-7-13(m)(vi)

As discussed at the Tuesday, July 22nd BOA meeting pursuant to the MS Code of 1972, Annotated, Section 31-7-13(m)(vi), allowed for intergovernmental sales, purchases and donations without following any of the familiar procurement procedures. A motion would be requested to donate nine hundred (900) 35 gallon and thirty-three 95 gallon containers along with fifty-seven (57) outdoor metal receptacles to the City of Brookhaven; twenty (20) 95 gallon containers along with one (1) 2 CY Compactor and 40 CY companion container would be donated to Wilkinson County. These items, per

Section 31-7-13(m)(vi), would be “disposed of” below market value and that disposing of the mentioned equipment was in the best interest of the taxpayers of the State of Mississippi to enable the City of Brookhaven to increase and expand their recycling efforts. In addition, increasing recycling efforts would reduce the amount of garbage taken to area landfills, reduce tipping fees paid by these communities, prolong the useful life of area landfills and extend the supply of dwindling natural resources.

In addition, at the direction of Attorney Carby, the city would be donating 18-gallon totes, outdoor receptacles and 95 gallon containers, etc... to various local partners as well. These partners included Alcorn State University, Copiah-Lincoln Community College, Adams County Port, National Park Service, Natchez-Adams County, Airport, Armstrong Library, etc... and would need to also be disposed of per MS Code 31-7-13 (m)(vi). In summary, the items to be donated were as follows –

	18-Gal Tote	95-Gal Container	Other
Alcorn State University	65	4	2 tilt trucks
Co-Lin	17	3	1
NPS	8	3	3 outdoor receptacles
Port	2	5	
Airport	4		
NASD		21	
Library		1	
Chamber	2		

A motion would be requested to donate these items per Section 31-7-13(m)(vi) and that these items would be “disposed of” below market value and that disposing of the mentioned equipment was in the best interest of the taxpayers of the State of Mississippi to enable the City of Natchez and its partners to increase and expand recycling efforts.

In addition, Waste Pro would be responsible for collecting the 95 gallon containers that would be located with our public partners listed above AND with the City of Brookhaven public partners (schools, library) and for emptying the 40 CY containers at both the convention center and the Wilkinson County Transfer Station. Mr. Johnston requested that the board enter into a Service Agreement w/Waste Pro to collect the 95 gallon containers on a weekly basis at \$1.99 per container. The estimated annual cost to collect the 95 gallon containers is \$2,050.00 and the estimated two-year cost was \$4,100.00.

The cost to collect and transport the 40 CY containers in Wilkinson County was \$375.00 per trip and to empty the 40 CY container at the convention center was \$225.00 per trip.

#### Margaret Martin School – National Register Nomination

In conversation with the Historic Natchez Foundation, it was determined that Margaret Martin School was only a Mississippi Landmark and not listed as a National Register property. The office was requesting a motion to allow the Historic Natchez Foundation prepare and submit the National Register nomination to MDAH and Department of the Interior.

*Ed Bowser, ITS Director*

Mr. Bowser advised that the Chamber of Commerce’s current website will be ending and Debbie Hudson had asked if the city would fund \$3,500.00 for the Chamber to be on the new Civicplus website. Alderman Dillard said he would be making a motion in the Regular Meeting for the city to fund \$3,500.00 for the chamber’s website. A discussion was held on whether this was legal and for Mr. Bowser to find out if other cities pay for their Chamber of Commerce’s websites. Mr. Bowser said that the Chamber can pay for the maintenance fee but can’t afford the \$3,500.00 at this time. Alderwoman Carter Smith asked if the Chamber could pay out the \$3,500.00 out over time as this was setting precedence for other groups. Mr. Carby advised that he had the same concern. Mayor Brown asked Mr. Bowser to do some research and Mr. Carby would see if legal. Mr. Bowser would provide additional information at the next BOA meeting.

Keith Benoist, Phatwater Kayak Challenge, appeared to ask for financial support from the city. The event normally costs around \$23,000.00 and he asked for \$8,000.00 to \$10,000.00 in support from the city. Mr. Benoist pointed out the economic impact from the event with 150 participants and Phatwater had contributed \$50,000.00 to the Humane Society through raffles.

Alderwoman Carter Smith asked if James Johnston of SWMPDD could search for grant funding. Mayor Brown said that he'd spoke to MDA and the grant cycle for 2014-2015 had passed however \$5,000.00 should be available for 2016. The city will apply for the funding.

Alderwoman Arceneaux-Mathis asked if the CVB had helped in promoting Phatwater. Mr. Benoist said his relationship had ben tenuous as the CVB had promised things which never materialized.

Mayor Brown, in response to a question by Alderwoman Arceneaux-Mathis, will contact Grand Gulf and State of Louisiana to see about contributions. The Mayor will see what the CVB can do and Mr. Benoist will contact the county for a possible contribution. Mr. Carby stated that the city cannot give money to Phatwater but can fund advertising.

Patrick Davis appeared asking the BOA to fund a football league for 60 children. He asked for \$5,000.00-\$7,000.00 for equipment (helmets and shoulder pads). Mr. Holloway asked Mr. Davis if he'd contacted the county for funding-he said he had not.

Mr. Carby, in response to a question by Alderman Fortenbery, replied that it was not legal for the city to provide equipment but the city could help promote which would bring people to Natchez. Alderman Fortenbery pointed out that children playing baseball, soccer, tennis and basketball pay fees to participate. Alderman Fortenbery asked if a city employee, such as Wilbert Whitley, was over this group, if it would be legal. Mr. Carby said the Recreation Dept. can maintain facilities but a problem with a city employee donating time to a league.

Mayor Brown advised that funding will be discussed in budget meeting.

**A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Fields, to close the Finance meeting to make a determination that a valid reason existed to go into Executive Session. The motion carried unanimously.**

Mr. Carby returned and advised that it had been determined that a valid reason existed to go into Executive Session which was the discussion of the potential purchase of land by Concord Park and the possible abandonment of an alley.

**After meeting in Executive Session, Alderman Dillard made the motion to go out of Executive Session and adjourn to the Finance Meeting of the Board of Aldermen. Alderman Gray seconded the motion which carried unanimously.**

**Alderman Gray made the motion to adjourn the Finance Meeting to go into the Regular Meeting of the Board of Aldermen. Alderwoman Carter Smith seconded the motion which carried unanimously.**

  
Larry L. "Butch" Brown, Mayor

Attest:

  
Donnie Holloway, City Clerk

## REGULAR MEETING

August 26, 2014

The Regular Meeting of the Mayor and Board of Aldermen of the City of Natchez, Mississippi, were held in the City Council Chambers at 6:00 p.m. on Tuesday, August 26, 2014. Mayor Larry L. "Butch" Brown presided at the meeting which was opened with prayer by Reverend Clifton Marvel.

<u>Mayor &amp; Board Present</u>	<u>Elected Officials Absent</u>	<u>City Officials &amp; Department</u>
Larry L. "Butch" Brown Mayor		Donnie Holloway, City Clerk Hyde Carby, City Attorney Temple Hendricks, Board Sec
Joyce Arceneaux-Mathis Alderwoman, Ward 1		Ed Bowser James Johnston Creda Stewart
James "Rickey" Gray, Jr. Alderman, Ward 2		Sabrena Bartley Frankie Legaux Justin Dollar
Sarah Carter Smith Alderwoman, Ward 3		Curtis Norton Oliver Stewart Danny White
Ernest "Tony" Fields Alderman, Ward 4		
Mark Fortenbery Alderman, Ward 5		
Daniel Dillard Alderman, Ward 6		

### MINUTES APPROVED

With a quorum present, a motion was made by Alderman Fortenbery to dispense with the reading of the minutes of the Finance and Regular Meetings of August 12, 2014, and adopt upon legal review. The motion was seconded by Alderman Gray. A discussion was held that Alderman Fields said that he needed the minutes to reflect his recommendation that board advisory be increased to 7 members. Mayor Brown said he didn't remember that. Mayor Brown said three meetings ago he'd asked the BOA for recommendations for the advisory board but Alderwoman Arceneaux-Mathis had only submitted her list of three recommendations shortly before today's meeting. Mayor Brown said that he'd removed a woman that he'd already placed on the advisory board to substitute with one African American that appeared on Alderwoman Arceneaux-Mathis' list from today, that person being Phillip West. That nominee (Mr. West) had already been appointed two weeks ago.

Alderwoman Arceneaux-Mathis said no one was appointed two weeks ago--she'd made a motion to divide the question which wasn't in the minutes either. That is when they voted board by board with the vote on the Casino Advisory Board to be brought up in the August 26<sup>th</sup> meeting. Alderman Fields at that time, if he didn't make a motion, commented to make the advisory board 7 members. There were comments from other people in that meeting which are missing from these (August 12<sup>th</sup>) minutes.

Mayor Brown said, not to make this thing into any kind of argument about the minutes, this board speaks through it minutes and these minutes(August 12<sup>th</sup>) didn't have anything in them to reflect that motion.

Alderwoman Arceneaux-Mathis said "these minutes are incorrect."

### RECEIVE BID

One bid was received for the Colonnade Project. A bid was received from Dozer, LLC for the Colonnade Renovation for a unit price of \$1,095,500.00 with an additional \$87,500.00 to be used for treated dimensional lumber.

A motion was made by Alderman Fields, with a second by Alderwoman Arceneaux-Mathis, to take the bid from Dozer, LLC for the Colonnade Renovation Project under advisement. Under discussion,

Alderwoman Arceneaux-Mathis asked if there was any way that lumber that was not treated would be used. Mayor Brown responded probably not so the total bid would be \$1,183,000.00.

**The motion carried unanimously.**

#### **VISITORS WELCOME**

Alderwoman Arceneaux-Mathis and Alderman Gray had met with Engineering and a second meeting was held and that was when, two weeks ago, that the ROWs were request to be sent out—the BOA had voted that that be done.

Tramone Smith, WGK civil engineer, appeared to report on the North Natchez Drainage 592-IID Project. Inez, Daisy, Brookview, Old Smith Lane, Brown Subdivision Road and Marblestone were going to have drainage improved which included curb and gutter. Mr. Smith had delivered plans to David Gardner so he could get the utilities relocated and the ROWs acquired by February 2015. At that point they'd like to begin the bid process, begin construction by May and have construction completed by January of 2016. He would have to get easements on Inez and Daisy. An onsite inspector would be there 75% of the time which is in the budget.

Alderwoman Arceneaux-Mathis said that a motion had been made a part of the minutes on the ROWs be done. Anticipated that this project would go to bid by approximately February 2015 and construction would begin in May 2015 with an 8-9 month provision construction period. It was the wish of the City that the construction be completed before the next election cycle.

**A motion was made by Alderwoman Arceneaux-Mathis that the plans and discussion from today be made a part of the minutes.** Under discussion, Mr. Smith said that plans are 85% completed and expect to deliver a 95% (100% for him) set in two weeks. At that point David Gardner and David Atkins will make their reviews, adjustment made and utility relocation and ROWs would be acquired.

**A second was made by Alderman Gray. The motion carried with Alderman Fortenbery voting nay.**

Mayor Brown pointed out that a few pages were identified as Clinton, MS. Mr. Smith said those would be corrected.

Alderman Dillard asked if 592 II-D was the end of the project. Alderwoman Arceneaux-Mathis advised that she'd hoped it was the end but she also understood that funding was coming through the Army Corp of Engineers and the county is possibly in a war with Iraq. It was thought before that all monies were allocated but because of the previous war with Iraq, there were limitations to the project. Those are the reasons that she has made statements about the time for the project. Senators and Representatives are going back into office in DC with commitments which provide hope of completion. As far as the city knows, the project will be going forward and completed by the spring of 2016. Mayor Brown said the project is funded until completed.

Alderman Dillard said reading from the budget provided by the City Clerk, the project was \$218,000.00 over budget as of July (\$831,000.00 has been taken in and \$1,049,000.00 has been spent). Mr. Holloway advised that \$800 and some odd thousand in that account. Alderwoman Arceneaux-Mathis said bills are submitted to the Corp and the city is then reimbursed. Mayor Brown suggested that Inez and Daisy were originally a separate project from Marblestone so perhaps the way these projects have been combined have caused the accounting discrepancy—he asked the City Clerk to look into it and provide a report at the next meeting. Alderwoman Arceneaux-Mathis read from previous notes which said that the bank statement from Home Bank showed \$287,213.61 for the North Natchez 592 Project.

Alderman Gray introduced Iretha Beyah and Prince King who wished to speak about 1174 MLK, Mr. King's home. Mayor Brown advised as their case was before Judge Heidelberg, they would not be heard today.

#### **UNFINISHED BUSINESS**

MS Regional Recycling Cooperative Grant Program –  
Outdoor Metal Receptacles

The following motions were being requested by Mr. Johnston –

- Accept the bid of MPIC for the purchase of 102 outdoor metal receptacles at a cost of \$195.10 per unit or \$19,900.20 total, plus \$600.00 freight

- Accept the bid of FlexCon to purchase 35 and 95 gallon containers. The total cost of the 35 gal containers was \$35,964.00 and the total cost for the 105 95 gal containers was \$6,000.75. The total cost for all containers including freight was \$45,417.00.
- Accept the bid of Plum Creek for the purchase of two (2) 2CY compactors and three (3) 40CY containers. The unit cost of the compactor was \$10,450.00 and container was \$6,989.00. The total cost for the two compactors and three containers was \$46,017.00 including freight.
- To enter into a service agreement w/WPUSA for the weekly collection of the 95 containers for the City of Natchez public partners including NASD, Adams County Port, NPS, FOR the City of Brookhaven public partners (public schools & library) and for collecting and transporting the 40 CY containers at both the convention center and at the Wilkinson County Transfer Station. The cost to collect the 95 gallon containers was \$1.99 per container per month. The estimated annual cost to collect the 95 gallon containers was \$2,050.00 and the estimated two-year cost is \$4,100.00.

The cost to collect and empty the 40 CY container in Wilkinson County was \$375.00 per trip and to empty the 40 CY container at the convention center was \$225.00 per trip. They will be emptied on as needed basis.

- To donate the discussed items including 18 gallon totes and 95 gallon containers to the City of Natchez public partners; to donate to the City of Brookhaven nine hundred (900) 35 gallon and thirty-three 95 gallon containers along with fifty-seven (57) outdoor metal receptacles to the City of Brookhaven; to donate twenty (20) 95 gallon containers along with one (1) 2 CY Compactor and one (1) 40 CY companion container to Wilkinson County. These items, per Section 31-7-13(m)(vi), would be "disposed of" below market value and that disposing of the mentioned equipment was in the best interest of the taxpayers of the State of Mississippi to enable the City of Brookhaven to increase and expand their recycling efforts

**A motion was made by Alderman Dillard, with a second by Alderwoman Carter Smith, to:**

**Accept the bid of MPIC for the purchase of 102 outdoor metal receptacles at a cost of \$195.10 per unit or \$19,900.20 total, plus \$600.00 freight**

**Accept the bid of FlexCon to purchase 35 and 95 gallon containers. The total cost of the 35 gal containers was \$35,964.00 and the total cost for the 105 95 gal containers was \$6,000.75. The total cost for all containers including freight was \$45,417.00.**

**Accept the bid of Plum Creek for the purchase of two (2) 2CY compactors and three (3) 40CY containers. The unit cost of the compactor was \$10,450.00 and container was \$6,989.00. The total cost for the two compactors and three containers was \$46,017.00 including freight.**

**To enter into a service agreement w/WPUSA for the weekly collection of the 95 containers for the City of Natchez public partners including NASD, Adams County Port, NPS, FOR the City of Brookhaven public partners (public schools & library) and for collecting and transporting the 40 CY containers at both the convention center and at the Wilkinson County Transfer Station. The cost to collect the 95 gallon containers was \$1.99 per container per month. The estimated annual cost to collect the 95 gallon containers was \$2,050.00 and the estimated two-year cost was \$4,100.00.**

**The cost to collect and empty the 40 CY container in Wilkinson County is \$375.00 per trip and to empty the 40 CY container at the convention center was \$225.00 per trip. They will be emptied on an as-needed basis.**

**To donate the discussed items including 18 gallon totes and 95 gallon containers to the City of Natchez public partners; to donate to the City of Brookhaven nine hundred (900) 35 gallon and thirty-three 95 gallon containers along with fifty-seven (57) outdoor metal receptacles to the City of Brookhaven; to donate twenty (20) 95 gallon containers along with one (1) 2 CY Compactor and one (1) 40 CY companion container to Wilkinson County. These items, per Section 31-7-13(m)(vi), will be "disposed of" below market value and that disposing of the mentioned equipment was in the best interest of the taxpayers of the State of Mississippi to enable the City of Brookhaven to increase and expand their recycling efforts MDEQ bids, donation, etc.**

Mr. Johnston clarified to Alderman Fortenbery that the funding was through a grant and there would be no match.

**The motion carried unanimously.**

Application #PC 14-29, Jody Foster, River Homes L.L.C. End of Ashburn Street, Map #45-102B-25: Rezoning from Villa Residential (VR) to Mixed Density Residential (R-3)

Alderman Fields recognized Patty Barlow, 394 Ashburn. Ms. Barlow advised that the residents of the Ashburn area have offered a compromise of rezoning to R-1 and concerns of allowed uses in R-3. She expressed residents' concerns of traffic on Ashburn and pulling onto Auburn from Ashburn. She asked that uses for R-3 zoning, other than townhouses and patio homes, be exempted and asked that the number of homes be limited to 30 and lots sizes no less than 6,500 square feet. She asked that rezoning be limited to R-1.

Mayor Brown asked Mr. Jody Foster and Mr. Jeremy Diamond if either would like to speak—both replied no.

Alderman Fields said that he'd reviewed the rezoning application, met with the developer, residents, City Planner and City Attorney. There at R-1 and R-3 parcels in the area. He felt that there had been an error in rezoning the parcel in question from Open Land to Villa Residential and felt that there was a need for this type of development and development in general. The zoning change he proposed was a way to have limited flexibility of development of the property while preserving the neighborhood and addressing the neighbors' concerns.

**A motion was made by Alderman Fields to rezone the subject property R-3 with the following conditions:**

- no other use other than townhouses, patio homes and zero lot line homes
- 20 foot, opaque vegetative buffer zone be erected between the subject property and Routhland
- a maximum of 33 units with up to 16 townhouses with no more than 4 units attached
- minimum 6,500 square foot lot size
- the parcel will still be subject to the normal procedures of site plan review and the Preservation Commission review
- further, that these conditions be included in the minutes and attached to all relevant maps and other documents setting forth the city's zoning plan.

**A second was made by Alderwoman Arceneaux-Mathis.** Under discussion, Alderwoman Carter Smith said that she'd been told that the majority of the surrounding neighbors were OK with what was presented. Alderman Fields said he realized that he hadn't made all the residents nor the developer 100% happy but this compromise is what he had determined had come out of the meeting that was held. Alderwoman Arceneaux-Mathis said that she'd listened to the information presented at the last BOA meeting and once an alderman works through the issues, she supported Alderman Fields' decision. Alderwoman Arceneaux-Mathis asked if minutes were taken during the group meeting—Mr. Fields responded no, but he had his notes. Alderman Fields responded that the City Attorney and the City Planner had been at the meeting.

Alderman Gray said to the residents that called him on the phone, this issue wasn't settled.

**A substitute motion was made by Alderman Fields, with a second by Alderman Dillard, that the discussion would continue. The motion carried unanimously.**

Grayson Lewis, attorney on behalf of the owners of Routhland, said it was felt that any R family rezoning would lower the value of Routhland. He asked that a metal fence be installed with the vegetative buffer to keep the residents of the new development from trespassing onto Routhland. He also stated that a 25' buffer zone would not be sufficient and expressed concerned over lot sizes and number of lots.

Patsy Collins, 399 Ashburn, had a map which she showed to the BOA which she said did not see R-3 zoning anywhere. She said at the last meeting Mr. Foster stated that he wanted to development but he might sell lots to other developers—Mr. Carby reminded her that the zoning and restrictions run with the land.

Mary Lynn Jordan, 393 Ashburn, stated that the last meeting was informal so no minutes were taken. Ashburn residents accepted, more or less, the R-3 zoning with the exceptions although they preferred the R-1 zoning.

Mr. Foster clarified to Alderwoman Carter Smith that he didn't have plans drawn yet but had drawings that showed 33 individual lots with 16 being townhouses. Two on the ends would have an option of a bonus room upstairs. There will be 16 townhouses with, possibly, 4 townhouse units so 8 units possibly being two stories.

Mayor Brown asked Alderman Fields to restate his motion. Alderman Fields said many uses could be under R-3 but all were struck except for patio homes and townhouses and the number of townhouses that could be built was restricted—8 possible two stories. Alderman Dillard said the restrictions on townhouses was 16 of which 8 could be two story, total units restricted to 33 and the minimum lot size was 6,500 square foot.

Mr. Foster said if R-1 zoning, he could put in 6 more lots. He needs the R-3 for the type of housing.

Frankie Legaux reviewed the differences between R-1 and R-3 zonings. In R-3 you're allowed to have patio homes/zero lot line with 3,200 square foot lot sizes so you can get more in an area. Townhouses are connected and the owners will have a front and back yard with lot sizes being 2,400 square feet.

Grayson Lewis said his main concern would be the number of families and he was looking at an R-2 zoning as allowed patio homes but would raise the lot size to 7,200 square feet. Under R-2, duplexes would be allowed; townhouses and zero lot line houses would be an allowed use as a special exception.

Frankie Legaux advised that the exceptions would be noted on the zoning map.

Jessica Coffman, 1827 Wheeler, advised that the extra traffic concerned her as a blind spot on the curve on Auburn coming from the east. Mayor Brown said that traffic issues would be addressed.

Alderman Fields asked Mr. Foster and other developers to have a dialogue with the residents before removing trees which could serve as buffers in future developments.

**A roll call was called for:**

<b>Alderman Dillard</b>	<b>aye</b>
<b>Alderman Fortenbery</b>	<b>aye</b>
<b>Alderman Fields</b>	<b>aye</b>
<b>Alderwoman Carter Smith</b>	<b>aye</b>
<b>Alderman Gray</b>	<b>aye</b>
<b>Alderwoman Arceneaux-Mathis</b>	<b>aye</b>

**The motion carried unanimously.**

**DEPARTMENT HEADS**

David Atkins, Engineering Department, recommended that the bid from Dozer, LLC for the Colonnade Renovation Project be rejected due to a lack of funding.

**A motion was made by Alderman Dillard, with a second by Alderwoman Arceneaux-Mathis, to rebid the Colonnade Renovation Project. The motion carried unanimously.**

Justin Dollar, Public Works, advised that at the last BOA meeting Alderman Gray had asked him to get West Stiers Lane overlaid. Mayor Brown asked Mr. Dollar to meet with Alderman Gray following the meeting for further discussion.

Alderman Fields asked Mr. Dollar if he had any feedback on the easement on Pernell Hill and restrooms for Jack Waite Park. Alderman Fields said that Engineering would need to be consulted on the restrooms-Mr. Dollar said that he hadn't been involved in the restrooms. As far as Pernell Hill, Mr. Dollar had been in touch with Blain and he was waiting to see if the alley was too narrow—it would be looked at during the overlay project. He was also waiting to see about Hensley handling but the price would double.

**A motion was made by Alderman Dillard to ratify the selection of SSR, Inc. from the MDOT approved Master Contract List to perform CE & I services for MS Valley Railroad Depot Preservation Project. A second was made by Alderwoman Arceneaux-Mathis. Under discussion, Alderman Fortenbery asked why local engineering firms were not used-Mr. Johnston said that the city was using MDOT's master contract list and there were no local firms listed.**

**The motion carried unanimously.**

**A motion was made by Alderman Dillard to approve SSR's Construction Engineering & Inspection (CE&I) contract subject to review and concurrence by the MS Dept. of Transportation. The CE&I contract had an MDOT approved value not to exceed \$105,672.47 and to allow the mayor to execute said contract once concurrence was received from MDOT. A second was made by Alderwoman Arceneaux-Mathis and carried unanimously.**

**A motion was made by Alderman Dillard to formally support the nomination of Margaret Martin School to the National Register of Historic Places. A second was made by Alderman Fortenbery. Mr. Johnston clarified to Alderman Gray that he was only talking about the school.**

**The motion carried unanimously.**

Mr. Norton, Traffic, advised that some lights in the downtown area have been adjusted and have improved traffic flow. The lights at the intersection at Canal and State and at the flyover have been corrected. All signs must be checked for retro-reflectivity.

#### **PUBLIC OFFICIALS**

**A motion was made by Alderman Dillard that the City Clerk presents the 2014-2015 budget in the same 5 page format as the 2013-2014 budget. A second was made by Alderman Fortenbery and carried unanimously. (copy of the 2013-2014 budget form to be spread on the minutes)**

Mayor Brown said that he, the City Clerk and the department heads had held a budget meeting Monday and another meeting had been scheduled for Wednesday, September 3<sup>rd</sup>, at 8:30 a.m. Anticipated revenues have fallen short of those budgeted. All department heads would discuss individual budgets in detail. On Wednesday revised budgets would be discussed—the BOA was welcome to attend. The City clerk should have a projected budget ready by the end of that week for the BOA. The BOA should know by the September 9<sup>th</sup> meeting on shortfalls on revenue such as ad valorem taxes. The City Clerk said the 5 page 2014-2015 budget would be ready by the September 9<sup>th</sup> meeting.

**A motion was made by Alderman Dillard that the City Clerk have a breakdown of the proposed millage rate to present at the September 9<sup>th</sup> BOA meeting and the millage be advertised that way. A second was made by Alderman Fortenbery and carried unanimously.**

Alderman Fields discussed erosion at 83 ½ Brenham—it was on list to be considered for EWP and he felt an exigency. Iretha Beyah, owner, said that she'd been waiting on a serious rain event. Mayor Brown asked David Atkins to see if a serious rain event has occurred—Ms. Beyah said that she's been watching for a serious rain event. The St. Catherine Street Reunion would be held the upcoming weekend.

**Alderman Fields made a motion that the Casino Community Development Fund Advisory Board be expanded from a 5 member board to 7 members. A second was made by Alderman Gray. The motion carried unanimously.**

Alderwoman Carter Smith asked that the mayor's office provide a list of when department heads could meet with the BOA members. Mayor Brown advised that a meeting with department heads would be Wednesday, September 3<sup>rd</sup>. Mayor Brown said a meeting with the BOA would need to be near the end of next week or the beginning of the week after that.

Alderwoman Arceneaux-Mathis asked how appropriations would be handled. Mayor Brown said they would be handled when the BOA had other budget info available.

Alderman Gray had Mr. Dollar explain the process of removal of limbs by Waste Pro again. Alderman Gray recognized Everett Sanders for serving Legal Service programs and on the SW board of Directors for 20 years and Board Chairman from 1997 to 2001. Alderman Gray mentioned an article about what Natchez Inc. was doing for economic development.

**Alderman Gray made a motion that travel be allowed for the MML Board of Directors to Hernando—he said he was not sure if Alderwoman Arceneaux-Mathis and Mayor Brown were going. A second was made by Alderman Fields and carried unanimously.**

Alderman Gray recommended that the new Code Enforcement Officer receive training.

Rachel Murray, 287 Greenfield Road, said that she and her husband were working on renovating a rental property they owned on Eastwood. The Code Enforcement Officer was going to fine them as lumber and debris, things that the former tenant had left behind, were left out--they talked the Code Enforcement Officer out of that citation. They then set the debris in bags by the street. The Murrays got into a near confrontation as the Code Enforcement Officer had told them that they needed to tip the Waste Pro collectors for picking up their garbage. This was reported to PD as the Code Enforcement Officer works through PD.

It was her understanding that the Code Enforcement Officers comes under the 2005 Neighborhood Intensive Care Ordinance—Alderman Gray said he didn't think that the new Code Enforcement Officer was aware of the ordinance. Mrs. Murray said she saw where changes had been made to the ordinance but she didn't see where the ordinance had been done away with. She was fined and had been to court.

Mrs. Murray explained that the Code Enforcement Officer walked up to the homeowner, had a police officer with her as she explained that she was not allowed to write citations, wrote out a citation and handed it to the homeowner. Code Enforcement, when asked what the citation was for said, "you'll find out in court." Mrs. Murray said, "you go to court and have no idea why you're going to court." As an example, when you get to court you're told your house needs painting—an elderly lady in court had paid over \$3,000.00 to have her house painted and she was also fined approximately \$321.00.

Mrs. Murray said, addressing the Neighborhood Intensive Care Ordinance, it was stated that neighborhoods that would be targeted would be given a 15 day warning to address the issue. This had not been done. Mrs. Murray didn't feel that proper procedure was being followed and felt that people should be given a warning and an opportunity to correct the problem. She did not have a problem following the code ordinance as it would upgrade property values.

She asked the BOA to look into this to give a person a warning and a certain amount of time to correct the issue before issuing a citation. Mayor Brown asked Chief White and Code Enforcement Officer Anita Smith to meet with Mrs. Murray to see what could be done and to ask Judge Heidelberg to attend. Alderwoman Carter Smith said that there was confusion in the city and asked Mrs. Legaux to attend the meeting also. There was confusion with owners of larger property on how much of large tracts should be mowed/maintained.

Mrs. Murray said she lives at 287 Greenfield which is in the county. Natchez PD came to her house and wrote her two citations—it was her understanding that Natchez PD didn't have citation privileges. Mayor Brown clarified that it's the law that she can be served. Mrs. Murray said the correct procedure was to go through the Sheriff's office. Mrs. Murray said it should be mailed by certified mail or delivered by the Sheriff's office. Mayor Brown said that he thought that the meeting with Mrs. Legaux and Chief White should answer this question. The judge had extended her fine until this meeting and it hadn't been resolved. Mayor Brown asked Mrs. Murray to meet with Chief White before leaving the meeting.

Alderwoman Arceneaux-Mathis and Tony Moon, Engineering Department, had met with the Flowers on Oak Court. The Flowers were satisfied with what had been done at this point—they were not a part of the punch list. She spoke with Mrs. Miller on Marblestone who was going to meet with D & D again to come determine a solution to correct her problem. If she wasn't happy with proposal, she would get back in touch with Alderwoman Arceneaux-Mathis.

Alderwoman Arceneaux-Mathis and Alderman Fortenbery agreed that they would meet with Drayco as issues with the subcontractors. Mayor's office was to set up the meeting.

Mrs. Legaux reported that 820 N. Rankin had gone before Preservation in August and Mrs. Miller had asked for an additional 30 days to see if she could find someone (for what?). Mrs. Legaux was to set up a meeting with Mrs. Miller and Alderwoman Arceneaux-Mathis to look at the property.

**A motion was made by Alderwoman Arceneaux-Mathis for request for proposals to be issued for engineering services for the City of Natchez. A second was made by Alderman Gray.** Under discussion it was clarified that this was for an engineering department--employees would be city employees. Further discussion was that the city would need a city engineer, an assistant and a secretary. The monies that were expended on NWW would cover those expenses. Mayor Brown said \$255,000.00 was what was budgeted.

**The motion carried unanimously.**

**CITY CLERK**

A motion was made by Alderman Fortenbery to renew the lease with Concordia Bank & Trust for 8 parking places behind NAPAC for \$125.00 per month total. A second was made by Alderman Dillard. Under discussion, the lease expired June 30, 2012. Alderwoman Arceneaux-Mathis asked if the City Attorney could look at the contract to address an increase in the contract price. Alderman Fortenbery said he was fine with the current price.

The motion carried unanimously.

A motion was made by Alderman Gray, with a second by Alderman Fields, to ratify the purchase of a 2014 Dodge Charger for the Police Department for \$22,509.00 at 2.85% for 24 months from UMB. A second was made by Alderman Fields. This car was to replace the one that was totaled. Mr. Holloway clarified to Alderman Dillard that the car was in the current budget as the car was being driven.

The motion carried unanimously.

**CITY ATTORNEY**

Mr. Carby, in regards to making the City Clerk's position appointed and the Municipal Judge's position appointed, the charter amendment he proposed would be to only make the City Clerk's position appointed at this time.

A motion was made by Alderman Dillard, with a second by Alderwoman Carter Smith, to amend the charter to reflect that the City Clerk's position be appointed. Under discussion, it was clarified to Alderman Fortenbery that the judge's position will be brought forward later. Mr. Carby reviewed the process again. Alderwoman Arceneaux-Mathis asked Mr. Carby if she needed to make a motion to bring the judge's position forward now as not so close to election or run past the deadline. Mayor Brown suggested that the city proceed with the City Clerk's position first. Mayor Brown said that he thought that Judge Blough deserved a conversation before proceeding with a charter amendment regarding the judge's position.

The motion carried unanimously.

**MAYOR'S REPORT**

A motion was made by Alderman Dillard, with a second by Alderman Fields, to submit a proclamation to Mission Mississippi in regards to October being proclaimed "Racial Reconciliation Month." The motion carried unanimously.

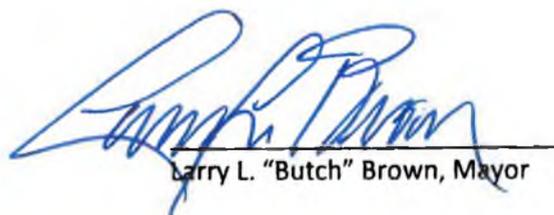
The BOA had been asked to participate in Friday Forum on September 12<sup>th</sup>. Tomorrow a group would be traveling to Vicksburg to see a group which was interested in doing a housing project in Natchez. General DeLuca would be retiring and General Weir would be assuming that command.

**NEW BUSINESS**

None

**ADJOURNMENT**

A motion was made by Alderman Fields and seconded by Alderman Gray to adjourn the meeting of August 26, 2014. The motion carried unanimously.

  
Larry L. "Butch" Brown, Mayor

ATTEST:

