

**REGULAR MEETING
OCTOBER 24, 2006**

A Regular Meeting of the Mayor and Board of Aldermen of the City of Natchez, Mississippi, was held in the City Council Chamber at 6:00 p.m. on Tuesday, October 24, 2006. Mayor Phillip C. West presided at the meeting, which was opened with prayer.

MAYOR & BOARD PRESENT	ELECTED OFFICIALS ABSENT	CITY OFFICIALS & DEPARTMENT HEADS
<p>Phillip C. West Mayor</p> <p>Joyce Arceneaux-Mathis Alderwoman, Ward 1</p> <p>J. "Ricky" Gray, Jr. Alderman, Ward 2</p> <p>Bob Pollard Alderman, Ward 3</p> <p>David Massey Alderman, Ward 5</p> <p>Jake Middleton Alderman, Ward 6</p>	<p>Theodore West Alderman, Ward 4</p>	<p>Donnie Holloway, City Clerk Everett Sanders, City Attorney Darlene D. Williams, Dep. City Clerk</p> <p>Brett Brinegar, Grants Coordinator</p> <p>Paul Dawes, Inspection Department</p> <p>Rick Freeman, Traffic Department</p> <p>Patricia Gibson, Personnel Director</p> <p>Temple Hendricks, Mayors Secretary</p> <p>Walter Huston, Planning Department</p> <p>Ronnie Ivey, Public Works Director</p> <p>Paul Johnson, Fire Chief Darlene F. Jones, Comm Dev. Director</p> <p>Tony Moon, Engineering Department</p> <p>Mike Mullins, Police Chief Eric Smith, Public Works Administrator</p> <p>Ralph Tedder, Recreation Director</p> <p>Walter Tipton, Convention Center</p> <p>Natchez Democrat Bruce Video</p>

MINUTES APPROVED

A motion was made by Alderman Pollard to dispense with the reading of the minutes of

the regular meeting of September 26, 2006 and approve as submitted. The motion was seconded by Alderman Massey. The motion carried unanimously.

A motion was made by Alderman Massey to dispense with the reading of the minutes of the October 17, 2006 Special Call Meeting to approve the Docket and approve as submitted. The motion was seconded by Alderwoman Arceneaux-Mathis. The motion carried unanimously.

VISITORS WELCOMED

Mayor West recognized the family of Alderman Massey and welcomed them to the meeting.

Alderman Massey introduced family and welcomed his brother to Natchez.

Mayor West welcomed all visitors to the meeting.

a. **Business of the Month - Bankingform.com formerly Smitherman Printing**

Mayor West recognized BankingForms.com formerly Smitherman Printing as Business of the Month. He noted that Dixie Smitherman has managed the business since it began operation in Natchez, 1982. With a total of 5 employees, this company prides itself on the quality of products they sell and their professional and knowledgeable staff. Because of the rapidly changing technology, Bankingforms.com has kept the pace by providing color and digital printing capabilities, cultivating nationwide accounts via the Internet, and providing forms management and on-demand was present to accept the award. Mayor West said their future plans include the expansion of their current operation with an emphasis on color and on-demand printing and the employment of additional staff. This business is faithful to contributing to United Way, American Red Cross, Natchez Humane Society, and various local schools and churches. They look forward to serving our community for many years to come. Mayor West congratulated Bankingforms.com on being chosen the October Business of the Month.

Mrs. Smitherman said she appreciates the community and thanked Mayor West for the award.

b. **Recognition of Fire Department Employees**

Mayor West read the memo from Captain Alan Lewis with the Natchez Fire Department regarding the action of firemen during the line of duty.

Mayor West recognized the following individuals and thanked them for their dedication to the City of Natchez Fire Department:

**Lieutenant Leonard Rice
Lieutenant Wayne Tullos
Firefighter Darryl Carter**

Firefighter David Hugg

c. Fannie Brown - HOME Loan Program
Not present

d. Casey Hughes - Roth Hill

Mayor West recognized Ms. Casey Hughes, 214 South Pearl Street.

Ms. Hughes said her purpose was to urge the Mayor and Board of Aldermen to involve the citizens of Natchez in decisions regarding city property. She said it is understood that it is not appropriate for the citizens to be involved in negotiations, but the view of the citizens should be considered regarding the use, and overall goal for the property. Ms. Hughes said citizens should be informed before a casino is allowed to be located in downtown Natchez. She said if citizen input is involved there is nothing for the city to be concerned about. Ms. Hughes said the Mayor and Board of Aldermen should not think that because they are elected they can do what ever they want. All were elected as officials and not dictators of the citizens. She said involvement is the key to the success of any project. Ms. Hughes said it is the job of the city officials to help create solutions that the citizens can support and work toward success that everyone wants. It would be tragic to have another casino without the support of the public. She said in 1990 there was a vote for the first casino but the election was for the full county and not just the City of Natchez.

Ms. Hughes said the vote was sixteen (16) years ago and a lot of things have changed. The economic benefits that were promised from the casino failed to appear. The opening of the casino created a decline in business in the downtown area and there was no increase in tourism from the development. The people who visit the casino do not stay overnight or spend money in the Natchez area. The city officials should take the time to find out what the citizens want, or hold a public hearing to allow discussion. The thought of bringing another casino to the bluff area will forever change the character of Natchez. The citizens will be motivated to do whatever necessary to stop the project. Ms. Hughes said there will be a fight every step of the way, and there has been enough fighting over the past years. She said a major development in the bluff area should be considered to bring Natchez together.

Mayor West thanked Ms. Hughes for her comments.

e. Gwen Ball - Roth Hill

Mayor West recognized Ms. Gwen Ball and requested comments.

Ms. Gwen Ball read the attached statement.

Ms. Ball requested answers to the questions in the statement.

Mayor West asked if there was a response from the Board.

Ms. Ball asked if there is a long term vision for the City of Natchez that can be shared with the citizens who voted the City Officials into office. She said the citizens are entitled to answers.

Alderman Middleton noted that the elected officials have a vision of Natchez growing and being successful. He said there is the vision of having what is needed in the community that the officials are working hard to have with the limited amount of funds. Alderman Middleton said population dropped drastically over the past eight years in Natchez due to the closing of three (3) major employers which left thousands of individuals without jobs. He said there is not a quick fix for the situation.

Ms. Ball asked if there is a vision for employment.

Alderman Middleton said the city officials are working with the Board of Supervisors to create jobs. He said the Economic Development Authority (EDA) is working hard to have industrial prospects come into Natchez. Alderman Middleton said this is not an overnight process. In regard to gaming, there will not be more than two casinos in the area. He said there were ten (10) proposals for a casino at the Roth Hill Site.

Alderman Middleton said the current proposal is not only a casino, it is a development. He said his thought is to hopefully tie the sites together and create what would be of interest to visitors. Alderman Middleton said gaming is like everything else, if you do not want to participate you are not forced. Tourism has kept Natchez alive and when there are options and more opportunities to bring people to Natchez it is economic development. Alderman Middleton said he would like to see Natchez grow.

Ms. Ball said all visitors to Natchez recognize the unique nature and character. She said the citizens of Natchez want to be considered when decisions are made regarding the Riverfront. She said the Riverfront is the congregation point of Natchez. She asked why Roth Hill would be used when the site at the end of the bridge is available.

Mayor West said there is no way to respond to the question regarding private property. He said it is the job of the elected officials to create an environment and enhance the things in the community to be attracted to quality ventures, investors to come to Natchez and provide an opportunity to those living in the community. Mayor West said he would like citizens to be employed in a way to have a decent life to provide for their families. He said there is a major void in the community, although there is potential. Mayor West said it has not been concluded at this point what will be developed on the Roth Hill site. He said the site is a tremendous asset and Riverfront Development is necessary for growth.

Mayor West said of the private investors who have expressed an interest in the property he is hopeful that the proposals will be of such quality to benefit all citizens of Natchez. He said no decisions were made by the Board of Aldermen that citizens do not have the right to express their opinions regarding the Roth Hill site or any city property. He said when the property was advertised for RFP's

only one proposal was submitted and it was not a serious proposal. In recent months there were two proposals submitted for the site to be reviewed. Mayor West said he is always providing tours of Natchez to visitors who are interested in business ventures. He said the bluff area is always the site of interest. There was 30 million dollars invested in the bluff stabilization project and the potential is untapped and this must change. Mayor West said the Board of Aldermen will move forward if there is an opportunity for development that will be helpful to the community.

Ms. Ball thanked Mayor West and Alderman Middleton for responding to her questions and asked the Board to look at alternatives to gaming.

f. Neil Varnell - Roth Hill
Mayor West recognized Neil Varnell, 205 Clifton Avenue.

Mr. Neil Varnell read the attached statement;

UNFINISHED BUSINESS

None

DEPARTMENT HEAD REPORTS

FIRE DEPARTMENT, Paul Johnson, Fire Chief

Chief Paul Johnson said a few years ago Adams County named George Souderes, Director of Home Land Security for Adams County. Chief Johnson said Mr. Souderes recently expressed that he can only handle County matters due to an illness. Chief Johnson said as Fire Chief he has handled all grants and paperwork for the City of Natchez and asked that he is named Director of Home Land Security for the City of Natchez.

Mayor West requested comments.

A motion was made by Alderman Gray and seconded by Alderwoman Arceneaux-Mathis to name the Fire Chief as Director of Home Land Security for the City of Natchez. The motion carried unanimously.

Chief Johnson submitted the Fire Department monthly report for September 2006 to be spread onto the minutes.

ENGINEERING DEPARTMENT, Tony Moon, Assistant Engineer

Mr. Moon requested that the Board accept the City Auditorium Roof Repair Contract as complete and authorize the publication of the contract for the project.

Mayor West requested comments.

Alderwoman Arceneaux-Mathis asked Mr. Moon to inform her of any and all projects regarding public properties. She asked that she is provided a walking tour of the facility to examine the project. Alderwoman Arceneaux-Mathis asked if the City Engineer recommended approval of the completion of the project.

Mr. Moon said approval of the completed contract was recommended by the City Engineer.

A motion was made by Alderman Massey and seconded by Alderwoman Arceneaux-Mathis to accept the City Auditorium Roof Repair contract as complete and authorize the publication of the contract for the project. The motion carried unanimously.

Mr. Moon requested that the Board accept the contract for the NRCS Project #091-05-NRCS as complete and authorize the publication of the contract completion for the project. He said the project sites included: John R. Junkin Drive Lift Station; St. Catherine Creek; and Susie B. West Apartments.

Mayor West requested comments.

A motion was made by Alderwoman Arceneaux-Mathis and seconded by Alderman Pollard to accept the NRCD Project#091-05-NRCS as complete and authorize the publication of the contract for the project. The motion carried unanimously.

Mr. Moon submitted the monthly report for the Natchez Water Works to be included in the minutes. He said there were no significant changes from the last report.

RECREATION DEPARTMENT, Ralph Tedder, Director

Mr. Tedder asked all City Officials and employees to participate in the 2006 Heart Walk to be held on Saturday, November 4, 2006. He said each department was issued a participation packet for donations to assist with the goal of \$1,600 for the year.

Mayor West noted that he would be out of town on that date although he would make a donation.

Mr. Tedder said in regard to the bid openings scheduled for October 24, 2006, he requested approval of the Addendum submitted. Mr. Tedder said all bidding vendors were contacted in writing and by phone of the addendum changes.

A motion was made by Alderman Middleton and seconded by Alderman Pollard to approve the addendum as submitted. The motion carried unanimously.

INSPECTION DEPARTMENT, Paul Dawes, Building Official

Mr. Dawes presented the Inspection Department monthly report for the month of September, 2006.

PLANNING DEPARTMENT, Walter Huston, Land Use Planner

Mr. Huston asked that the Board set a date to hear the appeal submitted by Audrey Forbess regarding the decision of the Natchez Zoning Board of Adjustment to grant a variance to allow the operation of a business at 205 Hunters Lane, within an R-1 (Single Family Residential) zoning district to James McLeod. Mr. Huston asked that November 28, 2006 be set as the hearing date.

Mayor West requested comments.

Alderwoman Arceneaux-Mathis said she did have any information on the request for an appeal hearing. She said she would like to see the paperwork.

Mr. Huston noted that information will be provide prior to the meeting date.

A motion was made by Alderman Massey and seconded by Alderman Pollard to set the appeal date for November 28, 2006, 6:00 p.m to hear the appeal submitted in regard to the decision of the Natchez Zoning Board of Adjustment for the granting of a variance to allow the operation of a business at 205 Hunters Lane. The motion carried unanimously.

Mr. Huston requested approval to have the submitted properties cut and cleaned by the City and adjudicate the cost with 25% penalty as a lien and civil debt on the property. He said the proper procedure was followed prior to submitting the list to the Board for approval.

Mayor West requested comments.

A motion was made by Alderman Massey and seconded by Alderwoman Arceneaux-Mathis to have the properties cleaned and adjudicate the actual cost of cleaning with a 25% penalty as a lien and civil debt on the property.

Mr. Huston said on October 11, 2006 members of the Planning Department, Public Works, City Attorney Sanders met with Judge Blough to discuss ways to streamline the procedures for grass violations. Mr. Huston said they were informed that the process must follow the legal guidelines. He said the code enforcement officers are not allowed to go onto private property, they must be accompanied by a police officer. Mr. Huston said it was noted that the code enforcement officers could be charged with trespassing. He said this is an additional roadblock.

Mayor West requested comments from Attorney Sanders.

Attorney Sanders said the ordinance is drafted to say the Code Enforcement Officer

Attorney Sanders said Judge Blough was very accommodating in terms of reviewing the ordinances and providing the information regarding his policies and enforcement. Attorney Sanders said the process is in need of additional work to amend the procedures.

Alderman Gray said he did not know how a trespassing charge can be enforced when it is not necessary for the individual to go onto the property. He said the code enforcement officers can see that the grass should be cut without going on the property. Alderman Gray said if there is an abandoned vehicle on private property that should be handled by the police department.

Alderwoman Arceneaux-Mathis said in the past the Code Enforcement Officer was housed at the Police Department and then the position was moved under the Planning Department. She said if the code enforcement officers are under the police department would that make a difference on the ordinance.

Attorney Sanders said there is a specific designation that is utilized for the position. He said the position was designed as a litter control officer. He said the position of the court is that if a person who is not authorized under the ordinance to behave as though he is and when it appears in court and the defense attorney ask if the individual is a litter control officer. The answer is no and the case is thrown out of court. Attorney Sanders said he will continue to work on the wording of the ordinance.

Alderwoman Arceneaux-Mathis said the frustration over one piece of property should be multiplied over ten thousand times in regard to the uncut property in Ward 1. She said over the past years there have been properties that have not been cut and this is a problem, and today the information is provided that the procedures are not being handled properly. Alderwoman Arceneaux-Mathis said the Board should have some understanding of what is going on so when people call and make complaints and it is referred to the proper department. She said in the past the report submitted included the land owners name and address and the Alderman knew if the property owner was an absentee land owner. Alderwoman Arceneaux-Mathis said as a board member she would like to have some form of training to understand how to help the people in the wards who call and make complaints regarding tall grass, rats, roaches, snakes, the possibility of fire. She said there is no immediate answer to the question although she would like everything said to be a part of the minutes because she is trying to represent the citizens who live around these area. Alderwoman Arceneaux-Mathis said it is brought to the attention of the board that the procedures are not legal and no one is responsible for attending to the matter. Alderwoman Arceneaux-Mathis said as part of the record she is trying to understand the situation.

Alderman Gray said he received a copy of the information provided to the Planning Director by Judge Blough. He said there should not be a problem with Code Enforcement contacting the property owners about grass that must be cut. Alderman Gray said there is nothing illegal about sending a letter to property owners. He said it is only illegal if they are on private property.

Mayor West said there is nothing illegal with contacting property owners about the condition of their property.

Mr. Huston noted that there are times when it is necessary for the Code Enforcement Officer to go onto private property to take pictures of the rear or sides of the cited property. He said this is what was stressed by Judge Blough, be aware that if you are not authorized to go on private property as an officer of the City of Natchez it should not be done.

Alderman Gray said 99.9% of the complaints provided to the Planning Department can be handled from the street, and they have not been addressed from last year. He said there are properties where the grass was sprayed by the city. Alderman Gray asked who authorized the spraying of the grass. He said he did not see a problem with the Code Enforcement Officers handling grass violations.

Alderwoman Arceneaux-Mathis requested clarification on whether 808 Maple Street was included on the list for approval.

Alderman Gray asked if the proper procedures were followed in advertising and sending notification to the property owners.

Mr. Huston said proper procedures were followed.

Mayor West requested a vote on the motion.

The motion carried unanimously.

Mayor West asked that Ms. Corinne Fox be contacted to provide information on the situation and if changes to the ordinance are necessary they may be done.

Alderwoman Arceneaux-Mathis asked if the grass will continue to be sprayed and why. She asked if the grass will eventually be cut and cleaned.

Mr. Ivey said the only property sprayed had an excessive amount of grass. He said the spray was used and later the grass would be cut.

Alderwoman Arceneaux-Mathis questioned the number of days between the time the grass is sprayed and the time it is cut and cleaned.

Mr. Ivey said the time frame is approximately seven (7) to ten (10) days.

SENIOR CITIZENS MULTIPURPOSE CENTER, Sabrena Bartley, Director

Mrs. Bartley presented the attached report to be included in the minutes.

COMMUNITY DEVELOPMENT DEPARTMENT, Darlene F. Jones, Director

Mrs. Jones presented the attached report to be included in the minutes.

PUBLIC WORKS DEPARTMENT, Eric Smith, Administrator

Mr. Smith presented the attached report to be included in the minutes.

CITY OFFICIALS' REPORTS (ALDERMEN)

ALDERWOMAN ARCENEUX-MATHIS

Alderwoman Arceneux-Mathis noted that in her report she received information from the Isle of Capri requesting a speed bump at the end of Silver Street. She said it was due to the speed of the traffic coming down Silver Street and the pedestrians crossing the street from the bus stop to the boat ramp. Alderwoman Arceneux-Mathis asked that Mr. Ivey provide an update on the status of the request.

Mr. Ivey said he is in the process of ending up the grass cutting for the season and other maintenance issues. He said he would check on the request and contact Alderwoman Arceneux-Mathis.

Alderwoman Arceneux-Mathis asked Mr. Ivey to drive the following street and examine the situations for potholes and give her a report of what can be done to correct the problem until something major is done.

1. Garden Street / Woodlawn
2. Union Street / Bishop Street
3. Woodlawn Street / College Street

Alderwoman Arceneux-Mathis said she received calls regarding the height of the speed bumps that were installed. She asked if the speed bumps are installed based on specifications.

Mr. Ivey said a templete is used to regulate the installation of the speed bumps. He said the speed bumps are uniform with the ones installed in the county.

Alderwoman Arceneux-Mathis said she received a call regarding the opened buildings on the corner of Broadway/High & North Canal Streets. The property known as Smoot Grocery. She said the adjacent property owner reported the situation to the Natchez Police Department because she noticed cats going in and out of the rear of the building. The police investigated the situation and noted that someone was placing milk in the building for the many cats in the area. The Police told the property owner that she could place a lock on the building which would not allow the person to place milk in the building for the cats. Alderwoman Arceneux-Mathis asked if it is legal for the police to issued such information to the public.

Chief Mullins said the information should not be issued by the police department. He said the property owner should be contacted regarding the closing of the property.

Alderswoman Arceneaux-Mathis asked Mr. Dawes to contact the property owner regarding the situation with the property.

ALDERMAN GRAY

Alderman Gray said he was contacted by Reverend Melvin White regarding the renaming of Wilson Road to Pilgrim Baptist Church Drive. Alderman Gray said this would include the area between Martin L. King Jr. Road and Old Washington Road.

Mayor West requested comments.

A motion was made by Alderman Gray and seconded by Alderswoman Arceneaux-Mathis to rename the section of Wilson Road between Martin L. King Jr. Road and Old Washington Road to Pilgrim Baptist Church Drive based on proper State approvals.. The motion carried unanimously.

Alderman Gray requested information from Mr. Dawes regarding the Grant Street/Lamont Street property that is abandoned and electrical service is being provided via an extension cord from the adjacent property. Alderman Gray said this situation must be addressed by the Building Official immediately. He asked Mr. Dawes if the paperwork was complete and the property owners contacted.

Mr. Dawes said he will get with the Planning Department and take care of the complaint.

Alderman Gray said he was confused.

Mr. Dawes said the paperwork will be issued through the Planning Department.

Alderman Gray said at this time the Planning Department should not be given additional responsibilities. He said they are struggling to keep up with the work they have without a City Planner in place. Alderman Gray said he recommended to the Building Official that the issues of delapidated housing should remain under his supervision. Alderman Gray said he also provided the information to Mr. Dawes regarding #6 Laird Street for similar concerns, abandoned, and opened structures.

Mr. Dawes said he is working with the Planning Department on those issues.

Mayor West said he recently met with Mr. Dawes and Mr. Huston and discussed the matter and it was noted that the Planning Department was handling the situations of dilapidated houses. Mayor West asked if there is a problem with the concerns of Alderman Gray.

Mr. Huston said the matter is being addressed. He said Mr. Jones, Code Enforcement Officer has a certified contractors license and he will review each site.

Alderman Gray said it was discussed earlier that the Code Enforcement Officers can not go onto private property, what makes this situation any different from grass violations. Alderman Gray recommended that the Inspection Department take control of all housing concerns. He said he contacted Mr. Dawes and the problems have not been addressed. Alderman Gray asked that immediate attention is given to the two (2) properties.

Mayor West asked that Mr. Dawes address the two (2) properties (Grant Street and Laird Street) immediately to correct the dangerous concerns and get him a report.

Alderman Gray asked if additional funds will be placed in the budget to handle dilapidated properties.

Alderman Gray said he received calls from newspaper reporters requesting information on why he did not attend the meeting of the Board of Aldermen. He said in Executive Session on October 10, 2006 there was discussion regarding the development of Roth Hill, and he did not like what he was hearing. Alderman Gray said a bid was submitted to the Board to review by an unauthorized person who attempted to make a deal for the City of Natchez regarding the development of Roth Hill. Alderman Gray said he was sure the Mayor, City Attorney, Alderwoman of Public Properties were not aware of the proposal on the table. Alderman Gray said it was in the interest of the City of Natchez that he not attend the meeting and in the future if there are deals being handled under the table, Alderman Gray will not be sitting at the table.

Alderman Gray said he had concerns regarding the DEQ grant and what the money would be used for. He said he talked with Ms. Briniger and he was assured the grant would be used as requested.

Alderman Gray asked that the Water Works/Engineering Department contact Mr. Barnes on Dunleith Street to address some concerns on a project that is being completed.

Mr. Moon said he will make a note of the address and give the information to the City Engineer.

Alderman Gray said there is a serious dumping problem at the end of Watkins Street. He asked that the Code Enforcement Officer-Anita Smith handle the situation in the same manner as the Old Reed Road site was handled. Alderman Gray said pictures were taken and they found a name and address in the trash. He said the individuals are responsible for the clean-up of the site if a name is found on the site.

Alderman Gray requested information from Mr. Ivey regarding the Mary Johnson property.

Mr. Ivey told Alderman Gray that an estimated cost for drainage for the project was placed in his box at City Hall. Mr. Ivey said he would get Alderman Gray a copy of the estimate.

Alderman Gray said he did not receive the cost estimate and requested a copy to review.

Alderman Gray asked that all Police Officers and Fire Fighters are introduced to the Board of Aldermen upon being hired. He said he met a Police Officer who he did not know was hired by the City.

Chief Mullins said he will make sure they are introduced to the Board.

Alderman Gray said he and Mayor West attended the retirement party for Reverend Windell Green, who is a very powerful and respected man.

Alderman Gray said he will provide several addresses for public works to review.

ALDERMAN POLLARD

Alderman Pollard said he would like to commend all the department heads and all who worked the Balloon Race over weekend. He said Natchez was full the entire weekend even with the rain out on Saturday evening. Alderman Pollard said there were more people at the festival than normal. He said there were no safety issues during the event, thanks to the Natchez Police Department. He said this speaks well for the community in regard to safety and having an event of that magnitude. Alderman Pollard said it is nice to know that people can come to Natchez and enjoy themselves and know they are safe. Alderman Pollard mentioned that Connie Taunton and Sallie Durkin are experts at putting on the Balloon Race.

Alderman Pollard said he received several serious calls regarding the speeding along Lower Woodville Road. He asked when the speed bump would be installed.

Mr. Ivey said the speed bumps should be in place within two weeks.

ALDERMAN WEST

Not Present

ALDERMAN MASSEY

Not Present

ALDERMAN MIDDLETON

No Report

CITY CLERK'S REPORT, DONNIE HOLLOWAY

Mr. Holloway requested approval of the Municipal Compliance Questionnaire for 2005-2006 to be spread on the minutes.

A motion was made by Alderwoman Arceneaux-Mathis and seconded by Alderman Pollard to approve the Municipal Compliance Questionnaire for the 2005-2006 fiscal year. The motion carried unanimously.

Mr. Holloway requested authorization to place the following vehicles on the list of surplus property.

1. 1984 International
Vin#1HTLCH4P6EHA43034
DIESEL DUMP TRUCK
2. 1984 International
Vin#1HTLCH4P7EHA43026
DIESEL DUMP TRUCK

Alderman Gray asked if the vehicles were operable.

Mr. Holloway said they did not operable.

A motion was made by Alderwoman Arceneaux-Mathis and seconded by Alderman Pollard to authorize the placement of the referenced vehicles on the list of surplus property. The motion carried unanimously.

CITY ATTORNEY'S REPORT, EVERETT SANDERS

Attorney Sanders said there is a proposed contract for transportation where the City of Natchez will enter into an agreement with Logistic Care Solutions, LLC. Attorney Sanders requested approval of the contract subject to review.

Mayor West requested comments.

A motion was made by Alderman Pollard and seconded by Alderman Middleton to authorize that the City of Natchez enter into an agreement with Logistic Care Solutions, LLC Contract for transportation subject to final review. The motion carried unanimously.

Attorney Sanders said the agreement would be submitted for signatures pending final approval of the document by all parties involved.

Attorney Sanders requested authorization to advertise for proposals from qualified firms or corporations for the collection and disposal of all garbage.

Mayor West requested comments.

A motion was made by Alderman Gray and seconded by Alderwoman Arceneaux-

Mathis to authorize the advertisement for proposals from qualified firms or corporations for the collection and disposal of all garbage. The motion carried unanimously.

Attorney Sanders noted that the attached resolution should be made a part of the minutes.

**CITY OF NATCHEZ, MISSISSIPPI
RESOLUTION**

WHEREAS, the City of Natchez is the owner of certain real property in Downtown Natchez on Broadway adjacent to the Natchez Bluffs and Natchez Riverfront and more particularly described as follows, to-wit:

Legal description of a city block in Natchez, Mississippi, being bound on the north by the southerly right of way line of Franklin Street; bound on the east by the westerly right of way line of Canal Street; bound on the south by the northerly right of way line of Main Street and bound on the west by the easterly right of way line of Broadway Street; said city block being more particularly described as follows:

Beginning at an x in the concrete marking the point where the northerly right of way line of Main Street intersects the easterly right of way line of Broadway Street; thence N 39°25'14" E, along said easterly right of way line of Broadway Street, for a distance of 325.00 feet to an x in the concrete sidewalk and the southerly right of way line of Franklin Street; thence S 50°43'37" E, along said southerly right of way line of Franklin Street, for a distance of 231.89 feet to a point on the westerly right of way line of Canal Street; thence S 39° 27'00" W, along said westerly right of way line of Canal Street, for a distance of 325.72 feet to the northerly right of way line of Main Street; thence N 50°33'00" W, along said northerly right of way line of Main Street, for a distance of 231.72 feet to the point of beginning; said city block containing 1.731 Acres (75,420 sq. ft.), more or less; and

WHEREAS, the City recently completed and opened a \$10,000,000 Convention Center on Main Street in downtown Natchez and acquired the hereinabove described land for the construction of a convention hotel adjacent thereto on Broadway Street; and

WHEREAS, the City has discussed with prospective developers and investors, the advantage of establishment of a convention hotel on the Broadway Street Site bounded by Main, Canal, Franklin and Broadway Streets in the City of Natchez for the full utilization of the Natchez Convention Center; and

WHEREAS, the Mayor and Board of Aldermen, upon proper investigation, has found and determined that the subject real property is no longer needed for municipal or related purposes and is not to be used in the operation of the municipality, and that the sale of such property in the manner otherwise provided by law is not necessary or desirable for the financial welfare of the city, and that the

use of the property for the purpose for which it is to be sold will promote and foster the development and improvement of the community in which it is located and the civic, social, cultural and economic welfare thereof and the building of a convention hotel will significantly enhance downtown revitalization, the operation and success of the Natchez Convention Center and attraction of visitors to Natchez; and

WHEREAS, the City did issue a Request for Proposals to qualified developers interested in the acquisition and development of a convention hotel on the subject property and did receive proposals from four qualified developers, and did select Broadway Hospitality LLC as the best qualified candidate and thereafter commenced negotiations with said company for the entering into of an Option/Development Agreement for the aforesaid Broadway Street site; and

WHEREAS, in accordance with Miss. Code Ann. 1972, Section 21-17-1, Revised 2001 and as amended, and pursuant to an anticipated Option/Development Agreement between the City of Natchez and Broadway Hospitality LLC, the said parties did obtain from three professional property appraisers selected by the City and approved by the proposed developer the fair market value for a conveyance and development of the said real property, which appraisals were made by William A. Stiles, Dan Bland and Van L. Stewart, and which appraisals are on file in the office of Donnie Holloway, City Clerk of the City of Natchez; and

WHEREAS, it has been determined that the average of the fair market price for such real property as determined by said appraisals in the amount of \$524,333.33 is a just, fair and adequate consideration for the sale and development of said real property.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Natchez, in regular council convened, that the Mayor is hereby authorized, empowered and directed to execute for and on behalf of the City of Natchez, Mississippi pursuant to this Resolution and the aforesaid statute, the proposed and attached Option/Development Agreement with Broadway Hospitality LLC, which is attached hereto as Exhibit "A" and for the consideration set forth herein and in the said Option/Development Agreement.

BE IT FURTHER RESOLVED that the three professional appraisers be compensated in accordance with the aforesaid Miss. Code Ann. §21-17-1, for a total of \$4,500, the cost of such appraisals to be divided equally between the City of Natchez and Broadway Hospitality LLC in the amount of \$2,250.

FURTHER BE IT RESOLVED that the Mayor and City Clerk of the City of Natchez are hereby authorized to execute all documents required to consummate this transaction including the attached Option/Development Agreement and thereafter upon exercise of the Option, a Special Warranty Deed transferring and conveying the City's interest in the aforesaid real property in accordance with the terms and conditions of the Option/Development Agreement, which is made a part hereof for any and all purposes.

SO RESOLVED this the 7th day of March, 2006.

CITY OF NATCHEZ, MISSISSIPPI

BY: _____

PHILLIP C. WEST, MAYOR

ATTEST:

Donnie Holloway, City Clerk

Voting	Yea	Nay
	Joyce Arceneaux-Mathis	X
	Ricky Gray	X
	Bob Pollard	X
	Theodore West	X
	David M. Massey	X
	Jake Middleton	X

MAYOR'S REPORT

Mayor West asked the board to adopt the proclamation in support of November being designated **United Way Month**. Mayor West read the proclamation.

A motion was made by Alderman Gray and seconded by Alderwoman Arceneaux-Mathis to adopt the proclamation and designate November as United Way Month. The motion carried unanimously.

Mayor West said there will be a work session held on November 1, 2006.

Mayor West said the next regular meeting will be held on November 14, 2006, 11:00 am

NEW BUSINESS

NONE

ADJOURNMENT

A motion was made by Alderman Pollard and seconded by Alderman Massey to adjourn the Regular Meeting of October 24, 2006. The motion carried unanimously.

PHILLIP C. WEST, MAYOR

ATTEST:

DONNIE HOLLOWAY, CITY CLERK