

**REGULAR MEETING
SEPTEMBER 25, 2007**

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, September 25, 2007. Mayor Phillip C. West presided at the meeting, which was opened with prayer by Sabrena Bartley, Senior Center Director.

MAYOR & BOARD PRESENT	ELECTED OFFICIALS ABSENT	CITY OFFICIALS & DEPARTMENT HEADS
Phillip C. West Mayor Bob Pollard Alderman, Ward 3 J. "Ricky" Gray, Jr. Alderman, Ward 2 Theodore West Alderman, Ward 4 David Massey Alderman, Ward 5 Jake Middleton Alderman, Ward 6	Joyce Arceneaux-Mathis Alderwoman, Ward 1	Donnie Holloway, City Clerk Everett Sanders, City Attorney Darlene D. Williams, Dep. City Clerk Sabrena Bartley, Senior Center Director Brett Brinegar, Grants Coordinator Paul Dawes, Building Official Rick Freeman, Traffic Director David Gardner, Water Superintendent Temple Hendricks, Secretary to Mayor Paul Johnson, Fire Chief Darlene Jones, Comm. Dev. Director Mike Mullins, Police Chief Eric Smith, Public Works Administrator Dennis Story, City Planner Katie Sthalcup, Natchez Democrat

MINUTES APPROVED

A motion was made by Alderman West to dispense with the reading of the minutes of the regular meeting of September 11, 2007 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 regular meeting of September 17, 2007 and approve as submitted. The motion was seconded by Alderman Pollard. The motion carried unanimously.

A motion was made by Alderman Pollard to dispense with the reading of the minutes of the regular meeting of September 19, 2007 and approve as submitted. The motion was seconded by Alderman West. The motion carried unanimously.

ACCEPTANCE OF BIDS FOR SIX MONTH SUPPLIES

Mayor West requested comments from Mr. Gardner.

Mr. Gardner noted that the bids were received and reviewed for materials and services as needed to be delivered to the site of various projects within the corporate limits of the City of Natchez for a six (6) month period beginning October 1, 2007 and ending March 31, 2008. Mr. Gardner requested authorization to accept the low bid on each item advertised.

A motion was made by Alderman Massey and seconded by Alderman West to accept the low bid on each item for the six month general supplies. The motion carried unanimously.

Attachment

VISITORS WELCOMED

Mayor West welcomed all visitors to the meeting and asked that all comments be limited to three (3) minutes. He thanked all friends and citizens of Natchez Adams County for attending the meeting.

a. Carrie Lambert, Executive Director - Natchez Downtown Development Association

Mayor West requested comments from Mrs. Agnes Holloway.

Mrs. Agnes Holloway introduced Ms. Carrie Lambert as the Natchez Downtown Development Director. Mrs. Holloway said Ms. Lambert has a tremendous background and exposure to make good things happen in Natchez.

Mayor West recognized Ms. Lambert to Natchez.

Ms. Lambert said she was honored to be back in Natchez as a resident. She said she knew her visits would one day bring her back.

Alderman Pollard welcomed Ms. Lambert to Natchez as the Natchez Downtown Development Director.

UNFINISHED BUSINESS

None

DEPARTMENT HEAD REPORTS

PLANNING DEPARTMENT, Dennis Story

Mr. Story requested authorization of orders for the grass cutting of twenty-seven (27) lots throughout the City of Natchez. He said all property owners were notified. Mr. Story said a copy of the orders was placed in the boxes for the Aldermen and City Attorney to review.

Alderman Gray said the list of properties must be read and presented to the Board individually for approval.

Attorney Sanders said the orders did not have to be read publicly as long as they were properly advertised and the property owner was notified.

Alderman Gray questioned Mr. Story about the changes in the development code.

Mr. Story said the changes to the Development Code will be discussed at the scheduled work session to be held on Tuesday, October 2, 2007 at 4:00 p.m.

Mayor West requested comments.

A motion was made by Alderman Massey and seconded by Alderman Middleton to authorize the grass cutting of the twenty-seven (27) orders. The motion carried unanimously.

VISITORS CENTER, Walter Tipton

Mr. Tipton requested authorization to change the credit card procession unit at the Visitor Center. Mr. Tipton said he discussed the matter with Jim Smith with Hartland Finance.

Mayor West requested comments.

A motion was made by Alderman Pollard and seconded by Alderman Masses to authorize the change of the credit card company to Hartland finance. The motion carried unanimously.

Mr. Tipton said the Management Group for the Convention Center are currently trying to secure liability insurance and requested an extension. He said the request is to have the effective date extended to have the insurance in place.

Mayor West requested comments.

A motion was made by Alderman Pollard and seconded by Alderman West to grant the extension for the effective date of the liability insurance for the Convention Center Management Group. The motion carried unanimously.

ENGINEERING DEPARTMENT, David Gardner

Mr. Gardner noted that the Convention Center Parking facility was finalized and he recommended that the payment of \$5,052.00 be authorized and advertised as the final notice that the contract has been completed.

Mayor West requested comments.

A motion was made by Alderman Massey and seconded by Alderman Pollard to authorize the payment of \$5,052.00 and the advertisement of the final notice that the contract has been completed. The motion carried unanimously.

Mr. Gardner requested authorization of the contract change order #2 for the North Natchez Surface Water Project, Phase 1 in the amount of \$45,572.75. He said the change order will extend the project fifty (50) calendar days. Mr. Gardner said the project is funded through the 592 project.

Mayor West requested comments.

A motion was made by Alderman Massey and seconded by Alderman Pollard to authorize approval of the contract change order #2 in the amount of \$45,572.75 for the North Natchez Surface Water Project, Phase 1. The motion carried unanimously.

Attachment

Mr. Gardner asked that the Mayor and Board of Aldermen ratify the CCA Sewer Contract. Mr. Gardner said the contract was not negotiated and executed until September 13, 2007. He requested ratification of the contract between the City of Natchez and Williford Gearhart Jordan Kaiser Sessions.

Mayor West requested comments.

A motion was made by Alderman West and seconded by Alderman Pollard to ratify the contract between the City of Natchez and Williford Gearhart Jordan Kaiser Sessions. The motion carried unanimously.

Attachment

Mayor West noted that the Department Head Meeting was a success. He said each Department Head provided great information on what was going throughout the city. Mayor West thanked all Department Heads for their dedicated assistance.

CITY OFFICIALS' REPORTS

ALDERWOMAN ARCENEAUX-MATHIS

Not present

ALDERMAN GRAY

Alderman Gray said there are major concerns with the Audubon Terrace Development. He asked if the rezoning of the property was approved by the Planning Commission.

Mr. Story noted that according to the City Ordinance the property must be rezoned from Open Land to Residential prior to the development of the property. He said the land must be reclassified. Mr. Story said there are four (4) areas that are designated Open Land with residential housing.

Alderman Gray said under the New Development Code the site will be zoned SUD. He requested clarification of the zoning classification from Mr. Story.

Mr. Story said the SUD zoning district will consist of schools, churches, clinics, parks, recreational centers etc. He said the reclassified property in question will be SUD because all Open Land properties were reclassified.

Alderman Gray asked if housing developments are allowed in the SUD (Special Use District) zoning district. He said the letter submitted by the City Engineer said the property must be rezoned from Open Land (OL) to residential prior to the development. Alderman Gray asked if the comments made by Mr. Gardner were true.

Mr. Story said the developer was informed of the need to have the property reclassified. The developer took the position that since there are other areas in Natchez that have mixed classifications they would not be required to have the property rezoned to residential. Mr. Story said a letter was mailed to the developer requesting the submittal of an application for the rezoning of the Open Land (OL) portion of the property and the proper procedure.

Alderman Gray asked if the Planning Department received an application from the developer for the rezoning.

Mr. Story said the developer did not file an application for a rezoning.

Alderman Gray questioned the rezoning request being advertised in the Legal notice and placed on the agenda of the Planning Commission. Alderman Gray asked if any action was taken on the request and why was it on the agenda.

Mr. Story said the letter was mailed to the developer requesting the submittal of a formal application for the rezoning of the property. He said the information was advertised as part of the legal notice in anticipation that the application would be submitted to the Planning Department prior to the deadline. Mr. Story said there is a requirement of advertising fifteen (15) days prior to the public hearing. He said he did not want the developer to wait another thirty (30) days to be on the agenda. Mr. Story said the application was not submitted and the rezoning was not addressed at the regular meeting of the City Planning Commission on September 18, 2007.

Alderman Gray said the residents of Ward 2 are under the impression that the developer is trying to push the project into the neighborhood with the help of others. He said if the rezoning is part of the application process why was it not reviewed by the Planning Commission.

Mr. Story said the developer was informed of the process although they did not submit the necessary application for rezoning. He said the Planning Department did follow the proper procedures in regard to the proposed development.

Alderman Gray said if the Planning Commission had not acted to table the request for a subdivision the rezoning request would have been approved.

Alderman Gray said he attended the Fire Academy class and encouraged everyone to attend the next scheduled event. He said attending the class made him appreciate the work and courageousness of the firefighters.

Alderman Gray said he would like to see the Mayor's Youth Council get more involved on the state level of government. He said this would make sure they are ready to attend the conference in Washington, D.C.

Alderman Gray said he attended a presentation on communication devices that will enable agencies to communicate when there is an emergency. He said the emergency agencies will be on the same page which will better protect the citizens.

Alderman Gray said a law was being passed to allow resident to purchase houses with the Section 8 housing vouchers. He said he will provide additional information on the matter.

Alderman Gray said he will be attending the MML - Small Town Conference in Philadelphia, Mississippi on October 17-19, 2007 .

Alderman Gray requested an update from Mr. Dawes on the letters to be mailed to the individuals regarding the demolition of property.

Mr. Dawes said he received the letter to be used from Attorney Sanders and they will start mailing them immediately to the appropriate individuals.

ALDERMAN POLLARD

Alderman Pollard said the HOG Rally was held in Natchez and approximately 600 participants were in town. He said he was glad to see Natchez assist the group and welcome them to our city. Alderman Pollard said the rally provided approximately 1 million dollars for the community.

ALDERMAN WEST

Alderman West questioned the stage of the Audubon Terrace Development.

Mr. Story said the developer is currently waiting on permits from the Planning Commission to move

forward with the project. He said the subdivision request was tabled pending a traffic study to be completed by the Traffic Department.

Alderman Gray questioned the date for the rezoning request to be reviewed by the Planning Commission and why the other areas were not rezoned. Alderman Gray said the zoning codes are being violated by the developer and the Planning Department is allowing it to happen.

Mr. Story said there are four area in the community with mixed zoning classifications. He said case studies show that affordable housing must be made available in the community. He said area residents do not want affordable housing in their neighborhoods because of the overcrowding, but the city will have to allow it somewhere. Mr. Story said it is not the concern of the City of Natchez how a private individual will finance their home. He said there must be housing opportunities for everyone. The census tracts indicated that the people living in the area rate lower than the requirements of the proposed development. Mr. Story said that is the major reason the location was chosen by the developer.

Mayor West said he respected the opinion of everyone involved. He said the Planning Commission did not act on any request made by the developer. Mayor West said the Planning Department does not have the police power to stop the developer. He asked that the discussion not continue until the traffic study is complete and a recommendation is made by the Planning Commission.

Alderman West asked Mr. Story if there are cases similar to that request from the developer in other parts of the State of Mississippi.

Mr. Story said there are Supreme Court cases that he will research and provide him with the information.

Alderman West asked if stacking neighborhoods would be a legal concern.

Mr. Story said there would not be legal concerns because of the census tract locations which are unfortunately on the north side of Natchez.

Alderman West thanked Mr. Story for his comments.

ALDERMAN MASSEY

No Report

ALDERMAN MIDDLETON

Alderman Middleton presented the attached committee report.

The *Mixed Doubles State Tennis Tournament* that was hosted at Duncan Park, this past

weekend of September 14 - 16, 2007 was again a large success. Over 500 amateur tennis players from all around the state traveled to Natchez to play in this great tournament. The Mixed Doubles State Tennis Tournament was the 2nd largest tennis tournament in Mississippi.

The T.M. Jennings Pee Wee Youth Baseball Field at the Frazier School Ballfield Complex now has its own Press Box and Electronic Scoreboard . The Electronic Scoreboard is the 4th scoreboard donated from the Isle of Capri Casino. The other (3) scoreboards were installed at the Girls Softball Complex. The construction of the new Press Box Structure and the Electrical Vendors Expense to install the Scoreboard was paid for by the Adams County Recreation Council.

CITY CLERK'S REPORT, DONNIE HOLLOWAY

Mr. Holloway said the Natchez Transit Trolley was placed as surplus property. He said the City of Vidalia is interested in purchasing the vehicle from the City of Natchez. Mr. Holloway said the vehicle can not be donated but will be sold for \$100.00 to the agency.

Mr. Holloway recommended authorization to issue the vehicle title to the City of Vidalia for the amount of \$100.00.

Mayor West requested comments.

A motion was made by Alderman Massey and seconded by Alderman Middleton to authorize the issuance of the vehicle title to the City of Vidalia for the amount of \$100.00. The motion carried unanimously.

Mr. Holloway requested authorization to advertise for bids on the Tax Anticipation Note in the amount of \$800,000.

Mayor West requested comments.

A motion was made by Alderman West and seconded by Alderman Massey to authorize the advertisement for bids on the Tax Anticipation Note in the amount of \$800,000. The motion carried unanimously.

CITY ATTORNEY'S REPORT, EVERETT SANDERS

No Report

MAYOR'S REPORT

No Report

NEW BUSINESS

None

ADJOURNMENT

A motion was made by Alderman Pollard and seconded by Alderman Massey to adjourn the Regular Meeting of September 25, 2007. The motion carried unanimously.

**PHILLIP C. WEST,
MAYOR**

ATTEST:

DONNIE HOLLOWAY, CITY CLERK