

**REGULAR MEETING
FEBRUARY 26, 2008**

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 PM on Tuesday, February 26, 2008. Mayor Phillip C. West presided at the meeting, which was opened with prayer by J. DePaul West, Forrest Aid Baptist Church.

MAYOR & BOARD PRESENT	ELECTED OFFICIALS ABSENT	CITY OFFICIALS & DEPARTMENT HEADS
Phillip C. West Mayor Joyce Arceneaux-Mathis Alderwoman, Ward 1 J. "Ricky" Gray, Jr. Alderman, Ward 2 Bob Pollard Alderman, Ward 3 Theodore West Alderman, Ward 4 Jake Middleton Alderman, Ward 6	David Massey Alderman, Ward 5	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 Patricia Gibson, Personnel Director Temple Hendricks, Secretary to Mayor Walter Huston, Planning Department Darlene Jones, Community Development Willie B. Jones, Planning Department Carrie Lambert, NDDA Director Mike Mullins, Police Chief Anita Smith, Planning Department Eric Smith, Public Works Administrator Connie Taunton, Tourism Director Walter Tipton, Convention Center Director Ralph Tedder, Recreation Director Darryl White, Tourism Management Wilbert Whitley, Recreation Department Natchez Democrat

MINUTES

A motion was made by Aldermen West and seconded by Alderman Middleton to dispense with the reading of the minutes of the Regular Meeting of February 12, 2008 and approve as submitted. The motion carried unanimously.

A motion was made by Alderman Pollard and seconded by Alderman West to dispense with the reading of the minutes of the Special Call Meeting of February 20, 2008 and approve as submitted. The motion carried unanimously.

APPEAL HEARING - AUDUBON TERRACE SUBDIVISION

Mayor West requested a motion to call for the appeal hearing of Audubon Terrace Subdivision.

A motion was made by Alderwoman Arceneaux-Mathis and seconded by alderman West to suspend the rules and go out of order for the appeal hearing. The motion carried unanimously.

Mayor West recognized Attorney Dale Danks..

Attorney Dale Danks noted that he appreciated the opportunity to present the appeal to the City of Natchez Mayor and Board of Aldermen. He said he realizes that it is an issue that has been very controversial in the city over the past several months. Mr. Danks said he would like to express that they are present not so much as in an adversarial position as one in an effort to represent a developer who has proposed a unique new subdivision in the city that will help provide affordable housing to the community. He said he has noted in many instances on publications in the Natchez paper as well as other areas as the city board has stressed very importantly the need to improve housing in the community as expressed in other cities across the State of Mississippi.

Mr. Danks said the specific relief that is being requested from the board is that Roundstone Development, LLC, is requesting that the Mayor and Board of Aldermen of Natchez, approve the proposed site plan for the Audubon Terrace Subdivision. He said he would explain the request. Mr. Danks said that alternatively should the rezoning of the property be necessary, Roundstone has requested that the Mayor and Board of Aldermen of Natchez approve the proposed rezoning and site plan for the proposed Audubon Terrace Subdivision. Mr. Danks said to provide background facts on the development was all reflected in the transcripts of the hearings that were held before the Planning Commission. Audubon Terrace is a proposed residential subdivision consisting of sixty-five (5) single family dwellings. Mr. Danks said the development is located on the north side of Old Washington Road at Lafayette Street. The proposed subdivision will include not only sixty-five single family dwellings, but a community center, recreational facilities, and a swimming pool.

Mr. Danks said it is undisputed according to the record that the proposed development in all respects meets or exceeds the City of Natchez Development requirements. It is undisputed that the proposed development in all respect meets or exceeds the City of Natchez land use plan. It is further undisputed according to the record that the proposed development is permissible under the existing zoning classification.

Mr. Danks said the City of Natchez through its minutes has long recognized the need for housing. Prior to the purchase of the land where Audubon Terrace Subdivision is to be located Roundstone and its financial lender specifically requested from the City of Natchez to confirm in writing that the property was properly zoned for the proposed development and that there were other requirements that would prohibit Roundstone from proceeding with the proposed development. On behalf of the City of Natchez its Land Use Planner confirmed by letter dated May 16, 2007 that the zoning for Audubon Terrace Subdivision was R-1 (Single Family Residential) and the project "is in compliance with all applicable zoning and subdivision laws". In addition to this letter Roundstone had in its possession previous letters confirming that the zoning was R-1.

Mr. Danks read the letter of confirmation issued by the City of Natchez to the developer and the Financial Lender dated May 16, 2007 from Walter Huston and letters dated February 10, 2006 and December 21 2006.

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Mayor West questioned the signature on the other letters.

Mr. Danks said the first letter dated February 10, 2006 to David Strange was signed by Andrew L. Smith. Mr. Danks noted that Mr. Strange was the owner of the property before his client purchased it. He said the letter dated December 21, 2006 was signed by Dennis Story.

Mr. Danks said with all due respect Roundstone relied on the affirmative representations presented from the City of Natchez in making the decision to purchase the land where Audubon Terrace subdivision is to be located and it has incurred significant cost and expense in furtherance of this development. He said on September 20, 2007 Roundstone appeared before the Natchez Planning Commission seeking approval of the site plan. However the Planning Commission improperly refused to approve the site plan and tabled the request and took no action. He said he would submit that the legal problem with the action were as follows:

1. The Planning Commission incorrectly relied on an unadopted draft version of the Natchez Development Code in requiring that rezoning of this matter had to occur before consideration of the site plan application which is in direct violation of Mississippi law;
2. The Planning Commission improperly delayed the project by requiring a traffic study despite the fact that the City of Natchez Engineer had previously reviewed the site plan and the subdivision plat and determined that the proposed development would not have a negative impact on traffic;
3. Neither the objectors at the Planning Commission hearing nor the Planning Commission members itself stated a legal and valid proper objection to the site plan approval;
4. The only substantive reason stated by the objectors according to the record before the Planning Commission was to the effect that it was a good project but they did not want it in "my neighborhood" because it was a glorified low income project.

Mr. Danks said they respectfully submit, those are not good and valid reasons for denying a rezoning or approving a site plan or subdivision plat. He said because funding for the project would be adversely impacted by continued delays even though it was the position of the developer and his counsel that rezoning was not required in this instance based on prior practice of the City of Natchez. Roundstone through counsel wrote Mayor West of Natchez on September 26, 2007 requesting that the Planning Commission reconvene prior to October 10, 2007 and stating its belief that the reason given for tabling the application was not proper. However the City of Natchez declined this request advising that the matter would be heard as part of the regular agenda on October 18, 2007 which was certainly in the discretion of the Mayor's office and the Board of Aldermen. Mr. Danks said after further inquiry by Roundstone

into the basis for delays on October 8, 2007 Roundstone again specially advised by the City Planner that the site plan and subdivision application would not be considered for approval if the property was not rezoned. Again the position being the property did not need to be rezoned because it was already zoned R-1 based on representation previously stated in prior correspondence to the developer from the City of Natchez. Mr. Danks said granted, other property in the area was zoned Open Land classification. On October 18, 2007, Roundstone wrote the City Planner requesting that the site plan and subdivision approval be placed on the Planning Commission November agenda to allow Roundstone the opportunity to submit an application for rezoning as directed by the Planning Commission even though he did not feel it was necessary.

Mr. Danks said the letter also stated that Roundstone's continued understanding that all requirements relating to the site plan and the subdivision application had been satisfied and requesting that the site plan and subdivision application be heard simultaneously. He read the letter addressed to Dennis Story, City Planner

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Mr. Danks said on November 15, 2007 Roundstone again appeared before the Planning Commission seeking approval of the site plan and the rezoning. However the Planning Commission improperly denied the rezoning request and again tabled the application for the site plan approval and subdivision plat which the Planning Department had recommended approval to the Planning Commission. He said the legal problems with this action were as follows:

1. The Planning Commission failed to Articulate the specific reasons why the rezoning was denied;
2. During the hearing no legally valid reason for denial of the rezoning was articulated by the objectors or the Planning Commission members. The Chairman of the Planning Commission specifically stated that "on the surface it looks good, very desirable".
3. The subject property cannot be used for any purpose other than single family residential consistent with the existing zoning ordinance and the Natchez's Comprehensive Plan which makes the rezoning denial a legally improper taking.
4. The City Planner advised the Planning Commission during the hearing which is in the record before the board that it was contrary to the Natchez Comprehensive Plan to discriminate in its housing practice and stated that the site plan application and rezoning request were appropriate.

Mr. Danks said thereafter, as the Board of Aldermen now that the Notice of Appeal was timely filed on November 30, 1007.

Mr. Danks said the developer owes the Mayor and Board of Aldermen and the citizens of the City of Natchez an apology, thereafter they were allowed to appear before the Board of Aldermen to present the appeal. He said he contacted the City Attorney, Everett Sanders because it was understood that a transcript of the proceedings before the Planning Commission was to be prepared to be submitted to him to argue before the board based on what transpired in the

Planning Commission hearing. Unfortunately, there was a breakdown in communication and the transcript was not available for the first hearing. At that point the situation was explained to Attorney Sanders who immediately took steps to secure not a transcript but a copy of the tape of the proceedings. The tape was received on the Friday before the next scheduled meeting. He said they were unable to get the tape transcribed in order to present the case. Mr. Danks said this was conveyed to Mayor West, and Attorney Sanders and they appreciate the board and Alderman Grays motion to allow the hearing to be continued not indefinitely but until the next regular meeting which in today.

Mr. Danks said the land where Audubon Terrace will be located is currently zoned Open Land and Single Family Residential both classifications expressly permits single family dwellings as a use by right. In addition, the City of Natchez has in practice allowed subdivisions and commercial developments to be developed on land zoned Open Land without the requirement of rezoning.

Mr. Danks asked to speak briefly about the project itself. He said the project itself in his opinion, respectfully stated, has been not properly but erroneously described and classified as something that Natchez would not want or people in the community who need housing would not want. You may have seen this particular document it appeared in the Natchez Democrat and he felt that it was necessary for them to clarify certain facts that were out there floating around about the development. Mr. Danks, said Mr. Chuck Morris, Mississippi Home Corp was present to answer questions of a technical nature that he was not qualified to answer relating to the financing of the project, (tax credits) and how homes of this nature containing 1250 square feet under roof plus a 440 square foot two car garage, for a total of 1690 square feet. Mr. Danks said the structure will contain three bedrooms and two baths, a living room and dining room. There is a swimming pool and community center with the entire development being fenced. He said all exterior and upkeep and landscape is provided. The homes cost in the neighborhood of \$130,000 to construct, this is a long way from the typical low income housing. The development provides a business center, fitness center, all appliances are included, washer/dryer and playground equipment. Mr. Danks said individuals who live in the development and become occupants of the homes have the opportunity to choose the colors. The rent for the homes range from \$375.00 to 425.00 per month and this is how the Tax Increment Financing (TIF) comes in. He said Mr. Morris will be able to explain the technicalities in more detail.

Mr. Danks presented a photograph to be reviewed by the board. He said with all due respect, because he has been in the same position in the past and understood and appreciate the decisions the board has to make on a daily basis and the desire and need to listen to your constituents and do as much as you can in favor of your constituents and at the same time take into consideration all of the city and its needs, whether housing, infrastructure or water and sewer. Mr. Danks said at the time when the project was proposed and submitted to the city there was a petition of good and valid citizens of this city objecting to the proposed project. He said tonight he would like to present the board with a petition of good and valid citizens totaling two hundred that are in support of the project.

ATTACHMENT

Mr. Danks said he also noted with due respect certain comments that were made by members of the board which he will not criticize and do not accept as being a pre-determination of how the board is going to act before it heard the appeal. He said he also saw emphasis by Alderman Gray regarding the issue of contamination. Mr. Danks said he wanted to dispel at this point that contamination is not a criteria for zoning or rezoning property. He said the developer never the less conducted a soil test analysis by Soil Tech consultants, Inc., a GEO Technical and Environmental firm out of Jackson, Ms. The place where there was some concern on the property as it related to levels being higher than that established by the Mississippi Department of Environmental Quality. There were railroad ties in the area that were recommended to be removed which is either done or will be done before anything else can be accomplished. Mr. Danks said the borrower, the developer could not secure any type of financial arrangements through the Mississippi Home Corp or a private lender if there were any contaminants of concern on this property. He noted that the property would not have received a clearance if there was contamination.

Mr. Danks introduced Chuck Morris, Mississippi Home Corporation
Michael Correy, Danks Law Firm
Harry Wood, Assistant to the Developer

Mr. Chuck Morris, stated that he is Senior Vice-President of program operations which encompasses tax credit allocation process and the compliance of tax credits. Mr. Morris presented a discussion sheet of the tax credit program, a brochure which showed some of the developments that have occurred throughout the State of Mississippi and gives a good idea of the type product that is put on the ground. He said in 1986 Congress established the tax credit program and it was placed under the Internal Revenue Service, IRS, Section 42. The program provides housing for working class individuals. The program is not a public housing program, ideally if there is someone in public housing that would get a job income increase, they are afforded an opportunity to get out of public housing and move into the tax credit affordable housing. He said through the tax credit process where they learn how to maintain a house and subsequently become homeowners. Mr. Morris said this is the long term objective of the Ms. Home Corp. Administering the program. The monies for this program come from an allocation by Congress each year to the State of Mississippi which allocates the funds to the Ms. Home Corporation. Mr. Morris said there is typically 5 million dollars in funds to allocate each year and there will be three (3) to four (4) in applications for each dollar allocated. That is a very competitive program. He said each program is carefully analyzed and the developer to make sure they are using the monies to the maximum. If an allocation is given to a developer, the tax credit is sold by the developer to a syndicator and investor. He said the money is good for ten years and approximately one million dollars in tax credits that are available for the development. Mr. Morris said when the developer sells the property it is sold for 90 cents on a dollar. The developer will get \$900,000 to put into the development. Therefore, the construction loan will not be as deep as it would be if it was a regular market rate. Mr. Morris said the Ms. Home Corp requires that a developer maintain operating reserves to make sure it functions as it should during a minimum of a fifteen year period. Additionally, a replacement reserve requirement goes into the development. The programs are monitored each year to make sure the development requirements are followed. He said his staff takes care of the compliance monitoring for the

developments throughout the state. In some cases there are developments that are monitored for up to forty years. If a development does not pass the compliance department, a form is issued to the IRS which states that the property is not in compliance and will not receive the tax credits. Mr. Morris said he is pleased with the type of developments that have been placed throughout the State of Mississippi. When you are in a development of single family houses as proposed here, at the end of the mandatory fifteen (15) year period, the developer can sell the house to the tenant for the balance owing on the amortization of the loan. The developer will take the reserves for replacement that have accumulated over the period and will replace the roof, install new appliances, new carpet and make repairs prior to the closings.

Mayor West requested questions or comments.

Mr. Danks said during the period of time when the individuals are tenants as opposed to the home owner a management company is required to actually operate and manage the subdivision, that would include cleaning and sweeping of streets, mowing of the yards, care of the exterior maintenance requirements that are born not at the occupants expense, but at the expense of the developer through the program. The area will be policed, secured and any and all problems relating to the exterior of the buildings and the infrastructure is the total responsibility of the developer of the project. The management company as it relates to the security aspect recognizes that crime is an issue throughout the country and the state of Mississippi the crime situation is being taken into consideration as it relates to the type of project.

Mr. Danks said in closing, with all due respect, thanked the Mayor and Board of Aldermen for allowing them to appear before the board. He said he felt sure that they have laid forth a case that the developer has to meet all the criteria evident by the letters of confirmation of having met the requirements required by the City of Natchez in writing. The property does not necessarily need to be rezoned according to the opinion, but he would leave it to Legal Counsel to express his opinion. Mr. Danks said this is a very important project for the City of Natchez, a very important project for those who need good housing, a very important project for a developer who has invested tremendous amounts of money to this point to now be denied of being able to move forward would leave no alternative. Mr. Danks said his client does not want to go to court on this matter because no one will win in the situation. The project will be delayed to the satisfaction of others but eventually when you go to court not everyone will be happy on either side when this had to be accomplished. He said this as a matter of fact. Due to the money that has been spent already including the acquisition of the property, based on the representation by the City of Natchez that the property was zoned properly and all requirements have been met by the developer relating to the site plan and the subdivision plat and they respectfully request the strong consideration in asking for an affirmative vote. Mr. Danks asked that he be allowed to introduce for the purpose of the record the documents which were presented in the Planning Commission but contain the letters and other information.

ATTACHMENTS

Mayor West thanked Mr. Danks for his comments.

Alderwoman Arceneaux-Mathis asked if any of the property could be bought out right, or

purchased prior to the fifteen year period.

Mr. Danks said the homes can not be sold out right. He said the homes will not be available for purchase prior to the fifteen year period. Mr. Danks said there is a requirement that the homes are rented for the fifteen year period and the rental funds will be used for the loans for the construction of the property until that time.

Alderman West said his understanding was that the rent would be \$375 - \$475 per month for fifteen years.

Mr. Danks agreed with Alderman West.

Alderman West asked that after the fifteen years the property would be available for purchase for \$65,000.

Mr. Danks agreed with Alderman West.

Alderman West said at the end of the fifteenth year approximately how much will the loan note be on the property and for how long.

Mr. Danks said it was his understanding that as the years go by and the monies are applied to the existing loan on each house within the subdivision that at the end of the fifteen year period whatever the principal balance has been reduced to may be purchased by the renter as a permanent residence owner.

Alderman Middleton asked if the principal balance would be determined by the lender who will finance the balance of the loan.

Mr. Morris said whatever the principal balance of the house is at the end of the fifteenth year is the amount of the payment but for a comproable price.

Alderman West said in essence the tenants would never own a home because it would take them fifty (50) years to pay for the house. He asked if the tenants would be pre-qualified after the fifteen years for the purchase of the property.

Mr. Morris said it would be a total of thirty years based on the calculation of the developer. He said the developer can make the actual loan as opposed to having to go through a credit qualifying period. However the developer will have a track record of how the tenant has paid over the period of time so it will feel comfortable in dealing with the individual.

Alderman West asked if the developer had taken into consideration the traffic flow on Lafayette, Mascagni, Old Washington Road where only one car can travel at a time.

Mr. Danks said the Planning Department and Engineering Department studied the traffic situation and placed counters in the area. Mr. Danks said there were some individuals who took the position that the counters were not placed in the right locations. He said he had to rely on the

City Engineering and Planning Departments as it relates to their statements, and in regard to approval of the applications, traffic was not the problem.

Alderman West questioned the number of adults allowed to live in a unit.

Mr. Morris said only one family will be allowed to live in the house. He said when the compliance review is done the rent is certified and the income of the tenants on a yearly basis. If there are individuals who are eighteen (18) years or older employed in the household and not a full time student their income will be considered as part of the certified income. He said if an individual has an income of \$1,000 and the limit on the unit is \$1,500. there is room for improvements with a salary increase.

Mr. Danks said he was asked during the Planning Commission hearing, what if there is a tenant who had to move out of the unit and an new tenant moved in, what is the posture of the new tenant as it relates to the remainder of the fifteen years before she can purchase the home.

Mr. Morris said the fifteen year period is not on the tenant. It is on the developer. He said if a tenant moves into a house one year before the fifteen year period, in that instance the new tenant will be allowed to purchase the unit. The developer may have a graduated schedule as to how long the tenant has been in the unit.

Alderman Gray asked who signed the letter that said all requirements had been met for the approval of the site plan and subdivision plat.

Mr. Danks said the letter was signed by the Land Use Planner, Walter Huston. Mr. Danks thanked Mayor West for allowing them to address the board.

Mayor West requested comments from the public for or against the proposal. He asked that anyone wishing to speak would state their name and address for the record.

Mr. Charles Harris, 107 Oriole Terrace, said his position to the project was that he is a part of the baby boomer generation who grew up in the time of the 50's and 60's. He said the 50's was part of Americana, following World War II and the Korean War at the time of prosperity and greatness in the country. There were plenty of jobs, gas was cheap, and the statement of a chicken in every pot was true. Mr. Harris said during this time there was an invisible person who came into the neighborhood and picked up the workers, took them to work and made sure they returned home both male and female. The point made was the invisible person was brought back to the neighborhood when the time was actually segregated from the minority. Mr. Harris said if you look at the project and the way it was presented, it is part of a housing pattern called residential segregation and there are measures to prove residential segregation.

1. Measure of Even-ness - Compares the distribution of groups among units in a Metropolitan area. Segregation is smallest when majority and minority populations are evenly distributed. **In this project this will not happen.**
2. Measure of Exposure - Exposure measures the degree of potential contact of the possibility of interaction between a minority and a majority group. Exposure depends on the extent to which two groups share a common residential area.

In this project this will not happen.

3. Measure of Concentration - Concentration refers to the relative amount of physical space occupied by a minority group in the metropolitan area. Minority groups of the same relative size occupying less space would be considered more concentrated and consequently more segregated.
4. Measure of Centralization - Centralization is a degree to which groups of spacial located or located near the center of an urban area. As for concentration absolute and relative measures are presented. Relative centralization compares the area profile of the majority and the minority populations as may be interpreted as a relative share of minority population that would have to change that are of residents to match the centralization of the minority.
5. Measure of Clustering - Clustering measures the extent to which the area units inhabited by a minority member joins one another, a cluster in space. A high degree of clustering indicates a racial or ethnic conclave. The first measure of clustering is absolute clustering.

Mr. Harris said if the project is built we are pushing the same group of people in a concentrated area with no contact with the majority. This housing pattern shows that in order for a group of people to feel part of a community they must have contact with the majority in control which would allow them to grow, prosper, feel better about themselves, change their morals and feelings toward the organizations and community. Mr. Harris said if this project is allowed we will be pushing the people in the same concentration where crime will exist, they will not feel the ability to pull themselves out of the project life. He said with a management company and fifteen years to play this is only rental property. Mr. Harris asked that the board to look wholeheartedly not as an economic development but in a humanistic point of view and realize that our people in this community need to have contact with one another if there is to be growth and change in our community.

Mrs. Eva Dunkley, 102 South Bluebird Drive, stated that she was the first person to come to the mike and say she was against the housing. She said she was against the project first because she understood that the entrance would be through Oriole Terrace which is a dead end. Mrs. Dunkley said there was no way she was going to agree with the proposal. She said she thought this thing over and agree with Mr. Harris, but in a speech like that, you will go and burn down Marilyn Heights, Cambridge Heights, Holiday Apartments, Ram Circle, Susie B. West and Williams Apartments. Mrs. Dunkley said she is aware that there is a need for housing. She said her grand-daughter in the audience who has been in public housing all her life, and the mother of three (3) children and she would like her to live in a better place than Susie B. West Apartments. Mrs. Dunkley said in talking with people there are individuals that have been living in Williams Apartments for forty (40) years. She said the thing that really gets her is you say you don't want low to moderate housing, if you do not want this project, some of the very ones opposing the project (Alderman Gray, whom I love dearly), the low to moderate income people put you in the seat. Mrs. Dunkley said if those people were not in Ward 2, it is a possibility Alderman Gray would not be elected. She said maybe some statements should be rephrased the way things are said and not continue to say bad things. Mrs. Dunkley said where she lives, on Bluebird Drive, it was the picture neighborhood that she wanted, but now there are Section 8 people living there and Katrina people. She said but the conversation is that you better get the Katrina people

registered to vote.

Mrs. Dunkley said these individuals need a place to live. So, she is for the housing and hate that the people in the apartments have lived there over forty years. This would be something nice to offer to these individuals. Everybody would like to have a descent place to live. She said she went through the neighborhood and looked and there are only four or five houses in the community that may look better than the proposal. There may be twenty or thirty houses that look about as good. Mrs. Dunkley said the remainder of the houses in the area including hers do not look as good as what the developer has proposed. She said the community is not only saying they do not want the housing development in the area, they are saying they do not want these people in the area. There has been stereo-typing for years and most of it we have is done to ourselves. Mrs. Dunkley said she was not paid to come to the microphone. She was speaking from her heart because she is taking her grand-daughter and other people into consideration. She said there are many people saying they do not want the housing, but there are more saying they want the housing because they want to get away from the areas they are currently in. Mrs. Dunkley said when it is time to vote, she asked that the board take all of the tax payers and constituents under consideration.

Mr. Dan Williams, Jr. 1311 Mascagni Avenue, stated that his position on the proposal is that the community is in need of the housing. He said the development will put shackles on the tenants who have to live there fifteen years before they are allowed to purchase. Mr. Williams said there was no objection to the development but you have to have an income of less than \$24,000 to qualify. He said it is true that the neighborhoods are bad. There are other neighborhoods that have good houses, bad houses, or individuals have renovated their homes. Mr. Williams said the tenants in the development will not be able to do anything to the home for fifteen years. He said the 1250 square foot area is not a large area. A three car garage is about 800 sq. ft. Mr. Williams said the project is about money for the developer not the community. He said the plans should be different. If there is an individual who can afford more they will be allowed. Mr. Williams said there are people other than low income who need homes. He asked that the people are not shackled with the proposed development.

Mr. Jimmy Love, 111 Oriole Terrace, said he attended every meeting held by the Planning Commission and it was indicated that the chemical spill was not near the railroad. He said the chemical spill was in the neighborhood but when you tell people these things they do not understand. There were wells drilled in the streets in the area, Oriole Terrace, and Bluebird Drive. Mr. Love said tonight he was present to express that he did not want the development in the area. He said the community is surrounded by several low income apartment complexes, Holiday Apartments, Marilyn Heights, Ram Circle, Cedarhurst and Williams Apartments. Mr. Love said since it is a black community they feel that it is alright to push any project into the area. Once the project is built you must realize that the developer will not be the one to live in the area. It is so ironic that often times what people do is they will suggest putting units into a given area but they are not willing to live there. Mr. Love said there were no individuals who agreed that this was a good project. He said all the reports submitted indicated that they were against the project being in the area. He said he did not understand why the developer is so determined to push the development into the area. Mr. Love requested that the board not allow the placement of the development into the area.

Mr. Love said he is an expert standing before the board to let you know about the area and the problems that the development will cause:

1. There will be a high volume of traffic in the area; Persons who come to your town and tell you what you should have they do not live in the area.
2. There will be a high crime rate associated with the development;
3. The rental plan for fifteen (15) years;
4. There will be a decrease of the property values in the area.

Mr. Love said when you talk about this many rental properties in one area there will be crime. Some people say that the responsibility should fall on the parents, but you have to realize that there are many dysfunctional families in the society. He asked how well would the tenants keep the property maintained. Mr. Love asked if the developer would be interested in living adjacent to the development. He said he was going to research and see where each individual lives.

Mrs. Bobbi Hinson, 208 South Bluebird Drive, said that she wanted to echo the sentiments of the majority of the community, that they do not want the development in their community. Mrs. Hinson commended Alderman Gray for supporting the community and said they strongly appreciated his support in the matter.

Mayor West requested a motion to return to the regular order of business.

A motion was made by Alderman West and seconded by Alderman Gray to return to the regular order of business. The motion carried unanimously.

Alderman Gray asked that Alderwoman Arceneaux-Mathis read the test results from the soil test.

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Alderman Gray noted that he is not against housing for the community. He said he did research and cresol will cause long term cancer. Alderman Gray said every development in the African American Community is on a dump site and now they are trying to do the same thing again. He said he is concerned and scared for the community because the research indicates that when you come in contact with the chemical you should wash your hand thoroughly, and the children should not be in contact with the chemical. Alderman Gray said within the development there will be a swimming pool where you walk off the ground and take the chemicals into the pool.

Alderman Gray said as an elected official it is his responsibility to keep the citizens of the community first and not an outside developer. He said there is nothing against the developer, or its representatives. Alderman Gray said since the development is such a good proposal and everyone is interested in it why not choose a different location that is more suitable for the development. Alderman Gray said in closing that it is the responsibility of the elected officials to take care of the people in his community.

Alderman Gray noted that he is certified on the Water Commission and asked if the chemical can get into the water lines. He said the city will have to have some accountability. Can the developer be held liable. Alderman Gray said there are choices to be made and allowing this development into the area should not be accepted. He said the city is working on a program to provide housing for the community.

Mayor West said once each board member is given the opportunity to speak, if they so desire, the board will have the option to act on the requested appeal that is being heard either to oppose the Planning Commission decision to deny, or to uphold the decision of the Planning Commission or to table the discussion for additional information.

Mayor West requested a motion from the board.

Alderman Middleton said there were concerns about the chemical spill in the area that Mr. Love referred to.

Mr. Love said the chemical spill in the area was from Armstrong Tire & Rubber. He said when Fidelity Tire purchased the company they were the ones who had to settle the law suit claims. The spill occurred not in the area of the railroad tracks but on the opposite side of the plant. There were test wells drilled on Oriole Terrace, Bluebird Drive and Lafayette Street. Mr. Love said the information was provided to the developers during the Planning Commission hearings. The chemical spill occurred over an extensive time period. The chemical was napta which is a cancer causing agent. There have been approximately six (6) individuals in the area who have died from cancer.

Alderman Middleton said he grew up at 107 Oriole Terrace and he is very familiar with the area. He said he remembered that there was talk about Armstrong Tire & Rubber making the chemicals.

Mr. Love said that was not the situation that caused the spill. He said there was a tank underground that was leaking the chemical napta. He said authorities did not know how long the tank had been leaking.

Mrs. Dunkley said the representatives from the Department of Environmental Quality determined that certain areas were on the plume of the spill from the corner of Bluebird Drive, Oriole Terrace. She said nothing was found on Oriole Terrace Drive. Mrs. Dunkley said no doctor would testify that anyone was affected health wise. She said everyone that was sitting on the plume was paid a settlement. Mrs. Dunkley said the settlement was for the depreciation of property.

Mr. Love stated that the plume traveled to Oriole Terrace Drive. He said he asked a professional if over time with continuous rain would the plume extend to other parts of the area. Mr. Love said the gentleman who was the specialist stated that there was a good possibility that it could.

Mayor West requested a motion.

Alderman West noted that because the area is split between Ward 2 and Ward 4 if Alderman Gray wanted to add to the motion there would be no objection. Alderman West said from day one when the development was first introduced to Natchez there were objections. He said there were objections each and every time the group had come to the City of Natchez in all different areas. He said he could assure you that everyone on the board is in favor of descent housing. With all the vacant lots in Natchez throughout the city it would be such a tremendous effort if the development could be spread throughout Natchez and make the city look a lot better. Alderman West said from stacking residents in one area, the congestion, traffic flow, the narrowing of the streets, no curbs and gutters, and possible toxic problems.

A motion was made by Alderman West to uphold the decision of the Natchez Planning Commission to deny the development of Audubon Terrace Subdivision and the site plan approval. The motion was seconded by Alderman Gray.

Mayor West requested comments on the motion.

Alderman Gray said it was said that the City of Natchez could be held liable. He said when Andrew Smith brought David Strange to the board with the first presentation they were both told that the city was not interested in the proposal. Alderman Gray said that Mr. Strange was denied on several occasions and since that time Mr. Smith was employed by the current developer, Roundstone, and is still trying to push the development into the community.

Alderman Gray said the City of Natchez agreed that with the adoption of the Natchez Development Code they wanted the appearance of the city to change. He noted that at the bottom of the draft development code, Mr. Smith was the City Planner who was for the changes that were made. Alderman Gray said he wanted everyone to be aware that Mr. Smith was the City Planner during the development of the code. Mr. Gray noted that Andrew Smith was against the proposed development when employed by the City of Natchez. He noted that Andrew Smith brought David Strange to the board and he was advised that the residents of the area did not want the development and they will continue to fight against the development. Alderman Gray said the money that was lost by the developer was because they wanted to push the development onto the residents of the area. Alderman Gray said he wanted the draft of the development code to be a part of the record.

Alderman Gray said for liability reasons he wanted the transcript to be verbatim.

Alderwoman Arceneaux-Mathis said she reviewed the signatures on the petition of two hundred residents in favor of the development. She noted that the majority of the signatures are from individuals in the existing housing projects. Alderwoman Arceneaux-Mathis said she wanted to assure the citizens of the community, no matter what ward that the board is trying to get housing in the community. She asked that the housing be scattered throughout the community and not thrown together in one area. Alderwoman Arceneaux-Mathis said that there is an understanding that there is a problem, everyone on the board understands that there is a problem and she wishes that everyone could live in a house that is better than hers. She said it is

understood that the citizens want better housing facilities and want to move. There has been a constant fight with the owner of Susie B. West Apartments and there was a letter signed to ask that the property remain opened because there was no other place for the residents to go. She said the signatures were issued based on the renovations that were going to be completed. Alderwoman Arceneaux-Mathis said she knew where the signatures on the petition came from and they are working to improve the housing situation in the community. They are looking for a development that is good, healthy, well-spaced and brought in the right way.

Mayor West called for a vote on the motion.

The motion carried unanimously.

Mayor West thanked Mr. Danks, and Mr. Morris for their interest in the City of Natchez. Mayor West thanked the residents for coming out to address the matter.

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. ANGIE BROWN, CHAPTER MANAGER -LOCAL RED CROSS

Mayor West recognized Mrs. Angie Brown.

Mrs. Angie Brown introduced herself as the new Chapter Manager for the local Red Cross Office. She said it has been wonderful getting started. There is a lot of work to do in continuing with several projects.

Mrs. Brown thanked the City of Natchez for the continued support in the past and she is looking forward to the future. She said from July 1, 2007 through December 30, 2007 the local Red Cross organization worked eight (8) single family fires in Adams County and serviced twenty-three (23) individuals for a total cost of \$4,000. She said they did not work a large number of fires but they spent a lot of money. Mrs. Brown said last year they serviced fifteen (15) families for the same amount of money.

Mrs. Brown said on Saturday, March 1, 2008 is Preparedness Day at the Natchez Mall. There will be emergency response teams on site to provide information, equipment on display, and information on how to be prepared in case of a disaster.

Mrs. Brown introduced Stan Owens as a member of the Red Cross Board.

Mayor West congratulated Angie Brown on the new position and said he looked forward to working with her. He said the Red Cross will receive all the support the City of Natchez can give. Mayor West said they recognize the important work being done because it is needed in the

community.

B. MICHAEL WINN, COMMITTEE FOR BETTER PUBLIC SCHOOLS

Mayor West recognized Michael Winn.

Mr. Michael Winn thanked the Mayor & Board of Aldermen for allowing them to come as a committee to talk about the problems they are facing in the Natchez Adams County Public School District. Mr. Winn noted that Dr. Benny Wright would speak on behalf of the committee.

Dr. Benny Wright, member of the Committee for a Better Public Schools. Dr. Wright recognized Mayor West, Board of Alderpersons, Citizens and Friends. Dr. Wright said we the members of the committee for Better Public Schools greatly appreciate the opportunity to appear before you with dire concerns regarding the public school system. He introduced a petition:

Due to the continued decline in the performance rating of the Natchez Adams County School District we do not feel that it is in the best interest of our children to retain the present Superintendent. Superintendent Morris presents many concerns including:

1. Failure to motivate;
2. Failure to prepare students for the next level;
3. Failure to accept responsibility for continued low performance in district schools;
4. Failure to retain competent teachers in the district;
5. Retention of consultants with high prices and low results;
6. Failure to motivate and provide guidance to administrators, principals and staff;
7. Inability to effectively communicate with parents and the public.

Dr. Wright said the committee would like to make it abundantly clear that the concerns are not intended as a personal attack, but reflect the efforts to improve the quality of the school district and the overall quality of life within the city and county.

Dr. Wright said the committee issued the call to solicit the support from the Mayor and Board of Aldermen to help obtain the following:

1. Investigate why the Natchez Adams County School District has a level 2 rating comparable to a grade of D or less;
2. Determine why many students have outdated textbooks or no books at all, while administrating a budget of 30 million dollars;
3. During this administration there is a drop-out and suspension rate that is excessive and higher than any other district of the same size;
4. Why has the district lost many of the best and brightest teachers and administrators to surrounding areas

Dr. Wright said in summary, we the committee for Better Public Schools has written the Natchez Adams County School Board on the matters before you. However, the efforts have been few at this point, and the committee is requesting the support to improve the quality of education in the Natchez Adams County School District. Dr. Wright thanked the Mayor and Board for

their time.

Mayor West requested comments.

Alderman Gray said during the January, 2008 meeting of the board it was suggested that the city appointees of the School Board meet with the Mayor and Board and discuss the problems and concerns of the committee. He said the appointees will be able to provide an update of the situation.

Mayor West asked if the board was in support of him asking the city appointed school board members to meet with the Mayor and Board of Aldermen. Mayor West said he will make the official request.

Alderman West asked if the Board of Supervisors was formally informed of the situation.

Mr. Winn said the information was presented citywide and they will be attending a county meeting to make a formal presentation.

Alderman West said agrees with the meeting between the Mayor and Board and the city appointed School Board members, but he would like to extend the invitation to the full School Board.

Mr. Winn encouraged the invitation to the full School Board. He said accountability must start somewhere. Mr. Winn said the full board should be willing to attend the meeting and share information about the children.

Mayor West said he will make an official request of the entire School Board to meet with the Mayor and Board of Aldermen.

Mayor West asked that all information provided by the Committee for Better Public School be made a part of the official record of the City of Natchez.

Alderman Middleton said since Natchez is the only municipality in Adams County and it is a county wide school district, would it be possible to hold one open meeting which would include

1. Natchez, Mayor and Board of Aldermen
2. Adams County Board of Supervisors
3. Natchez-Adams County School Board

Mayor West asked if there were objections to a joint meeting. There being no objections, Mayor West said he would make an official request of the following to attend a joint meeting to discuss the concerns of the Natchez Adams County School District.

1. Natchez, Mayor and Board of Aldermen
2. Adams County Board of Supervisors
3. Natchez-Adams County School Board

Mr. Winn asked that the meeting is held in an urgent manner. He said the committee requested the immediate resignation of Superintendent Morris. Mr. Winn said there are things going wrong on a daily basis. He said it would be great to hold a joint meeting.

Dr. Wright asked if the committee could expect to hear from the Mayor immediately if the meeting will not take place.

Mayor West said he will make contact and get the meeting scheduled and inform the committee of the date.

UNFINISHED BUSINESS

Mayor West requested comments on the proposed Hotel Occupancy Tax increase for the purpose of marketing.

Alderman Pollard said as Chairman of the Tourism Committee that during the last meeting they discussed the legislation that was proposed. He said last week it was debated in details, and he wanted to express to the city that the proposal is not a tax increase. Aldermen Pollard said it is a Tourism Marketing Fund for \$2.00 per rented room for local hotels for the marketing of the entire City of Natchez. He said the board is concerned about the management of the money. The board will add to the legislation that the budget is approved by the Mayor and Board of Aldermen.

A motion was made by Alderman Pollard to adopt the Resolution requesting Legislation for an additional \$2.00 occupancy tax on each local hotel room in the City of Natchez with the language of the resolution be amended to show that the budget for the funds be approved by the Mayor and Board of Aldermen. The motion was seconded by Aldermen Middleton.

Mayor West requested comments.

Alderwoman Arceneaux-Mathis said legislation is not needed to formulate a commission to review the marketing of Natchez. She said the commission can be formulated without any legislation. Alderwoman Arceneaux-Mathis said it would do us well to formulate the commission, allow the commission to look at how it would use the funds and return to the board with a plan for the use of the funds. She said in the meantime, the Tourism Budget, it could be that as tax money are paid via the tax it could identify the additional monies coming in via the new properties. She said there would be additional monies available to do marketing while the commission plans for the additional funds. It may be that there is a need for more than \$2.00. Alderwoman Arceneaux-Mathis said the problem is she would like to see the commission formulated and know what they will come up with in terms of Heritage Tourism, what parts of this projected income would be allocated. She said she would like to see it in writing, and what will be done about other avenues and venues of marketing. The commission should be formed and come back to the board with what they will be planned, knowing that there will be additional monies because of the motels rapidly opening. Alderwoman Arceneaux-Mathis said that was

simply her discussion.

Alderwoman Arceneaux-Mathis said she wanted the statement made a part of the record, verbatim.

Alderman Gray asked if the \$2.00 dollar fee could be approved and then place in the legislation the information about the funds and before the new money is spent the plan is approved by the Mayor and Board of Aldermen.

Mayor West said that is a part of the original motion, that before any of the funds can be expended it has to be approved by the Mayor and Board of Aldermen.

Alderman Gray said that part is in the motion, what about the plan.

Mayor West said if the Mayor and Board of Aldermen indicate that they want a plan before the budget is approved, then the plan will have to be a part of the budget.

Alderwoman Arceneaux-Mathis said what is the commission that is being put together.

Mayor West said the way the language is proposed at this point they are an advisory committee to recommend to the CVB Board what they think the funds should be spent on as it relates to marketing. He said the motion that was made to amend the proposal basically said that once approved by the advisory committee, it will have to finally be approved by the Mayor and Board of Aldermen. Mayor West said if the elected body would like to see a plan in place spelling out what the funds would be used for, then the board can require. A presentation must be made to the Mayor and Board of Alderman before the money can be expended.

Alderman Gray said that he would like to make sure the when the committee proceeds to promote Natchez, they will promote Natchez.

Mayor West said the purpose of the funds is to promote the City of Natchez. It is not intended to promote any one business segment for the benefit of that particular business. Mayor West said the funds would be to support the entire City of Natchez and those assets that we have in the city, historical and other wise. He said with this motion the board will be responsible for making sure when it looks at the budget and what is proposed to be spent then the board can make a determination as to whether it will meet that goal, and if the goal is not met the funds will not be expended.

Mayor West called for a vote on the motion.

The motion carried unanimously.

DEPARTMENT HEAD REPORTS

POLICE DEPARTMENT, Mike Mullins, Chief

Chief Mullins said that it was determined that the Natchez Police Department employee # 302273 has violated Natchez Police Department General Order Section 1.08, and the City of Natchez Personnel Policy, Section 10.2.4. Chief Mullins recommend suspension of twenty-four (24) hours for the officer.

A motion was made by Alderman West and seconded by Alderman Pollard to approve the twenty-four (24) hour suspension of employee #302273 for violation of the Natchez Police Department General Order Section 1.08, and the City of Natchez Personnel Policy, Section 10.2.4. The motion carried unanimously.

CITY OFFICIALS' REPORTS

ALDERWOMAN ARCENEAUX-MATHIS

Alderwoman Arceneaux-Mathis said the request from Beulah Baptist Church to have the street renamed to Beulah Baptist Church Street between Martin L. King Jr. Street and Rankin Street. She said there was discussion about one house not being notified. Alderwoman Arceneaux-Mathis said there are now statements from the two properties in that block, Alfred Gene Banks and Rosie Henderson stating that there is no objection to the renaming of the street.

Alderwoman Arceneaux-Mathis asked that the board affirmatively rename the street to Beulah Baptist Church Street.

The motion was made by Alderwoman Arceneaux-Mathis and seconded by Alderman West to rename the section of B Street between Martin L. King Jr. Street to North Rankin Street, Beulah Baptist Church Street. The motion carried unanimously.

Alderwoman Arceneaux-Mathis said she was in receipt of a document dated February 22, 2008, from Meg Freeman, and two invoices totaling \$18,800 for the North Natchez Drainage Project. Alderwoman Arceneaux-Mathis asked if the City received any reimbursements from the project.

Mr. Gardner said there are monies available for reimbursement. He said he is currently working on the budget.

Alderwoman Arceneaux-Mathis questioned the amount of money on hand, and the allocation for the 592 fund during the fiscal year. She questioned the amount Mississippi will receive.

Mr. Gardner said he is 99% sure the funds will be available. He said they are currently requesting a budget from him. Mr. Gardner said the question is whether the funds will be carried over to the next year. He said he was trying to get the design and survey portions of the project out of the way so construction will be able to start immediately.

Alderwoman Arceneaux-Mathis said they would have to work real fast and quick because

if they are in a giving mood she would like to take the money now. She said she did not want to wait until next year when the money is not available.

Alderwoman Arceneaux-Mathis said she reviewed the photographs of Zoa Street and it seemed that the majority of the work has been completed. She said she would like to know how close was the project to being closed out. Alderwoman Arceneaux-Mathis asked Mr. Huston for information.

Mr. Huston, Land Use Planner, Planning Department said the project is ready to be closed out.

Alderwoman Arceneaux-Mathis asked that Mr. Gardner go out and review the Zoa Street Project and be sure that it is ready to be closed out.

Alderwoman Arceneaux-Mathis noted that she would like to meet with the Grants Coordinator about some concerns.

Mrs. Brinegar asked what matters were to be discussed.

Alderwoman Arceneaux-Mathis said she would rather not go into the matter and wait until they can discuss it.

Mr. Holloway questioned the \$3,000 change order on the Zoa Street Project.

Mayor West said the minutes reflect that the board did approve the change order in the amount of \$3,000.

ALDERMAN GRAY

Alderman Gray questioned the FAU money.

Mr. Gardner said the FAU funds are not being allocated to the cities. He said he was unsure about the money the cities would be getting.

Alderman Gray requested information on the West Stiers Lane project.

Mr. Gardner said the contract has been executed and the advertisement is to be handled.

Alderman Gray asked who would be responsible for the Daisy Street CDBG Application.

Mrs. Brinegar said the Planning Department will be responsible for the application.

Mr. Huston said the Planning Department will be responsible for the application.

Alderman Gray recommended that Mr. Huston work on the application.

Alderman Gray said he attended a Neighborhood Watch meeting and the residents in the area said the police is not visible in the area. He asked that the police officers patrol the Ward 2 neighborhoods.

Alderman Gray said there is a list of individuals who requested lighting in their areas. He said he would like to place Mrs. Williams name on the top of the list due to a possible robbery on her property. Alderman Gray said he would provide the address following the meeting.

Alderman Gray said he will be in Washington, D.C. and was hoping that they would submit information regarding the drainage package for approval.

Mayor West said he presented the drainage package to everyone they met with while in Washington, D.C. on last week. He said there were three major items presented.

ALDERMAN POLLARD

No Report

ALDERMAN WEST

No Report

ALDERMAN MASSEY

No Present

ALDERMAN MIDDLETON

Alderman Middleton presented the recreation report.

ATTACHMENT

Alderman Middleton asked if it would be possible for the board to talk with Mr. Brown, MDOT and Rep. Johnson, Senator Dearing, Commissioner Brown and the lobbyist to resubmit the four (4) major arteries (St. Catherine, Franklin, Martin L. King, Homochitto) and see if they can be included in the gaming road for overlay.

Mayor West said they are included in the gaming road but there are no funds available. He said he did speak with Commissioner Wayne Brown on Saturday, and mentioned the request to him and asked that a meeting is scheduled for them to meet. Mayor West said he is looking to meet with them next week. He said he asked if funds could be loaned to the fund so the city could utilize it and have the four major arteries completed prior to the end of the summer.

CITY CLERK'S REPORT, DONNIE HOLLOWAY

No Report

CITY ATTORNEY'S REPORT, EVERETT SANDERS

Attorney Sanders said at the instance of Dr. Coy, Natchez Pilgrimage Tours, he recommend that the Mayor and Board of Aldermen adopt a resolution urging Congress to grant the Delta Queen an exemption from the Safety of Life at Sea Act of 1966 in order that it may be allowed to operate beyond November, 2008.

Mayor West requested a motion.

A motion was made by Alderwoman Arceneaux-Mathis and seconded by Alderman Middleton to adopt a resolution urging Congress to grant the Delta Queen an exemption from the Safety of Life at Sea Act of 1966 in order that it may be allowed to operate beyond November, 2008. The motion carried unanimously.

Alderwoman Arceneaux-Mathis said the Mary Lee Toles came to the board and asked it to diligently look at establishing swimming in the community. Alderwoman Arceneaux-Mathis said there was a motion in a previous meeting that the State Recreation Department be contacted to look at possibly of having upgrades made to the Natchez State Park to include a water park or swimming facility. She asked that while the Mayor is talking with individuals the information be presented.

Mayor West said the point is well taken and there is a great deal of lobbying going on in regard to Natchez. He said Natchez is asking for a good many things and hopefully many things will be accomplished.

Alderman Gray asked that something be done for Mr. Hargraves because he is ill. Alderman Gray said he would like to see the city recognize him for his dedication to the youth of the community.

Mayor West said the city would adopt a resolution, and get a plaque and gift and present to him from the city for his dedication to the youth of the community.

Alderman Gray asked that the meeting be closed with a silent prayer for Mr. Hargraves and Mrs. Frances Doss who is also ill.

Mr. Winn asked that the Natchez Fire Department be commended for the outstanding job they are doing in the community.

MAYOR'S REPORT

Mayor West asked that the Board take a moment of silence in honor of Mr. Hargraves and Mrs. Frances Doss who have both been ill, in hopes that they have a speedy recovery.

Mayor West requested a motion to make the determination to go into Executive Session to discuss personnel.

A motion was made by Alderman West and seconded by Alderman Pollard to make the determination to go into Executive Session to discuss personnel. The motion carried unanimously.

A motion was made by Alderman West and seconded by Alderman Pollard to go into Executive Session to discuss personnel. The motion carried unanimously.

A motion was made by Alderwoman Arceneaux-Mathis to return to the regular order of business. The motion was seconded by Alderman Gray.

ADJOURNMENT

A motion was made by Alderman Pollard and seconded by Alderman Middleton to adjourn the Regular Meeting of February 26, 2008. The motion carried unanimously.

**PHILLIP C. WEST,
MAYOR**

ATTEST:

DONNIE HOLLOWAY, CITY CLERK