

## REGULAR MEETING September 13, 2011

A Regular Meeting of the Mayor and Board of Aldermen of the City of Natchez, Mississippi, was held in the City Council Chamber at 11:00 a.m. on Tuesday, September 13, 2011. Mayor Jake Middleton presided at the meeting, which was opened with prayer by Reverend Ed Temple

MAYOR & BOARD PRESENT	ELECTED OFFICIALS ABSENT	CITY OFFICIALS & DEPARTMENT HEADS
<b>John ‘Jake’ Middleton</b> Mayor		Donnie Holloway, City Clerk Coretta L. Logan, Deputy Clerk Everett Sanders, City Attorney Sabrena Bartley, Senior Center David Gardner, City Engineer Connie Taunton, Tourism Director Mike Mullins, Police Chief Oliver Stewart, Fire Chief Natchez Democrat
<b>Joyce Arceneaux-Mathis</b> Aldерwoman, Ward 1		
<b>J. “Ricky” Gray, Jr.</b> Alderman, Ward 2		
<b>Bob Pollard</b> Alderman, Ward 3		
<b>Ernest “Tony” Fields</b> Alderman, Ward 4		
<b>Mark Fortenbery</b> Alderman, Ward 5		
<b>Daniel Dillard</b> Alderman, Ward 6		

### **MINUTES APPROVED**

**A motion was made by Alderman Fields to dispense with the reading of the minutes of the Regular & Finance Meeting of August 23, 2011. The motion was seconded by Alderman Pollard. The motion carried unanimously.**

**A motion was made by Alderwoman-Arceneaux Mathis to go out of regular order for a public hearing. Seconded by Alderman Fields. The motion carried unanimously.**

### **PUBLIC HEARING**

**Locations in Recommended Order of Priority for Demolition: 2 Purnell Street; 820 N. Rankin Street; 583 W. Steirs Lane; 1236 Watkins Street, 0 Parker St. (a/k/a: 2 Old Mimosa Lane); 57 Oak Street; 53 Minor Street; 1133 Dr. Martin Luther King, Jr. Street; 126 Oakland Drive; 268 West Steirs Lane; 710 Pearl Street; 31 Beaumont Street; 319**

North Broadway Street; 0 Parker St. (a/k/a: 6 Old Mimosa Lane); 7 Grinnell Street; and 806 State Street

**Background:** The Building Inspector conducted an inventory of potential dangerous structures in the city that started approximately one year ago. At the conclusion of this first inventory, we identified 167 buildings, primarily residences, which had conditions of disrepair that resulted in a determination that they are Dangerous Structures pursuant to Section 115.1 of the International Existing Building Code and they are Unsafe Structures pursuant to Section 108.1.1 of the International Property Maintenance Code.

**Staff Findings:** The staff recommends the priority of demolition should be as shown on the attached priority list. The staff recommends that adjudication of these buildings should not be delayed or withheld for any reason. We always work with sincere property owners who act immediately to either completely repair a structure or remove it. These are particularly hazardous buildings, all of which should be removed as quickly as possible. A spreadsheet is attached that outlines the specific findings regarding each of these buildings.

The house at 820 N. Rankin Street does not need to be completely demolished. Staff recommends that the front porch and the addition, both of which are collapsing, should be immediately removed and the building should be secured to prevent entry. The building should also be cleaned and fumigated. Minimum cost of these operations is estimated to be between \$7,000 and \$10,000.

Mr. Nix discussed that a motion will be needed to allow Mr. Jody Foster for River Homes, LLC to change the future land use map designation of the city park located on the Park Place circle east of Ratcliff St. from Parks and Open Space to High Density Residential to allow development of the park property into a patio home subdivision.

Mr. Nix stated that a motion will to allow Mr. Jody Foster for River Homes, LLC to change the future land use map designation of the city park located on the Park Place circle east of Ratcliff St. from Parks and Open Space to High Density Residential to allow development of the park property into a patio home subdivision.

Mr. Nix stated that a motion will be needed to allow Mr. Jody Foster Homes for River Homes, LLC – to rezone from R-1 to R-3 the city park located on Park Place and Ratcliff St. to allow the development of the park property into a patio home subdivision. Seconded by Alderman Fields. The motion carried unanimously.

Mr. Nix stated that a motion will be needed to allow Spencer Holder for Bruce Kelly and property owners Wallace H. Smith and G.J.W. Sr., 521 John J. Junkin Dr., Tax Parcel Numbers 45-107A-19 and 45-110A-3, FOR A REVISION TO THE Comprehensive Plan Future Land Use Map to change the property designation from Villa Residential (VR) to Multi-family Residential (F-4).

Mr. Eric Williams, of 611 North Union Street asked the board that his application to be approved for the Taxi Cab Service.

**Alderman Fields made a motion to close the public hearing. Seconded by Alderwoman Arceneaux-Mathis. The motion carried unanimously.**

**Alderwoman Arceneaux-Mathis made a motion to go back into regular session. Seconded by Alderman Fields. The motion carried unanimously.**

**Alderman Gray made a motion to declare all of the properties listed as locations in the Staff Memorandum as properties containing dangerous structures which create public nuisances that violate the Mississippi Code of 1972, and to adopt the Resolutions recommended by the staff. Seconded by Alderman Fields. The motion carried unanimously.**

**Alderman Dillard made a motion to allow Mr. Jody Foster for River Homes, LLC to change the future land use map designation of the city park located on the Park Place circle east of Ratcliff St. from Parks and Open Space to High Density Residential to allow development of the park property into a patio home subdivision. Seconded by Alderman Fields. The motion carried unanimously.**

**Alderman Dillard made a motion to allow Mr. Jody Foster Homes for River Homes, LLC – to rezone from R-1 to R-3 the city park located on Park Place and Ratcliff St. to allow the development of the park property into a patio home subdivision. Seconded by Alderman Fields. The motion carried unanimously.**

**Alderman Pollard made a motion to allow Spencer Holder for Bruce Kelly and property owners Wallace H. Smith and G.J.W. Sr., 521 John J. Junkin Dr., Tax Parcel Numbers 45-107A-19 and 45-110A-3, FOR A REVISION TO THE Comprehensive Plan Future Land Use Map to change the property designation from Villa Residential (VR) to Multi-family Residential (F-4). Seconded by Alderman Dillard. The motion carried unanimously.**

**Alderman Fields made a motion that the adjudications and Public hearings are done at the evening regular board meetings. Seconded by Alderman Gray. The motion carried unanimously.**

**Alderwoman Arceneaux-Mathis made a motion to allow Mr. Eric Williams to operate the Taxi cab service at \$7.00 per person and \$2.50 per mile. Seconded by Alderman Gray. The motion carried unanimously.**

## **VISITORS WELCOMED**

**Ginger Hyland**

Mrs. Ginger Hyland appeared before the board to ask that a second animal control officer be hired for night patrol and a citizen committee be established to make leash law fines easier to impose on irresponsible dog owners. Hyland said another cat was killed Monday night.

Mayor Middleton said everyone was working very hard to curtail the problem with the loose dogs. He said he would work with Natchez Police Chief Mike Mullins, who has had two of his own cats killed, and Natchez Fire Chief Oliver Stewart to see if there was an available police officer or firefighter to patrol at night.

Alderman Dan Dillard suggested the city look into setting traps with mechanical cats that simulate cat noises and movements.

**Alderman Arceneaux-Mathis made a motion that the committee gets with the city attorney to write a new leash law city ordinance effectively removing offending dogs from the street including proper fines, returning offending dogs to their owners, and checking on dogs that are repeatedly of their leash. Seconded by Alderman Fields. The motion carried unanimously.**

#### **Wayne Potter and Tourism Marketing Advisory**

Mrs. Taunton stated that the board has received the Natchez Visitor's 2011-2012 proposed marketing plans. She added that the Convention Promotion Commission will be adopting the marketing plan in the September meeting.

#### **Project Management Consultant**

Mr. Johnson discussed his company called Project Management Consultant, LLC. He stated that his mission is to provide a wide range of services for homeowners, churches, school, and commercial clients.

#### **Forest Lawn Subdivision Residents**

Mrs. Roselyn Adams, a resident of Forest Lawn Subdivision discussed that the residents have been patiently waiting to have their street resurfaced for over 4 years. She asked that the board find a way to help repair the streets. She further thanked Alderman Fortenbery for being available, cooperative, and helping keep their neighbor in prime condition.

Mr. Butch Johnson of Forest Lawn Subdivision stated that the streets are in need of repair. He added that the city's finding is not being spent in that neighborhood and he just asks that the board helps.

Mayor Middleton stated that the city has \$25,000 set aside for the area. He added that they will get back with the Board of Supervisors to see what they will do to repair the Forest Lawn Subdivision.

#### **Allen Laird**

Mr. Laird stated that he needs the affirmative marketing plan passed that essentially states that they will not discriminate when looking for applicants for the home program and if a project is funded, they will seek minority contractors.

**Alderman Arceneaux-Mathis made a motion to adopt the Affirmative Marketing Plan. Seconded by Alderman Gray. The motion carried unanimously.**

Mr. Laird stated that they applied for round 2 of the Gustav supplemental disaster funding through the MDA and they have been invited to submit a full application on the \$250,000 request which will be due at the end of October. He further added that he needs a resolution that SWMPDD submit and administer the application and project and authorize the mayor to sign off on all documents. He further added that he will need a motion to authorize a public hearing as well.

**Alderman Arceneaux-Mathis made a motion to adopt a resolution that SWMPDD submit and administer the application and project and authorize the mayor to sign off on all documents. Seconded by Alderman Fields. The motion**

**Alderman Arceneaux-Mathis made a motion to allow Mr. Laird to conduct a public hearing for the Gustav Supplemental disaster. Seconded by Alderman Gray. The motion carried unanimously.**

**Jennifer Ogden**

Mrs. Ogden discussed the importance of beginning to plan a celebration for Natchez's 300<sup>th</sup> birthday. She Combs said the Mississippi Development Authority and the Mississippi Department of Transportation have expressed interest in being involved in planning and execution of events. She stated that this is just in the initial stages of creating a steering committee for the Tricentennial. She said so far, organizations and individuals have jumped at the chance to be a part of something that she thinks will stimulate commerce and educate the community on Natchez's rich heritage.

**Alderman Arceneaux-Mathis made a motion to meet with Natchez Inc and that the portion of the millage be set aside for the Downtown Natchez Group and that a portion of the funding is set aside for the Tricentennial's request. Seconded by Alderman Gray. The motion carried unanimously.**

**UNFINISHED BUSINESS**

**Mr. Nix presented the priority of Unsafe Structures for demolition.**

**RECOMMENDED HIGHEST PRIORITIES FOR DEMOLITION OF DANGEROUS STRUCTURES**

Priority	Address	Ward	Potential	Description of Issues
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			<b>Cost</b>	
1.	2 Purnell St.	2	\$5,500	Could collapse and block street.
2.	820 N. Rankin	1	\$7,500	Could collapse and block street.
3.	583 W. Steirs Lane	2	\$4,000	Next to a school
4.	1236 Watkins St.	2	\$4,900	May damage an adjacent existing building, collapse is imminent
5.	0 Parker St. (a/k/a: 2 Mimosa)	1	\$3,100	Collapsing building very close to street, attractive nuisance.
6.	57 Oak St.	2	\$3,100	Could collapse into street
7.	53 Minor St.	4	\$3,000	Close to street and may shed loose building material
8.	1133 Dr. Martin Luther King, Jr. St.	2	\$4,200	May damage adjacent building, in process of collapsing
9.	126 Oakland Drive	5	#3,900	Collapsing rapidly, attractive nuisance
10.	268 W. Steirs Lane	2	\$6,500	Close to street, may shed loose building material and collapse into street
11.	710 N. Pearl St.	1	\$3,800	Close to street, may shed loose building material and collapse into street
12.	31 Beaumont St.	2	\$3000	Collapsing and close to street
13.	319 N. Broadway	1	\$4,000	Close to street and may shed loose building materials
14.	0 Parker, a/k/a: 6 Mimosa Lane	1	\$3,100	Fire damaged building, loose building materials, attractive nuisance
15.	7 Grinnell St.	2	\$2,000	Mobile home collapsing, loose building material, attractive nuisance
16.	806 State St.	2	No estimate	Building #3 on attached plot plan. Abandoned building is deteriorated to the point that major structural elements are rotted. See attached memorandum from the Building Inspector dated July 14, 2011.

## **DEPARTMENT HEAD REPORTS**

### **Engineering, David Gardner**

Mr. Gardner stated that they have four possible illegal dump sites (West Steirs Lane, Watkins Street, Horseshoe Lane, and Marblestone Alley) that he would like to requisition a motion to apply for the DEQ grant.

**Alderman Arceneaux-Mathis made a motion to allow the City Engineer to apply for the DEQ grant for the four illegal dumpsites. Seconded by Alderman Gray. The motion carried unanimously.**

Alderman Dillard stated that there is a drainage that runs all the way to the donut shop that needs to be added on the list as well.

Mr. Gardner stated that they can go back and apply again throughout the year for additional sites.

### **Planning, Bob Nix**

Mr. Nix stated that the Habitat for Humanities is requesting a waiver for all permits and fees.

**Alderman Dillard made a motion to allow waiver all fees and permits for Habitat for Humanities. Seconded by Alderman Fields. The motion carried unanimously.**

## **CITY OFFICIALS' REPORT**

### **ALDERMAN DILLARD – WARD 6**

Alderman Dillard stated that the City Clerk will be bringing forward the budget for the next fiscal year. He added that he feels that this is a budget that can maintain. He added that the strategy was to be very conservative in the projection of revenues and expenditures.

Alderman Dillard stated that there will be no shortage of any layoffs of Police Officers and Fire fighters and they will continue receive their step increases. He further added that they are still struggling with the hospital expenditures fund. He further discussed that when the new accounting software comes in November, they will have a better way of comparing the expenditures and making the necessary adjustments in a timely manner.

### **ALDERWOMAN ARCENEAUX-MATHIS, WARD 1**

Alderman Arceneaux-Mathis discussed that the Waste Management Office on North Wall: Public works knocks building down and clean off lot; use fencing from bluff to fence in area. Leave historic brick frontage to Madison.

Alderman Arceneaux-Mathis stated that the Lewis Drive residents also complained about speeding; request more police screening the area.

Alderman Arceneaux-Mathis stated that the 1<sup>st</sup> house on Marion Avenue is falling down - address Mrs. Smith, residents complaining.

**Alderman Arceneaux-Mathis made a motion that Public Works knocks down the**

**old Waste Management building on Wall Street, clean lot, kills weeds and use fence removed from bluff to enclose area.**

**Alderwoman Arceneaux-Mathis made a motion to use remaining fence from Bluff for Marion Avenue where overgrown trees and plants have pushed fence over on drop off side. Seconded by Alderman Gray. The motion carried unanimously.**

**Alderwoman Arceneaux- Mathis made a motion to amend Oil and Gas and mineral lease with Mike Oil. Seconded by Alderman Fortenbery. The motion carried unanimously.**

**Alderwoman Arceneaux-Mathis made a motion Move to support the Natchez Holiday Inn Express Project and TIF request. Seconded by Alderman Fields. The motion carried unanimously.**

Alderwoman Arceneaux-Mathis stated that the residents of the 592 project are requesting the survey pins are replaced.

**Alderwoman Arceneaux-Mathis made a motion that the Library Board meet with the Board of Aldermen to discuss the Library Budget for 2011-2012 during Finance Meeting on 9/27/2011. Seconded by Alderman Gray. The motion carried unanimously.**

**Alderwoman Arceneaux-Mathis made a motion that the Board of Education members meet in Regular Board Meeting on 9/27/2011. Seconded by Alderman Gray. The motion carried unanimously.**

## **ALDERMAN GRAY, WARD 2**

Alderman Gray read the Police report for the month of August.

Alderman Gray stated that he would like to thank the Police department for the apprehensions of the robber suspects that has being going on.

Alderman Gray discussed the need for city id's especially the Police Department. He added that Mr. Holloway needs to get with Mrs. Bartley to discuss it.

Alderman Gray asked for an update on the Daisy Street project.

Mr. Gardner stated that they will be coming before the board in a couple of weeks to ask for permission to advertise.

Alderman Gray announced that the city has two job openings.

Alderman Gray stated that the city needs to do a proclamation for Attorney Sanders' father, Mr. William Sanders.

Alderman Gray stated that his condolence goes out to the Bernard, Lewis, Washington, and the Beverly families.

#### **ALDERMAN POLLARD – WARD 3**

Alderman Pollard stated that the delivery of the new fire truck will be between September 26<sup>th</sup> and September 30<sup>th</sup> depending on the conditions.

#### **ALDERMAN FIELDS – WARD 4**

Alderman Fields stated that Orange Avenue's street is in deplorable condition. He added that he would like for an assessment to be done from Orange Avenue to St. Catherine and then from Franklin to Main.

Alderman Fields stated that the grass on the lot by the Shaw Apartments needs to be killed by any means necessary.

Alderman Fields asked about the Metcalf funding for the EWP project.

Mr. Gardner stated that the funds are still pending.

Alderman Fields stated that something needs to be done in the meantime.

Alderman Fields stated that it is a drain on Purnell Hill that needs to be cleaned or reworked as well as cleaned.

Alderman Fields recognized John Ashton Hicks for a fantastic job singing at the program he attended.

#### **ALDERMAN FORTENBERY – WARD 5**

No Report

#### **CITY CLERK'S REPORT, Donnie Holloway**

Mr. Holloway asked the board to approve docket 8320-8575 and 7500-8315.

**Alderman Pollard made a motion to approve docket 8320-8575 and 7500-8315. Seconded by Alderman Fields. The motion carried unanimously.**

Mr. Holloway asked the board to approve the budget for year 2011- 2012.

**Alderman Fields made a motion to approve the budget for year 2011- 2012. Seconded by Alderman Fortenbery. The motion carried unanimously.**

Mr. Holloway stated that he needs the board to approve a resolution of the millage rates and ad valorem tax rates beginning Oct. 1, 2011.

**Alderman Arceneaux-Mathis made a motion to approve a resolution of the millage rates and ad valorem tax rates beginning Oct. 1, 2011. Seconded by Alderman Fortenbery. The motion carried unanimously.**

## **CITY ATTORNEY'S REPORT, Everett Sanders**

Attorney Sanders read the ordinance that requires that all buildings within the city limits hook up to city water system.

**Alderman Fields made a motion to adopt the ordinance that requires that all buildings within the city limits hook up to city water system. Seconded by Alderman Fortenbery. The motion carried unanimously.**

Attorney Sanders stated that based on the responses to the requests for proposals, Rigby has considerably more extensive experience in redistricting generally, and municipal redistricting in particular.

**Alderman Pollard made a motion that the Board of Aldermen approve the employment of William G. Roby d/b/a/ Holland and Rigby as the consultant to the assist the and Rigby as the consultant to assist the city with its redistricting at a rate of \$150.00 per hour because;**

- (1) Based in the responses to the requests for proposals, Rigby has considerably more extensive experience in redistricting generally, and municipal redistricting in particular, and**
- (2) The city is faced with a limited time period in which to complete its redistricting and that the Mayor is authorized to execute a contract with William G. Rigby after review by the City Attorney.**

**Seconded by Alderman Fields. The motion carried with Alderman Arceneaux-Mathis opposing.**

Attorney Sanders stated that he would like to thank everyone for their condolences with the loss of his father.

## **MAYOR'S REPORT**

Mayor Middleton discussed the need of an IT person for the city. He added that there will be a position by next year for an IT person.

## **NEW BUSINESS**

Alderman Dillard discussed the Roth Hill site concerns. He added that he believes that they never received an approval to precede development.

**ADJOURNMENT**

**A motion was made by Alderman Fields, seconded by Alderman Dillard to Adjourn the Regular Meeting of September 13, 2011. The motion carried unanimously.**

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**JAKE MIDDLETON  
MAYOR**

**ATTEST:**

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**DONNIE HOLLOWAY  
CITY CLERK**