

MEETING OF THE MAYOR AND CITY COUNCIL CITY OF COLUMBUS, MS February 20, 2024

The Mayor and City Council met in Regular Session on Tuesday, February 20, 2024 at 5:00 p.m. in the Court Chambers of the Municipal Complex. Mayor Keith Gaskin presided over the meeting and all Council Members were present at the beginning of the meeting except Council Member Beard, who had not arrived. Also present were the General Counsel, the COO, CFO, Police Chief, HR Director, and all other Department Heads.

I. CALL TO ORDER AND INVOCATION:

Mayor Gaskin called the meeting to order and called on Rev. Al Lathan, pastor of Canaan Baptist Church, to offer the Invocation.

II. CONFIRMATION OF/OR AMENDMENTS TO THE AGENDA:

Councilwoman DiCicco made a motion to move Item "D" from Consent Agenda to Policy Agenda as Item "G". Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 5/0.

III. APPROVE MINUTES FOR MEETING OF FEBRUARY 6, 2024 AND THE SPECIAL MEETING OF FEBRUARY 8, 2024.

Council Member Mickens made a motion to approve the Minutes for the Meeting of February 6, 2024 and the Special Meeting of February 8, 2024. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 5/0.

IV. CONSENT AGENDA:

- A. Approve request for Fire and Rescue personnel, Zachary Anderson and Tavonta Macon, to attend "Haz-Mat Awareness and Operations" to be held in Jackson, MS,

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and approve use of City vehicle for travel and reimbursement of meal expenses, all costs totaling \$400.00.

- B. Approve permit request submitted by Brandy Johnson, on behalf of Columbus-Lowndes Humane Society, to host a "St. Patty's Day Pawty" to be held March 17, 2024, from 8:00 a.m. until 6:00 p.m. at Zachary's Restaurant on 5th Street North, blocking 2nd Avenue North to 3rd Avenue North.
- C. Approve permit request submitted by Glenn Lautzenhiser, on behalf of Christian Community In Prayer, to host the "National Day of Prayer" to be held on May 2, 2024, from 12:00 noon until 1:00 p.m. in front of the Lowndes County Courthouse, blocking 2nd Avenue North in front of the Courthouse from 8:00 a.m. until 1:15 p.m.
- D. Approve request for the Mayor, City Council Members and Chief of Police to visit the Real Time Crime Center in Lafayette, Louisiana to approve travel and meal expenses.
- E. Approve request from Lowndes County Circuit Court Clerk to use Sim Scott Community Center as a voting precinct for the March 12, 2024 Primary Election.
- F. Approve request for the Interim City Planner and Chief Operating Officer to visit the Mississippi Home Corporation Office in Jackson, Mississippi on Wednesday, February 21, 2024. **(THIS DATE WILL BE CHANGED TO A DAY NEXT WEEK).**
- G. Approve permit request submitted by Mayor Gaskin to block off 2nd Avenue North at 5th Street for the Columbus-Lowndes County Black History Month Event Memorializing Black Soldiers who died in WW1, Saturday, February 24, 2024 at 9:00 a.m. in front of the Lowndes County Courthouse.

Council Member Jones made a motion to approve the Consent Agenda as prepared. Councilwoman DiCicco seconded the motion. The Mayor called for discussion, and there being none, all Council Members voted in favor of same, with a unanimous vote of those present, 5/0.

V. APPROVE DOCKET OF CLAIMS:

Council Member Mickens made a motion to approve the Docket of Claims for February 20, 2024, in the amount of \$1,757,128.40. Councilwoman Stewart seconded the motion.

All Council Members present voted in favor of the motion.

The motion carried 5/0.

VI. REPORTS, PROCLAMATIONS, RECOGNITIONS AGENDA:

A. Mayor Gaskin asked members of the Council if they had any announcements.

- Mayor Gaskin announced that Eric Thomas' Open Heart Foundation will sponsor a Heart Walk and Education Fair on Saturday, February 24, 2024 at the Farmers' Market at 10:00 a.m. The public is invited to participate.
- The City and County will hold a Black History event in front of Lowndes County Courthouse on Saturday, February 24, 2024 at 9:00 a.m. with Charles Williams, USCT and Black Lowndes County Immortals from WW1 will be recognized. MSMS student, Dylan Wild, will deliver a dramatic portrayal at this event.
- Berkley Hudson will present the Picture Man of Possum Town, Mr. Pruitt, who photographed trouble and resilience in the American South.
- I also want to remind everyone of March of the Mayors event, a friendly competition with neighboring cities, where each City will be collecting food until March 1, 2024 to be distributed in prospective food pantries. The City of Columbus is collecting canned soup and it can be dropped off at City Hall.
- General Counsel Turnage announced that he received an e-mail from the Wesley Garrett, Professor and Director of Legal Studies at MUW, which states that the Court of Appeals will hear oral arguments on appeal of the murder case of Roderick Johnson, where the Jury found him guilty of murder. The hearing will be held at the "W" campus at 11:00 a.m. on 2/21/2024.
- Council Member Jones directed a question to Ms. Garrett, COO, regarding the Grant Administrator position. Ms. Garrett responded that three (3) applications were received; however, only one (1) applicant met the qualifications defined in the job description. The Mayor, COO, CFO and HR Director interviewed the applicant via ZOOM and it was a great interview. The Human Resources Director, Pat Mitchell, was asked how long we advertised and she responded two (2) weeks. Council Member Jones made a motion to readvertise for the Grant Administrator. Council Member Mickens seconded the motion.

All Council Members present voted in favor of the motion.

The motion carried 5/0.

Councilwoman DiCicco asked if the City has an update on the Audit. Jim Brigham, CFO responded that the Audit is near completion. He's writing the Management and Analysis Report. At the end of that, we will be complete. Mr. Brigham pointed out some things on the financial report. The sales taxes received for February were \$1,082,420.00, which is the highest amount the City has ever received. Modernization tax funds are normally received in January and July. We have received the funds for January in the amount of \$1,135,749.35.

Council Member Beard arrived.

B. Office of Planning & Community Development– January 2024 Monthly Report

The Monthly Report from the Office of Planning and Community Development for January 2024 was presented. No action was taken.

C. Human Resources – January 2024 Monthly Report

The Monthly Report from the Human Resources Director for January 2024 was presented. No action was taken.

D. Building Inspection – January Monthly Report

The Monthly Report from the Building Inspection Department for January 2024 was presented. No action was taken.

E. Columbus Fire and Rescue Department - January Monthly Report

The Monthly Report from the Columbus Fire and Rescue Department for January 2024 was presented. No action was taken.

F. Municipal Court – January 2024 Monthly Report

The Monthly Report from the Municipal Court Division for January 2024 was presented. No action was taken.

G. Convention Center/Friendship Cemetery/Care & Maintenance – January 2024 Monthly Report

The Monthly Report from the Convention Center/Friendship Cemetery/Care & Maintenance – January 2024 Monthly Report was presented. No action was taken.

H. Public Works Department – January 2024 Monthly Report

The Monthly Report from the Public Works Department for January 2024 was presented. No action was taken.

I. Code Enforcement – January 2024 Monthly Report

The Monthly Report from Code Enforcement Department for January 2024 was presented. No action was taken.

J. Columbus Police Department – January 2024 Monthly Report

The Monthly Report from the Columbus Police Department for January 2024 was presented. No action was taken.

K. Garage – January 2024 Monthly Report

The Monthly Report from the City Garage for January 2024 was presented. No action was taken.

L. Parks & Recreation – January 2024 Monthly report

The Monthly Report from the Parks & Recreation Department for January 2024 was presented. No action was taken.

M. Information Technology Services – January 2024 Monthly Report

The Monthly Report from the Information Technology Department for January 2024 was presented. No action was taken.

N. Finance – December 2023 Monthly Report

Jim Brigham, CFO, distributed the Monthly Financial Report for January 2024, which includes the General Fund cash balance of \$7,943,965.42 and is an increase of \$1,912,957.74 compared to the same time last year. The Sales Tax Receipts for January are \$1,082,420.00, which is an increase of \$5,806.00 compared to the previous year. The first Modernization Tax Receipt was received on January 25, 2024 and totals \$1,135,749.35. The remaining balance of ARPA Funds is \$3,069,968.93. The balance in the Bridge Repair Fund is \$3,281,861.90. The CFO also distributed an Expenditure Report by department. No action was taken.

O. Board Vacancies

Jammie Garrett, COO announced vacancies on various boards, as follows:

COLUMBUS MUNICIPAL SCHOOL DISTRICT

1 Vacancy, 5-Year Term, Fredrick Sparks' Term Expires 3/05/2024.
Appointment will be made February 20, 2024.

APPLICANTS:

Beverly Odom
James Richardson
Fredrick Sparks

Councilwoman Stewart made a motion to appoint James Richardson to the Columbus Municipal School District Board for a 5-Year Term, until 3/05/2029. Council Member Jones seconded the motion.

SUBSTITUTE MOTION:

Councilwoman DiCicco made a substitute motion to reappoint Fredrick Sparks to the Columbus Municipal School District Board. Council Member Greene seconded the motion.

Council Members Greene and DiCicco voted in favor of the motion. Council Members Stewart, Mickens, Beard and Jones opposed the motion.

The motion failed 2/4.

ORIGINAL MOTION:

Council Members Stewart, Mickens, Beard and Jones voted in favor of the motion to appoint James Richardson to the Columbus Municipal School District Board for a 5-Year Term, until 3/05/2029. Council Members Greene and DiCicco opposed the motion.

The motion carried 4/2.

ZONING BOARD OF ADJUSTMENTS & APPEALS

2 Vacancies, 3-Year Terms, Bo Harrison's' Term Expires 2/17/2024 and Kevin Stafford's Term Expires 3/01/2024
Appointments will be made March 5, 2024.

APPLICANTS:

Kevin Stafford
Bo Harrison

BOARD OF ADJUSTMENT & APPEALS OF DEVELOPMENT CODES

1 Vacancy, 1-Year Term, Kevin Stafford's Term Expires March 3, 2024.
Appointment will be made March 5, 2024.

APPLICANT:

Kevin Stafford

VII. CITIZENS INPUT AGENDA:

ERIC THOMAS – Heart Health Walk & Education Fair

Mr. Thomas could not be present. Ms. Jammie Garrett made the announcement that a Heart Health Walk & Education Fair will be held Saturday, February 24, 2024 at 10:00 a.m. at the Farmers' Market. The public is invited to participate.

**COLUMBUS REDEVELOPMENT AUTHORITY – RFP/Burns Bottom/
Legislative Funding**

Ms. Marthalie Porter, Mr. Jason Spears and Mr. Dennis Erby, Board Members for the Columbus Redevelopment Authority, were present. Jason Spears gave a progress or status report of the CRA. The objection of this project is to provide additional housing to increase the value of the local municipal tax base. Revenue stream will be produced from this development, to include permit fees, We also propose commercial development. We can then factor in added utilities, inventory and insurance, based on the type of business. You will then have increased ad valorem taxes that will go to the City, County and School District as well as an increase in sales taxes. The CRA currently has \$272,350.08 in an investment account; \$13,184.31 in another restricted account and \$383,986.88 in a non-restricted investment account .where the CRA brokered the sale of the lease property and in a \$29,550.18 in a checking account. On January 15, 2024, the board voted to hire Neel-Schaffer, Inc. as the Engineers for the Parkview Project so we can start getting information on what we will need. On February 14, 2024, the board approve a RFP to publish in various newspapers and other outlets to mark the property so developers can come forward. The Council were encouraged to ask questions. Council Member Mickens remarked that the Council supports the CRA. No action was taken.

**PASTOR DARREN LEACH – EPA Community Change Grant on behalf of
the Memphistown CAG**

Mr. Darren Leach came forward and asked the Mayor and Council if you would agree to apply for this \$20,000,000 Grant. Councilwoman DiCicco made a motion to apply for the Grant. Council Member Greene seconded the motion. Mr. Leach discussed how the funds can be used. The first deadline is February 23, 2024 and we will not meet that deadline. 40% of the money can be used in

underprivileged neighborhoods. We have letters of support from the Governor, senators, and State Representatives. The next deadline date is April 23, 2024.

All Council Members voted in favor of the motion.

The motion carried 6/0.

VIII. POLICY AGENDA:

A. Discuss/Approve Derelict Property Docket

SHANNON J. MERCHANT
c/o SHANNON BOWEN
1015 Park Circle
CASE NUMBER: 23-0146 Burned Structure

This case was heard January 2, 2024. The General Counsel reported that Attorney Jeff Hosford is present on behalf of Ms. Shannon Bowen. Attorney Hosford stated that the problem is with State Farm. If you tear down this house, you are erasing the owners' assets. Ms. Shanda Lewis, General Counsel with Webb Sanders & Williams, PLLC, on behalf of State Farm Insurance Company, came forward and offered remarks. Neighbor, Ms. Porter, came forward and remarked that something must be done about this burned structure. There are varmints and buzzards in the structure. Ms. Porter read a letter from Ms. Clara Coffield, who lives on Prince George Street expressing concern about the burned structure and the devaluation of the properties in the neighborhood. General Counsel Turnage offered a suggestion to use the \$120,000 that has been paid to repair the roof to prevent additional damage. Council Member Jones made a motion to apply for a permit and immediately begin making repairs or demolish the structure. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

KENYA HARVEY / AL RICO HARRIS
105 Taylor Street
CASE NUMBER: 24-0022 Property Maintenance Code Violation

The General Counsel called cause number **24-0022**. Code Enforcement Officer Sasha James remarked that the property owners requested an extension of time to remediate the property and she recommended a **30-Day extension**. The property was in such a state of uncleanness as to be a menace to the public under Section 21-19-11 of the Mississippi Code.

Councilwoman DiCicco made a motion give the property owner a **30-day extension** to remediate the property, and that an Order be issued for the property in accordance with Section 21-19-11 of the Mississippi Code, stating the City may remove dilapidated buildings or dilapidated fences up to six (6) more times in the twelve (12) month period immediately following the Order and cutting grass and weeds and remove rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period. Council Member Beard seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

JOHN M. JONES / WILLIE MILLS

508 Peach Street

CASE NUMBER: 24-0025 Property Maintenance Code Violation

The General Counsel called cause number **24-0025**. Ms. Anne Brumfield, relative of Mr. Jones and Mr. Mills, came forward and requested an extension of time to remediate the property. Code Enforcement Sasha James recommended giving Ms. Brumfield a **45-day extension**. The property was in such a state of uncleanness as to be a menace to the public under Section 21-19-11 of the Mississippi Code. Council Member Beard made a motion give the property owner a **45-day extension** to remediate the property, and that an Order be issued for the property in accordance with Section 21-19-11 of the Mississippi Code, stating the City may remove dilapidated buildings or dilapidated fences up to six (6) more times in the twelve (12) month period immediately following the Order and cutting grass and weeds and remove rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

SUPER LUCKY LLC

2400 Main Street

CASE NUMBER: 24-0026 Dilapidated Accessory Structure

The General Counsel called cause number **24-0026**. No one appeared. Code Enforcement Officer Sasha James stated the property has been **remediated** by the owner, and it is her recommendation to enter the proposed Order under Section 21-19-11 of the Mississippi Code, finding that this property was in such a state of uncleanness as to be a menace to the public health and

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safety of the community. This Order should provide for such re-entry as the Statute allows. Council Member Beard made a motion in accordance with Section 21-19-11, and for an Order stating the City may remediate the property with respect to cutting grass and weeds and removing rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period immediately following the Order, with further notice to the owner as required by law. Costs are to be assessed as allowed under Section 21-19-11 of the Mississippi Code. Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

ROBERT RAYMOND
1110 7th Avenue North
CASE NUMBER: 24-0032 Overgrown Lot

There was discussion involving the address of this case number. Council Member Jones made a motion to table this matter until the next meeting. Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

\$250.00 OR LESS CASES:

Code Enforcement Officer, Sasha James, presented five (6) cases, \$250.00 or less for adjudication. Council Member Greene made a motion to accept the notices for property clean-up of properties \$250.00 and less to be adjudicated according to statute. Council Member Beard seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

THE LIST FOLLOWS:

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\$250 OR LESS Derelict Properties for February 20, 2024 Mayor and City Council Meeting

Case # and Violation	Ward	Name and Address	Notes
24-0028 <i>Accumulation of Rubbish & Garbage</i>	4	PREMIUM INVESTMENT PROPERTIES INC. 610 22 nd Street North	
24-0030 <i>Accumulation of Rubbish & Garbage</i>	4	EDDIE WILL SHELTON JR. 2423 6 th Avenue North	
24-0031 <i>Accumulation of Rubbish & Garbage</i>	4	HATCHER INVEST PROP LLC 207 Byrnes Circle	
24-0035 <i>Accumulation of Rubbish & Garbage</i>	5	ROBERT L. AND KRISTIE L. JONES 8 th Avenue North	
24-0046 <i>Accumulation of Rubbish & Garbage</i>	5	GEO AND ARTHUR FLOURNOY 5 th Avenue North	
24-0047 <i>Accumulation of Rubbish & Garbage</i>	5	ARTHUR AND LINDA HARPER 9 th Avenue North	

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NUISANCE PROPERTY NOTICE TO OWNER - PURSUANT TO
SECTION 21-19-1(2) OF THE MISSISSIPPI CODE (Effective 7/1/2022)

PREMIUM INVESTMENT PROPERTIES INC.
7901 4TH ST N SUITE 4359
COLUMBUS, MS 39701

RE: 610 22ND St. N
APN: 61W05-02-03801
Case No: CE-24-0028
Officer: Sasha James - Ward: 4

Date: January 29, 2024

PLEASE TAKE NOTICE that the Mayor and City Council of the City of Columbus (the "Governing Authority"), having a population over one thousand five hundred (1500), has authorized the City of Columbus Code Enforcement Director and/or her assistant to determine whether the property or parcel of land is in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community when the fee or cost to clean property or a parcel of land that is one (1) acre or less does not exceed Two Hundred Fifty Dollars (\$250.00), excluding administrative costs.

The particular condition(s) as determined by the authorized municipal employee existing as of the date of this notice is/are one or more of the following:

- ☐ The presence of overgrowth of weeds, grass or other vegetation
- ☒ The presence of rubbish/garbage and other debris
- ☐ The presence of abandoned building
- ☐ The presence of abandoned or dilapidated fence(s)
- ☐ The presence of burned structure
- ☐ The presence of dilapidated building(s), slab or personal property
- ☐ The presence of property maintenance code violation
- ☐ The presence of standing water in cesspools
- ☐ The presence of cistern(s), standing water and cesspools

You are hereby advised that by this correspondence a determination has been made that the condition of property or parcel of land as described is a menace to the public health, safety and welfare of the community, and as such the governing authority of the City of Columbus, if the owner does not do so himself, on or before the 5th day of February, 2024, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds, filling cisterns, removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris, and draining cesspools and standing water therefrom.

Code Section:	Corrective Action:	Compliance Date:
307.1 - Accumulation of Rubbish and Garbage	Remove all trash and debris from the property. All equipment, appliance, and/or material must be stored away from public view and/or stored in an enclosed structure. Generally, any equipment, materials or furnishings that would ordinarily not be used outdoors may not be stored outdoors.	February 5, 2024

YOU ARE ADVISED THAT A FINDING BY THE MUNICIPAL OFFICIAL THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS AFTER THE MUNICIPAL OFFICIAL'S DETERMINATION WITHOUT ANY FURTHER HEARING OR ACTION IF NOTICE IS POSTED ON THE PROPERTY OR PARCEL OF LAND AND AT CITY HALL OR ANOTHER PLACE IN THE MUNICIPALITY WHERE SUCH NOTICES ARE GENERALLY POSTED AT LEAST SEVEN (7) DAYS BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-19-1(2) (a)&(b) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

Thereafter, the governing authority shall by resolution adjudicate the actual cost of cleaning the property under this provision, provided the same does not exceed Two Hundred Fifty Dollars (\$250.00) and may also impose a penalty not to exceed One Hundred Dollars (\$100.00) or one hundred percent (100%) of the actual cost of cleaning the property, whichever is more.

The cost and any penalty imposed may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and additionally may include administrative costs of the municipality not to exceed Fifty Dollars (\$50.00). For subsequent cleaning within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipal official's determination as authorized, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars (\$1,000.00) per year. The governing authority may assess the same actual costs, administrative costs, and penalty for each time the property or land is cleaned as otherwise provided. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that, penalties shall not be assessed against the State of Mississippi. A determination made by an appropriate municipal employee under this subsection (2) that the state or condition of property or a parcel of land is a menace to the public health, safety and welfare of the community shall not subsequently be used to replace a hearing if Section 21-19-1(1) is later utilized by a municipality when the prerequisites of Section 21-19-1(2) are not satisfied.

An appeal of this decision may be made to the Governing Authority of the City of Columbus and such appeal shall be in writing, state the basis for the appeal and be filed with the city clerk no later than seven (7) days from the latest date of notice required under MCA 21-19-1(2).

For any questions, please call Sasha James, the Code Enforcement Director for the City of Columbus at 662-245-5063 or 662-245-5070.

This the 29th day of January, 2024.
Sasha James,
City of Columbus Director of Code Enforcement

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with MCA Section 21-19-1(2).

At least seven (7) days before the date of cleaning, this notice is required to be posted on the property or parcel of land identified herein AND at city hall or such other place in the municipality where such notices are posted AND is required to be mailed, via United States Mail, postage prepaid, to the address of the property or parcel of land identified herein except where the land or structure(s) is apparently vacant, AND to the address where the ad valorem tax notice for the property or parcel of land identified herein is sent by the office charged with collecting ad valorem taxes for the subject property or parcel of land identified herein.

This Notice was posted on the subject property on: January 29, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was posted at the City Building Inspection Office on: January 29, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was mailed via United States Mail, postage prepaid, to each address identified above on: January 29, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

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NUISANCE PROPERTY NOTICE TO OWNER - PURSUANT TO
SECTION 21-19-1(2) OF THE MISSISSIPPI CODE (Effective 7/1/2022)

SHELTON EDDIE WILL JR.
1325 4TH AVE N
COLUMBUS, MS 39701

RE: 2423 6TH AVE N
APN: 61W05-02-00500
Case No: CE-24-0030
Officer: Sasha James - Ward: 4

Date: January 29, 2024

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- ☐ The presence of burned structure
- ☐ The presence of dilapidated building(s), slabs or personal property
- ☐ The presence of property maintenance code violation
- ☐ The presence of standing water in cesspools
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YOU ARE ADVISED THAT A FINDING BY THE MUNICIPAL OFFICIAL THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS AFTER THE MUNICIPAL OFFICIAL'S DETERMINATION WITHOUT ANY FURTHER HEARING OR ACTION IF NOTICE IS POSTED ON THE PROPERTY OR PARCEL OF LAND AND AT CITY HALL OR ANOTHER PLACE IN THE MUNICIPALITY WHERE SUCH NOTICES ARE GENERALLY POSTED AT LEAST SEVEN (7) DAYS BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-19-1(2) (a)(b) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

Thereafter, the governing authority shall by resolution adjudicate the actual cost of cleaning the property under this provision, provided the same does not exceed Two Hundred Fifty Dollars (\$250.00) and may also impose a penalty not to exceed One Hundred Dollars (\$100.00) or one hundred percent (100%) of the actual cost of cleaning the property, whichever is more.

The cost and any penalty imposed may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and additionally may include administrative costs of the municipality not to exceed Fifty Dollars (\$50.00). For subsequent cleaning within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipal official's determination as authorized, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars (\$1,000.00) per year. The governing authority may assess the same actual costs, administrative costs, and penalty for each time the property or land is cleaned as otherwise provided. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, not shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that, penalties shall not be assessed against the State of Mississippi. A determination made by an appropriate municipal employee under this subsection (2) that the state or condition of property or a parcel of land is a menace to the public health, safety and welfare of the community shall not subsequently be used to replace a hearing if Section 21-19-1(1) is later utilized by a municipality when the prerequisites of Section 21-19-1(2) are not satisfied.

An appeal of this decision may be made to the Governing Authority of the City of Columbus and such appeal shall be in writing, state the basis for the appeal and be filed with the city clerk no later than seven (7) days from the latest date of notice required under MCA 21-19-1(2).

For any questions, please call Sasha James, the Code Enforcement Director for the City of Columbus at 662-245-5063 or 662-245-5070.

This the 29th day of January, 2024.
Sasha James,
City of Columbus Director of Code Enforcement

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with MCA Section 21-19-1(2).

At least seven (7) days before the date of cleaning, this notice is required to be posted on the property or parcel of land identified herein AND at city hall or such other place in the municipality where such notices are posted AND is required to be mailed, via United States Mail, postage prepaid, to the address of the property or parcel of land identified herein except where the land or structure(s) is apparently vacant, AND to the address where the ad valorem tax notice for the property or parcel of land identified herein is sent by the office charged with collecting ad valorem taxes for the subject property or parcel of land identified herein.

This Notice was posted on the subject property on: January 29, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was posted at the City Building Inspection Office on: January 29, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was mailed via United States Mail, postage prepaid, to each address identified above on: January 29, 2024

By: Sasha James, City of Columbus Director of Code Enforcement



NUISANCE PROPERTY NOTICE TO OWNER - PURSUANT TO
SECTION 21-19-11(2) OF THE MISSISSIPPI CODE (Effective 7/1/2022)

HATCHER INVEST PROP LLC
604 3RD ST S
COLUMBUS, MS 39701

RE: 207 BYRNES CIR
APN: 61W05-01-04600
Case No: CE-24-0031
Officer: Sasha James - Ward: 4

Date: January 30, 2024

PLEASE TAKE NOTICE that the Mayor and City Council of the City of Columbus (the "Governing Authority"), having a population over one thousand five hundred (1500), has authorized the City of Columbus Code Enforcement Director and/or her assistant to determine whether the property or parcel of land is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community when the fee or cost to clean property or a parcel of land that is one (1) acre or less does not exceed Two Hundred Fifty Dollars (\$250.00), excluding administrative costs.

The particular condition(s) as determined by the authorized municipal employee existing as of the date of this notice is/are one or more of the following:

- ☒ The presence of overgrowth of weeds, grass or other vegetation
- ☐ The presence of rubbish/garbage and other debris
- ☐ The presence of abandoned building
- ☐ The presence of abandoned or dilapidated fence(s)
- ☐ The presence of burned structure
- ☐ The presence of dilapidated building(s), slabs or personal property
- ☐ The presence of property maintenance code violation
- ☐ The presence of standing water in cesspools
- ☐ The presence of cistern(s), standing water and cesspools

You are hereby advised that any decision or correspondence a determination has been made that the condition of property or parcel of land is deemed to be a menace to the public health, safety and welfare of the community, and as such the governing authority of the City of Columbus, if the owner does not do so himself, on or before the 60th day of February, 2024, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds, filling sections, removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris, and draining creeks and standing water therefrom.

Code Section:	Corrective Action:	Compliance Date:
307.1 - Accumulation of Rubbish and Garbage	Remove all trash and debris from the property. All equipment, appliance, and/or material must be stored away from public view and/or stored in an enclosed structure. Generally, any equipment, materials or furnishings that would ordinarily not be used outdoors may not be stored outdoors.	February 6, 2024

YOU ARE ADVISED THAT A FINDING BY THE MUNICIPAL OFFICIAL THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS TO COMPLY WITH THE MUNICIPAL OFFICIAL'S DETERMINATION WITHOUT ANY FURTHER HEARING OR ACTION IF NOTICE IS POSTED ON THE PROPERTY OR PARCEL OF LAND AND AT CITY HALL OR ANOTHER PLACE IN THE CITY. THE REENTRY MAY BE AT ANY TIME AFTER HEARING DATES. SEVEN (7) DAYS BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-9-11(2) SHALL BE FURNISHED TO THE HEARING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

Thereafter, the governing authority shall by resolution adjudicate the actual cost of cleaning the property under this provision, provided the same does not exceed Two Hundred Fifty Dollars (\$250.00) and may also impose a penalty not to exceed One Hundred Dollars (\$100.00) or one hundred percent (100%) of the actual cost of cleaning the property, whichever is more.

The cost and any penalty imposed may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done. If the property owner fails to pay the penalty not to exceed Fifty Dollars (\$50.00). For subsequent cleaning within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land and generally placed in the community where such notice are required, if the property owner does not appear to clean the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, shabby structures, junk cars, refuse, debris, litter, trash, garbage, household appliances, personal property and other debris on the land and dilapidated fences and outside toilets, and no more than once per month for cleaning up the property and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars (\$1,000.00) per year. The governing authority may assess the same actual costs, as described above, plus a penalty for each time the property owner fails to comply with the notice. The penalty provided herein shall be enforceable against the State of Mississippi upon request for reimbursement under Section 29-1-145, not shall a municipality claim a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, the state police department and the governing authority may enter the premises of the property and proceed to clean the properties and assess costs as prescribed in this subsection, except that, penalties shall not be assessed against the State of Mississippi. A determination made by an appropriate municipal employee under this subsection (2) that the condition of property or a parcel of land requires cleanup and removal of debris from the community shall constitute sufficient grounds to replace a hearing Section 29-19-11(1) is utilized by a municipality until the prerequisites of Section 29-19-11(2) are not satisfied.

An appeal of this decision may be made to the Governing Authority of the City of Columbus and such appeal shall be in writing, state the basis for the appeal and be filed with the city clerk no later than seven (7) days from the latest date of notice required under MCA 21-19-11(2).

For any questions, please call Sasha James, the Code Enforcement Director for the City of Columbus at 662-245-5063 or 662-245-5070.

This the 30th day of January, 2024.
Sasha James,
City of Columbus Director of Code Enforcement

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with MCA Section 21-19-11 (2).

At least seven (7) days before the date of cleaning, this notice is required to be posted on the property or parcel of land identified herein AND at city hall or such other place in the municipality where such notices are posted AND is required to be mailed, via United States Mail, postage prepaid, to the address of the property or parcel of land identified herein except where the land or structure(s) is apparently vacant, AND to the address where the ad valorem tax notice for the property or parcel of land identified herein is sent by the office charged with collecting ad valorem taxes for the subject property or parcel of land identified herein.

This Notice was posted on the subject property on: January 30, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was posted at the City Building Inspection Office on: January 30, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was mailed via United States Mail, postage prepaid, to each address identified above on:
January 30, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

MINUTES OF THE
MAYOR AND CITY COUNCIL
FEBRUARY 20, 2024



NUISANCE PROPERTY NOTICE TO OWNER - PURSUANT TO
SECTION 21-19-11(2) OF THE MISSISSIPPI CODE (Effective 7/1/2022)

JONES ROBERT L/KRISTIE L.
302 20TH ST N
COLUMBUS, MS 39701

RE: 8TH AVE N
APN: 61W07-02-12600
Case No: CE-24-0035
Officer: Sasha James - Ward: 5

Date: February 1, 2024

PLEASE TAKE NOTICE that the Mayor and City Council of the City of Columbus (the "Governing Authority"), having a population over one thousand five hundred (1500), has authorized the City of Columbus Code Enforcement Director and/or her assistant to determine whether the property or parcel of land is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community when the fee or cost to clean property or a parcel of land that is one (1) acre or less does not exceed Two Hundred Fifty Dollars (\$250.00), excluding administrative costs.

The particular condition(s) as determined by the authorized municipal employee existing as of the date of this notice is/are one or more of the following:

- ☒ The presence of overgrowth of weeds, grass or other vegetation
- ☒ The presence of rubbish/garbage and other debris
- ☒ The presence of abandoned building
- ☒ The presence of abandoned or dilapidated fence(s)
- ☒ The presence of burned structure
- ☒ The presence of dilapidated building(s), slabs or personal property
- ☒ The presence of property maintenance code violation
- ☒ The presence of standing water in cesspools
- ☒ The presence of cistern(s), standing water and cesspools

You are hereby advised that by this correspondence a determination has been made that the condition of property or parcel of land as described is a menace to the public health, safety and welfare of the community, and as such the governing authority of the City of Columbus, if the owner does not do to himself, on or before the 8th day of February, 2024, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds, filling cisterns, removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom.

YOU ARE ADVISED THAT A FINDING BY THE MUNICIPAL OFFICIAL THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS AFTER THE MUNICIPAL OFFICIAL'S DETERMINATION WITHOUT ANY FURTHER HEARING OR ACTION IF NOTICE IS POSTED ON THE PROPERTY OR PARCEL OF LAND AND AT CITY HALL OR ANOTHER PLACE IN THE MUNICIPALITY WHERE SUCH NOTICES ARE GENERALLY POSTED AT LEAST SEVEN (7) DAYS BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-19-11(2) (a)&(b) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

Thereafter, the governing authority shall by resolution adjudicate the actual cost of cleaning the property under this provision, provided the same does not exceed Two Hundred Fifty Dollars (\$250.00) and may also impose a penalty not to exceed One Hundred Dollars (\$100.00) or one hundred percent (100%) of the actual cost of cleaning the property, whichever is more.

The cost and any penalty imposed may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and additionally may include administrative costs of the municipality not to exceed Fifty Dollars (\$50.00). For subsequent cleaning within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipal official's determination as authorized, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars (\$1,000.00) per year. The governing authority may assess the same actual costs, administrative costs, and penalty for each time the property or land is cleaned as otherwise provided. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that, penalties shall not be assessed against the State of Mississippi. A determination made by an appropriate municipal employee under this subsection (2) that the state or condition of property or a parcel of land is a menace to the public health, safety and welfare of the community shall not subsequently be used to replace a hearing if Section 21-19-11(1) is later utilized by a municipality when the prerequisites of Section 21-19-11(2) are not satisfied.

An appeal of this decision may be made to the Governing Authority of the City of Columbus and such appeal shall be in writing, state the basis for the appeal and be filed with the city clerk no later than seven (7) days from the latest date of notice required under MCA 21-19-11(2).

For any questions, please call Sasha James, the Code Enforcement Director for the City of Columbus at 662-245-5063 or 662-245-5070.

This the 1st day of February, 2024,
Sasha James,
City of Columbus Director of Code Enforcement

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with MCA Section 21-19-11 (2).

At least seven (7) days before the date of cleaning, this notice is required to be posted on the property or parcel of land identified herein AND at city hall or such other place in the municipality where such notices are posted AND is required to be mailed, via United States Mail, postage prepaid, to the address of the property or parcel of land identified herein except where the land or structure(s) is apparently vacant, AND to the address where the ad valorem tax notice for the property or parcel of land identified herein is sent by the office charged with collecting ad valorem taxes for the subject property or parcel of land identified herein.

This Notice was posted on the subject property on: February 1, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was posted at the City Building Inspection Office on: February 1, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was mailed via United States Mail, postage prepaid, to each address identified above on: February 1, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

MINUTES OF THE
MAYOR AND CITY COUNCIL
FEBRUARY 20, 2024



NUISANCE PROPERTY NOTICE TO OWNER - PURSUANT TO
SECTION 21-19-11(2) OF THE MISSISSIPPI CODE (Effective 7/1/2022)

FLOURNOY GEO P/ARTHUR J
1623 N 4 AVE
COLUMBUS, MS 39701

RE: 5TH AVE N
APN: 61W07-04-02200
Case No: CE-24-0046
Officer: Sasha James - Ward: 5

Date: February 8, 2024

PLEASE TAKE NOTICE that the Mayor and City Council of the City of Columbus (the "Governing Authority"), having a population over one thousand five hundred (1500), has authorized the City of Columbus Code Enforcement Director and/or her assistant to determine whether the property or parcel of land is in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community when the fee or cost to clean property or a parcel of land that is one (1) acre or less does not exceed Two Hundred Fifty Dollars (\$250.00), excluding administrative costs.

The particular condition(s) as determined by the authorized municipal employee existing as of the date of this notice is/are one or more of the following:

- ☐ The presence of overgrowth of weeds, grass or other vegetation
- ☒ The presence of rubbish/garbage and other debris
- ☐ The presence of abandoned building
- ☐ The presence of abandoned or dilapidated fence(s)
- ☐ The presence of burned structure
- ☐ The presence of dilapidated building(s), slabs or personal property
- ☐ The presence of property maintenance code violation
- ☐ The presence of standing water in cesspools
- ☐ The presence of cistern(s), standing water and cesspools

You are hereby advised that by this correspondence a determination has been made that the condition of property or parcel of land as described is a menace to the public health, safety and welfare of the community, and as such the governing authority of the City of Columbus, if the owner does not do so himself, on or before the 15th day of February, 2024, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds, filling cisterns, removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris, and draining cesspools and standing water therefrom.

YOU ARE ADVISED THAT A FINDING BY THE MUNICIPAL OFFICIAL THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS AFTER THE MUNICIPAL OFFICIAL'S DETERMINATION WITHOUT ANY FURTHER HEARING OR ACTION IF NOTICE IS POSTED ON THE PROPERTY OR PARCEL OF LAND AND AT CITY HALL OR ANOTHER PLACE IN THE MUNICIPALITY WHERE SUCH NOTICES ARE GENERALLY POSTED AT LEAST SEVEN (7) DAYS BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-19-11(2) (a)&(b) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

Thereafter, the governing authority shall by resolution adjudicate the actual cost of cleaning the property under this provision, provided the same does not exceed Two Hundred Fifty Dollars (\$250.00) and may also impose a penalty not to exceed One Hundred Dollars (\$100.00) or one hundred percent (100%) of the actual cost of cleaning the property, whichever is more.

The cost and any penalty imposed may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and additionally may include administrative costs of the municipality not to exceed Fifty Dollars (\$50.00). For subsequent cleaning within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipal official's determination as authorized, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing to more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars (\$1,000.00) per year. The governing authority may assess the same actual costs, administrative costs, and penalty for each time the property or land is cleaned as otherwise provided. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that, penalties shall not be assessed against the State of Mississippi. A determination made by an appropriate municipal employee under this subsection (2) that the state or condition of property or a parcel of land is a menace to the public health, safety and welfare of the community shall not subsequently be used to replace a hearing if Section 21-19-11(1) is later utilized by a municipality when the prerequisites of Section 21-19-11(2) are not satisfied.

An appeal of this decision may be made to the Governing Authority of the City of Columbus and such appeal shall be in writing, state the basis for the appeal and be filed with the city clerk no later than seven (7) days from the latest date of notice required under MCA 21-19-11(2).

For any questions, please call Sasha James, the Code Enforcement Director for the City of Columbus at 662-245-5063 or 662-245-5070.

This the 8th day of February, 2024,
Sasha James,
City of Columbus Director of Code Enforcement

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with MCA Section 21-19-11 (2).

At least seven (7) days before the date of cleaning, this notice is required to be posted on the property or parcel of land identified herein AND at city hall or such other place in the municipality where such notices are posted AND is required to be mailed, via United States Mail, postage prepaid, to the address of the property or parcel of land identified herein except where the land or structure(s) is apparently vacant, AND to the address where the ad valorem tax notice for the property or parcel of land identified herein is sent by the office charged with collecting ad valorem taxes for the subject property or parcel of land identified herein.

This Notice was posted on the subject property on: February 8, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was posted at the City Building Inspection Office on: February 8, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was mailed via United States Mail, postage prepaid, to each address identified above on: February 8, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

MINUTES OF THE
MAYOR AND CITY COUNCIL
FEBRUARY 20, 2024



NUISANCE PROPERTY NOTICE TO OWNER - PURSUANT TO
SECTION 21-19-11(2) OF THE MISSISSIPPI CODE (Effective 7/1/2022)

HARPER ARTHUR H/LINDA R-TR
4957 LAKE MONT BLVD SE STE C4
BELLEVUE, WA 98006

RE: 9TH AVE N
APN: 61W07-01-16700
Case No: CE-24-0047
Officer: Sasha James - Ward 5

Date: February 8, 2024

PLEASE TAKE NOTICE that the Mayor and City Council of the City of Columbus (the "Governing Authority"), having a population over one thousand five hundred (1500), has authorized the City of Columbus Code Enforcement Director and/or her assistant to determine whether the property or parcel of land is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community when the fee or cost to clean property or a parcel of land that is one (1) acre or less does not exceed Two Hundred Fifty Dollars (\$250.00), excluding administrative costs.

The particular condition(s) as determined by the authorized municipal employee existing as of the date of this notice is/are one or more of the following:

- ☐ The presence of overgrowth of weeds, grass or other vegetation
- ☒ The presence of rubbish/garbage and other debris
- ☐ The presence of abandoned building
- ☐ The presence of abandoned or dilapidated fence(s)
- ☐ The presence of burned structure
- ☐ The presence of dilapidated building(s), slabs or personal property
- ☐ The presence of property maintenance code violation
- ☐ The presence of standing water in cesspools
- ☐ The presence of cistern(s), standing water and cesspools

You are hereby advised that by this correspondence a determination has been made that the condition of property or parcel of land as described is a menace to the public health, safety and welfare of the community, and as such the governing authority of the City of Columbus, if the owner does not do so himself, on or before the 15th day of February, 2024, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds, filling cisterns, removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris, and draining cesspools and standing water therefrom.

Code Section:	Corrective Action:	Compliance Date:
307.1 - Accumulation of Rubbish and Garbage	Remove all trash and debris from the property. All equipment, appliance, and/or material must be stored away from public view and/or stored in an enclosed structure. Generally, any equipment, materials or furnishings that would ordinarily not be used outdoors may not be stored outdoors.	February 15, 2024

YOU ARE ADVISED THAT A FINDING BY THE MUNICIPAL OFFICIAL THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS AFTER THE MUNICIPAL OFFICIAL'S DETERMINATION WITHOUT ANY FURTHER HEARING OR ACTION IF NOTICE IS POSTED ON THE PROPERTY OR PARCEL OF LAND AND AT CITY HALL OR ANOTHER PLACE IN THE MUNICIPALITY WHERE SUCH NOTICES ARE GENERALLY POSTED AT LEAST SEVEN (7) DAYS BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-19-11(2) (a)&(b) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

Thereafter, the governing authority shall by resolution adjudicate the actual cost of cleaning the property under this provision, provided the same does not exceed Two Hundred Fifty Dollars (\$250.00) and may also impose a penalty not to exceed One Hundred Dollars (\$100.00) or one hundred percent (100%) of the actual cost of cleaning the property, whichever is more.

The cost and any penalty imposed may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and additionally may include administrative costs of the municipality not to exceed Fifty Dollars (\$50.00). For subsequent cleaning within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipal official's determination as authorized, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars (\$1,000.00) per year. The governing authority may assess the same actual costs, administrative costs, and penalty for each time the property or land is cleaned as otherwise provided. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that, penalties shall not be assessed against the State of Mississippi. A determination made by an appropriate municipal employee under this subsection (2) that the state or condition of property or a parcel of land is a menace to the public health, safety and welfare of the community shall not subsequently be used to replace a hearing if Section 21-19-11(1) is later utilized by a municipality when the prerequisites of Section 21-19-11(2) are not satisfied.

An appeal of this decision may be made to the Governing Authority of the City of Columbus and such appeal shall be in writing, state the basis for the appeal and be filed with the city clerk no later than seven (7) days from the latest date of notice required under MCA 21-19-11(2).

For any questions, please call Sasha James, the Code Enforcement Director for the City of Columbus at 662-245-5063 or 662-245-5070.

This 8th day of February, 2024.
Sasha James,
City of Columbus Director of Code Enforcement

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with MCA Section 21-19-11 (2).

At least seven (7) days before the date of cleaning, this notice is required to be posted on the property or parcel of land identified herein AND at city hall or such other place in the municipality where such notices are posted AND is required to be mailed, via United States Mail, postage prepaid, to the address of the property or parcel of land identified herein except where the land or structure(s) is apparently vacant, AND to the address where the ad valorem tax notice for the property or parcel of land identified herein is sent by the office charged with collecting ad valorem taxes for the subject property or parcel of land identified herein.

This Notice was posted on the subject property on: February 8, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was posted at the City Building Inspection Office on: February 8, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

This Notice was mailed via United States Mail, postage prepaid, to each address identified above on: February 8, 2024

By: Sasha James, City of Columbus Director of Code Enforcement

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Council Member Mickens asked Ms. James, Code Enforcement Officer, questions about a dilapidated lot and structure on Bennett Avenue. She remarked that Public Works has cleaned the property in the past. No action was taken.

B. Discuss/Approve Propst Park Bridge Construction Contract allowing VFW a non-exclusive easement for access to its property.

Council Member Beard made a motion to approve the Propst Park Bridge Construction Contract allowing VFW a non-exclusive easement for access to its property. Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

THE CONTRACT FOLLOWS:

(THIS SPACE LEFT BLANK INTENTIONALLY)

CONSTRUCTION CONTRACT

I. The Parties. This Construction Contract ("Agreement") is made between:

VFW Post 4272 Lowndes County, Mississippi, PO Box 2541 2850 7th Ave North Columbus, MS 39704-2541 ("VFW")

AND

City of Columbus, Mississippi, P.O. Box 1408, Columbus, MS 39703-1408 ("City").

WHEREAS the VFW intends to engage, JTP Concrete Construction, LLC ("Contractor"), remove surface material and bridge the existing box culvert located in Propst Park depicted on Exhibit "A" hereto as generally specified in Exhibit "B" attached hereto, pursuant to the quote provided to VFW by the Contractor, attached hereto as Exhibit "C"

II. The Services. VFW shall require by contract that the Contractor shall perform the work as specified in Exhibit "C" in a prompt and efficient manner in a good and workmanlike fashion and absent any unforeseen circumstances to be completed within 90 days after the work commences.

III. Payment. In consideration for the Services to be performed by the Contractor and the return promises of the City as specified herein below, the VFW agrees to promptly pay the Contractor all of the sums specified in Exhibit "C" attached hereto upon Completion of the work specified in Exhibit "B" and Exhibit "C". Completion shall be defined as the fulfillment by Contractor of Services as described in Exhibits "B" and "C" in accordance with industry standards and to the approval of VFW and City's Engineer, Kevin Stafford, which approval is not to be unreasonably withheld.

IV. Expenses. The Contractor shall provide all materials and labor for the sums stated in Exhibit "C" and shall be Responsible for all expenses related to providing the Services under this Agreement. This includes, but is not limited to, supplies, equipment, operating costs, business costs, employment costs, taxes, Social Security contributions/payments, disability insurance, unemployment taxes, and any other cost that may or may not be in connection with the Services provided Contractor. City shall be responsible for fabrication and delivery of DOT approved guard rails and VFW shall cause contractor to install same where direct by City's engineer. Alternatively, in the discretion of the City, based upon costs, VFW shall cause Contractor to install DOT approved concrete guard rails with openings for placement of flag poles in the top of same.

V. Liability Insurance (Minimum (\$) Amount). The VFW agrees that it shall by written contract, require the Contractor to bear all responsibility for the actions related to themselves and their employees or personnel under this Agreement. In addition, the Contractor agrees to obtain comprehensive liability insurance coverage in case of bodily or personal injury, property damage, contractual liability, worker's compensation insurance and automobile liability insurance for owned and non-owned vehicles ("Insurance").

The minimum amount (\$) for the Insurance shall be a minimum amount of combined single limit of \$500,000.00

VI. Termination. This Agreement shall terminate upon Completion of the Services provided.

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VII. Independent Contractor Status. The VFW agrees that it shall have a contract with the Contractor, where it is agreed and understood that the Contractor is an independent contractor, and neither the Contractor's employees or contract personnel are, or shall be deemed, the VFW or City employees and that, in its capacity as an independent contractor, Contractor agrees and represents that Contractor has the right to perform services for others during the term of this Agreement; Contractor has the sole right to control and direct the means, manner, and method by which the Services required by this Agreement will be performed. Contractor shall select the routes taken, starting and ending times, days of work, and order the work is performed; Contractor has the right to hire assistant(s) as subcontractors or to use employees to provide the Services required under this Agreement. The Services required by this Agreement shall be performed by the Contractor, Contractor's employees or personnel, and neither the VFW nor City will hire, supervise, or pay assistants to help the Contractor; Neither Contractor nor Contractor's employees or personnel shall receive any training from VFW or the City in the professional skills necessary to perform the Services required by this Agreement; and Neither the Contractor nor Contractor's employees or personnel shall be required by the VFW or the City to devote full-time to the performance of the Services required by this Agreement.

VIII. Safe worksite. The VFW agrees that it will require contractor to agree that the Contractor shall carefully examine the worksite before the work is undertaken and that Contractor shall notify its employees of any and all dangerous conditions existing and expected to be encountered during the prosecution of the work to be performed by the contract and to the extent able, Contractor shall make any such hazardous conditions known to Contractor's employees, agents, subcontractors, licensees or invitees and further, that Contractor shall be required to place barricades so as to prevent invitees, licensees or trespassers on the premises from injury. Further, VFW agrees that the Contractor shall comply with any and all safety standards applicable to the construction being performed under this Agreement.

IX. Business Licenses, Permits, and Certificates. The VFW agrees that it will require Contractor to represent and warrant that all Contractor's employees and personnel associated shall comply with federal, state, and local laws requiring any required licenses, permits, and certificates necessary to perform the Services under this Agreement.

X. Federal and State Taxes. Under this Agreement, it shall be agreed that the VFW shall require the Contractor to promise and agree in writing that at no time shall the City or VFW be responsible for withholding FICA, Medicare, Social Security, or any other federal or state withholding taxes from the Contractor's payments to employees or personnel or make payments on behalf of the Contractor. Nor shall either VFW or City be required to make federal or state unemployment compensation contributions on the Contractor's behalf; and the payment of all taxes incurred related to or while performing the Services under this Agreement, including all applicable income taxes and, if the Contractor is not a corporation, all applicable self-employment taxes. Upon demand, the Contractor shall provide the VFW with proof that such payments have been made.

XI. Benefits of Contractor's Employees. VFW also agrees that it shall require the Contractor to agree that it is solely responsible for shall be liable to all benefits that are provided to Contractor's employees, including but not limited to, retirement plans, health insurance, vacation time-off, sick pay, personal leave, or any other benefit provided.

XII. Unemployment Compensation. The VFW also agrees that it shall require Contractor to agree that Contractor shall be solely responsible for the unemployment compensation payments on behalf of their employees and personnel. The Contractor shall not be entitled to unemployment compensation in connection with the Services performed under this Agreement.

XIII. Workers' Compensation. The VFW shall require its Contractor to provide workers' compensation insurance on behalf of Contractor's employees. If the Contractor hires employees to perform any work

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under this Agreement, the Contractor agrees to grant workers' compensation coverage to such workers. Upon request by the City or the VFW, the Contractor must provide certificates proving workers' compensation insurance at any time during the performance of the Service. In consideration of the work by VFW, City agrees it shall bear the cost of the premiums for Contractor's worker's compensation coverage.

XIV. Indemnification. The Contractor shall also agree to indemnify and hold the VFW and City harmless from any loss or liability arising from the negligent acts of the Contractor while performing the Services under this Agreement.

XV. No Partnership. This Agreement does not create a partnership relationship between the VFW and the City or VFW and Contractor or the Contractor and the City. Unless otherwise directed, the Contractor shall have no authority to enter into contracts on the VFW's behalf or represent the VFW in any manner. Nor shall VFW have authority to enter into contracts on the City's behalf.

XVI. Assignment and Delegation. The Contractor may not assign rights and or delegate duties under this Agreement to other individuals or entities acting as a subcontractor ("Subcontractor") without the approval of VFW and City and if VFW and City agree to such assignment and delegation, then in that case the Contractor shall be liable for all work performed by the Subcontractor and shall hold the VFW and City harmless of any liability in connection with their performed work.

XVII. Miscellaneous Covenants. It is agreed between City and VFW that:

- A. City shall assign the City Engineering Firm to oversee construction and to ensure that the Contractor completes the work up to appropriate construction standards and building codes.
- B. Once the work is Complete, City shall grant unto VFW and its successors and assigns, a permanent and perpetual, but non-exclusive easement for ingress and egress over and across the worksite for access to its property, conditioned upon the VFW's understanding and agreement that the City may from time to time close off such access for special events or severe weather conditions with not less than 48 hours advance notice from the City to the VFW.
- C. City covenants and agrees that it shall add the unnamed road that runs through Propst Park from the terminus of 7th Avenue North at 28th Street North and then running Easterly to the property line of the VFW to the City's road map in order that VFW shall have unimpeded access to its property.
- D. City also agrees that VFW shall be allowed to install Military Insignia or coat of arms of the branches of the United States Armed Forces onto the surface of the bridge, similar to those installed at the VFW monument on the VFW property East of Propst Park.
- E. City and VFW agree that the limit of VFW's cost is \$25,000 in the project shall be \$25,000 and the City bears the risk of any unforeseen costs over and above that limit.

XVIII. Governing Law. This Agreement shall be governed under the laws in the State of Mississippi.

XIX. Severability. This Agreement shall remain in effect in the event a section or provision is unenforceable or invalid. All remaining sections and provisions shall be deemed legally binding unless a court rules that any such provision or section is invalid or unenforceable, thus, limiting the effect of another provision or section. In such case, the affected provision or section shall be enforced as so limited.

XX. Entire Agreement. This Agreement, along with any attachments or addendums, represents the entire agreement between the parties. Therefore, this Agreement supersedes any prior agreements, promises, conditions, or understandings between the Employer and Employee.

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VFW post 4272 Signature _____ Date: _____

Print Name _____

City's Signature _____ Date: _____

Company: _____

Print Name: _____

C. Discuss/Approve the promotion of two (2) Columbus Fire and Rescue personnel from Probationary Firefighter to Certified Firefighter, effective February 20, 2024.

Council Member Beard made a motion to approve the request to promote two (2) Fire and Rescue personnel: Jonathan Goodman and Jamie Adams, from probationary Firefighter to Certified Firefighter with the proper pay increase, effective February 20, 2024. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

D. Discuss/Approve request to advertise for bids for the purchase of old Fire Station Number 4.

Council Member Beard made a motion to approve the request to advertise for bids for the purchase of old Fire Station Number 4. Council Member Jones seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

E. Discuss/Approve the promotion of Columbus Police Department Lieutenant to the position of Captain in the Criminal Investigation Division, effective February 19, 2024.

Council Member Jones made a motion to approve the request from the Columbus Police Department to promote Columbus Police Department Lieutenant, Terence Ware, to the position of Captain in the Criminal Investigation Division, with the proper pay adjustment. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

F. Discuss/Approve a policy requiring all interview selection committees for Department Heads to be comprised of at least two (2) City Council Members.

Council Member Mickens made a motion to approve a policy requiring all interview selection committees for Department Heads to be comprised of at

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least two (2) City Council Members. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

Item “G” was moved from the Consent Agenda.

G. Discuss/Approve request for the Mayor, City Council Members and Chief of Police to visit the Real Time Crime Center in Lafayette, LA and approve travel and meal expenses.

Councilwoman DiCicco had questions about this request because no expense were listed and, she also requested if this is the nearest location with a Real Time Crime Center? Chief Daughtry remarked that at this time, it is unknown which Council Members would like to go and the COO did not want to exclude anyone. The only cost is travel and meals. Motorola representatives will pay for the lodging. Council Member Mickens made a motion to approve this request. Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

ADJOURNMENT:

The Mayor then asked if there was any other business to come before the Mayor and City Council. There being none, the Mayor announced that the meeting was ADJOURNED.

Approved by: _____
Keith Gaskin, Mayor

James “Jim” Brigham
CFO/Secretary-Treasurer/Clerk