

MEETING OF THE MAYOR AND CITY COUNCIL CITY OF COLUMBUS, MS October 1, 2024

The Mayor and City Council met in Regular Session on Tuesday, October 1, 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. Also present were the General Counsel, the 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. Leonardo Dismukes to offer the Invocation.

II. CONFIRMATION OF/OR AMENDMENTS TO THE AGENDA:

Mayor Gaskin requested to add Item "Q" to the Consent Agenda: *Approve permit request for Catfish in the Alley Studio Ribbon Cutting.*

Also requested is to move Item "F" on the Policy Agenda to Executive Session.

III. APPROVE MINUTES FOR MEETING OF SEPTEMBER 17, 2024.

Councilwoman DiCicco made a motion to approve the Minutes for the Meeting of September 17, 2024. Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

IV. CONSENT AGENDA:

- A. Approve permit request submitted by Tiffany Jefferson, on behalf of Columbus High School, to host the "Homecoming Parade" to be held on October 3, 2024, from 4:45 p.m. until 6:00 p.m., leaving Fairview Baptist Church, left on South Browder Street, right on Alabama street, left on North McCrary Road, right on Warpath Road and the final destination at the football stadium.

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- B. Approve permit request submitted by Tiffany Jefferson, on behalf of Columbus High School, to host the “Columbus High School Homecoming Tailgating” to be held on October 4, 2024 from 4:45 p.m. until 10:30 p.m. at the old band practice field across from the tennis court at Columbus High School, blocking North McCrary at Warpath Road and Hemlock Street.
- C. Approve permit request submitted by Debra Williams to host “Dean Acres Reunion” to be held on October 5, 2024 from 12:00 p.m. until 6:00 p.m., blocking the corner lot of Burgundy Drive and Maderia Drive.
- D. Approve permit request submitted by Lonvojsier Cockrell, on behalf of St. James United Methodist Church, to host a “Health Fair” to be held on October 26, 2024 from 8:00 a.m. until 3:00 p.m. at 722 Military Road, blocking 8th Avenue North at Military Road and 12th Street North.
- E. Approve permit request submitted by Lonvojsier Cockrell, on behalf of St. James United Methodist Church, to host a “Fun and Show Day” to be held on November 2, 2024 from 8:00 a.m. until 3:00 p.m. at 722 Military Road, blocking 8th Avenue North at Military Road and 12th Street North.
- F. Approve permit request submitted by Frances Glenn, on behalf of Columbus-Lowndes Convention & Visitors Bureau, to host “Filming in Historic Catfish Alley” to be held on October 5, 2024 from 1:00 p.m. until 3:30 p.m., blocking 4th Street South at Main street and College Street. *See attached map.*
- G. Approve permit request submitted by Frances Glenn, on behalf of Columbus-Lowndes Convention & Visitors Bureau, to host “Catfish in the Alley” to be held on April 12, 2025 from 10:00 a.m. until 3:00 p.m. with streets being blocked on Friday, April 11, 2025 from 12:00 p.m. until 5:00 p.m. on Saturday, April 12, 2025. *See attached map.*
- H. Approve permit request submitted by Jace Ferraez, on behalf of Preservation Society of Columbus, to host a “Fall Pilgrimage: Ghost Tales in Catfish Alley” to be held on November 2, 2024 from 6:30 p.m. until 9:30 p.m., blocking 4th Street South at Main Street and College Street.
- I. Accept letter of resignation from CPD Officer, McKenzie Rogers, effective September 23, 2024.
- J. Approve permit request submitted by Kaleena Richardson, on behalf of Legacy Real Estate Group, LLC, to host “Legacy Fall Festival at the Annex” to be held on October 27, 2024, from 3:00 p.m. until 6:00 p.m. at 605 - 2nd Avenue North, blocking 2nd Avenue North at 6th Street North and 7th Street

North and blocking 6th Street North at 2nd Avenue North and 3rd avenue North.
See attached map.

- K. Ratify approval of permit request submitted by Valerie Weaver, on behalf of Sim Scott Seniors, to host “Pinktober Walk for a Cure Breast Cancer” held on October 1, 2024 from 10:00 a.m. until 12:00 p.m., starting at 909 - 20th Street North to 7th Avenue North and back to 909 – 20th Street North.
- L. Approve request for the Landfill Supervisor to attend the “SWANA Fall Conference” to be held in Natchez, MS, and approve payment of registration, lodging, travel, and reimbursement of meal expenses in the total estimated cost of \$1,202.70.
- M. Approve request for the Public Works Assistant Director, Bennie Coleman, to attend “MS811 Summit” to be held in Biloxi, MS and approve payment of registration, lodging, travel and reimbursement of meal expenses in the total estimated cost of \$877.77.
- N. Accept letter of resignation from Public Works employee, Donta Perry, effective September 12, 2024 and authorize the HR Director to follow normal recruitment procedures.
- O. Approve request to designate the Trotter Convention Center as an alternative location for the Reopening of the Bridge Ceremony if it rains. The event is scheduled to be held on Sunday, October 6, 2024 at 2:00 p.m.
- P. Approve request for the Chief Financial Officer, Jim Brigham, to attend CPA training on October 22 & 23, 2024 at no cost to the City.
- Q. Approve permit for Grand Opening of Catfish Alley Studio Ribbon Cutting Ceremony, to be held October 3, 2024 at 4:00 p.m.

Council Member Jones made a motion to approve the Consent Agenda as amended. Council Member Beard seconded the motion. The Mayor called for discussion, and there being none, all Council Members voted in favor of same, with a unanimous vote.

V. APPROVE DOCKET OF CLAIMS:

Councilwoman Stewart made a motion to approve the Docket of Claims for October 1, 2024, in the amount of \$937,056.48. Council Member Greene seconded the motion. Councilwoman DiCicco directed questions about vouchers on the docket to the Park Director, who came forward and offered an explanation.

All Council Members present voted in favor of the motion, except Council Member Jones and Councilwoman DiCicco, who opposed.

The motion carried 4/2.

VI. REPORTS, PROCLAMATIONS, RECOGNITIONS AGENDA:

- A.** Mayor Gaskin asked members of the Council if they had any announcements. There were none.

Mayor Gaskin then made the following announcement about upcoming events:

- I want to remind the public to come out to National Night Out on Crime that will begin tonight at 6:00 p.m. in front of the Municipal Complex.
- The 7th Avenue Heritage Festival will be held on October 4 & 5, 2024.
- Little Hands/Big Trucks will be held Saturday, October 5, 2024 at the Farmer's Market.
- Oktober Fest will be held at Munson Brother on October 5, 2024.
- Children's Health Resource Fair will be held on October 5, 2024 at the Farmers' Market/Boy Scout Hut from 10:00 a.m. – 12:00 noon. There will be free resources and information for parents, educators, caregivers and Community partners.
- The Pedestrian Bridge reopening will be held on Sunday, October 6, 2024, beginning at 2:00 p.m. The program and ribbon-cutting ceremony will begin at 2:30. Following the program, the public can listen to a band, Delta Rising, who will be performing on the Riverwalk stage. This event will be moved to the Trotter Convention Center if it rains.

B. Board Vacancies

Mayor Gaskin announced vacancies on various boards, as follows:

REDEVELOPMENT AUTHORITY BOARD

1 Vacancy, 5-Year Term, Dennis Erby's Term expires October 15, 2024. Appointment will be made October 15, 2024.

APPLICANT:

Dennis Erby

COLUMBUS-LOWNDES LIBRARY BOARD

1 Vacancy, 5-Year Term, Hillary Richardson's Term expires October 1, 2024.

Appointment will be made October 1, 2024.

APPLICANTS:

Anita Pintado

Elizabeth (Libby) Robertson

Council Member Jones made a motion to appoint Anita Pintado to the Columbus-Lowndes Library Board for a 5-Year Term, until October 1, 2029. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

GOLDEN TRIANGLE LINK DEVELOPMENT BOARD

1 Vacancy, 3-Year Term, Bill West's Term expires September 30, 2024.

Appointment will be made October 1, 2024.

APPLICANT:

Bill West

Councilwoman DiCicco made a motion to reappoint Bill West to the Golden Triangle LINK Development Board for a 3-Year Term, until September 30, 2027. Council Member Beard seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

VII. CITIZENS INPUT AGENDA:

Attorney Chynnee Bailey, Columbus Middle School Parent Teacher Organization, with request of financial support.

Attorney Chynnee Bailey came before the Mayor and Council and requested financial support in the amount of \$10,000 for a Parade that will be held honoring the Middle School for achieving a "B" rating. The funds would be used for floats and decoration. Attorney Bailey was asked if she had a budget and she answered "No" and remarked that she is accepting donations to the cause. Council Member Beard made a motion to give Ms. Bailey and Columbus Middle

School the sum of \$5,000 for this cause. Councilwoman Stewart seconded the motion. The funds will be taken from the 2% Restaurant Beverage Tax fund as a Special Event.

All Council Members voted in favor of the motion, except Council Member Greene, who opposed.

The motion carried 5/1.

Mayor Gaskin remarked that the City is very proud to see the “B” rating for most schools and the “A” rating for Fairview Elementary School.

Pastor Johnny Durrah & Julia Burgin – Watershed/Drainage

Pastor Durrah and Ms. Burgin did not show up.

VIII. POLICY AGENDA:

A. ITEM “A” WAS DISCUSSED ABOVE IN EXECUTIVE SESSION.

B. Discuss/Approve request pertaining to Leadership Plaza – request permission to remove the existing faucets and replace them with a freeze-proof faucet and request permission to remove the gas poles at no cost to the City.

Council Member Beard made a motion to approve the request pertaining to Leadership Plaza – request permission to remove the existing faucets and replace them with a freeze-proof faucet and request permission to remove the gas poles at no cost to the City. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

C. Discuss/Approve Derelict Property Docket

RONALD/TWANA COCKRELL

126 Gaylane Drive

CASE NUMBER: 24-0265

Dilapidated Structure

The General Counsel called cause number **24-0265**. Code Enforcement Officer Sasha James stated that the owner of this property has made substantial improvement to the conditions and recommended giving the property owner a **45-day extension** to remediate the property. The property

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is in such a state of uncleanliness as to be a menace to the public under Section 21-19-11 of the Mississippi Code. Council Member Greene made a motion to give the property owner a **45-day extension** to remediate the property. Ms. James also recommends 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 Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

JOHN N. BOTES

707 Cornelia Street

CASE NUMBER: 24-0274

Overgrown Lot

The General Counsel called cause number **24-0274**. Code Enforcement Officer Sasha James stated that the owner of this property has made substantial improvement to the conditions and recommended giving the property owner a **15-day extension** to remediate the property. The property is in such a state of uncleanliness as to be a menace to the public under Section 21-19-11 of the Mississippi Code. Council Member Greene made a motion to give the property owner a **15-day extension** to remediate the property. Ms. James also recommends 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.

SAMMY L. ROLAND

402 19th Street South

CASE NUMBER: 24-0264

Dilapidated Structure

The General Counsel called cause number 24-0264. No one appeared. Code Enforcement Officer Sasha James stated the property was in such a state of uncleanliness as to be a menace to the public under Section 21-19-11 of the

Mississippi Code and asked the Mayor and Council to adjudicate the property as such and that an Order be entered to such effect, requested **immediate abatement** and that an Order be issued for the property. Council Member Jones made a motion in accordance with Section 21-19-11 of the Mississippi Code, and for an Order 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 removing rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0

WILLIE M. COLEMAN JR.

514 15th Street North

CASE NUMBER: 24-0268

Dilapidated Structure

The General Counsel called cause number 24-0268. No one appeared. Code Enforcement Officer Sasha James stated the property was in such a state of uncleanliness as to be a menace to the public under Section 21-19-11 of the Mississippi Code and asked the Mayor and Council to adjudicate the property as such and that an Order be entered to such effect, requested **immediate abatement** and that an Order be issued for the property. Council Member Jones made a motion in accordance with Section 21-19-11 of the Mississippi Code, and for an Order 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 removing rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

JONES AND MESINA ENTERPRISE LLC

604 13th Street North

CASE NUMBER: 24-0269

**Property Maintenance Code Violation
Overgrown Lot**

The General Counsel called cause number 24-0269. No one appeared. Code Enforcement Officer Sasha James stated the property was in such a state of

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uncleanliness as to be a menace to the public under Section 21-19-11 of the Mississippi Code and asked the Mayor and Council to adjudicate the property as such and that an Order be entered to such effect, requested **immediate abatement** and that an Order be issued for the property. Council Member Jones made a motion in accordance with Section 21-19-11 of the Mississippi Code, and for an Order 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 removing rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0

WILLIAM ANDERSON
810 Railroad Street
CASE NUMBER: 24-0270

Accumulation of Rubbish & Garbage
Overgrown Lot

The General Counsel called cause number 24-0270. No one appeared. Code Enforcement Officer Sasha James stated the property was in such a state of uncleanliness as to be a menace to the public under Section 21-19-11 of the Mississippi Code and asked the Mayor and Council to adjudicate the property as such and that an Order be entered to such effect, requested **immediate abatement** and that an Order be issued for the property. Council Member Jones made a motion in accordance with Section 21-19-11 of the Mississippi Code, and for an Order 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 removing rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period. Councilwoman Stewart 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 six (6) cases, \$250.00 or less for adjudication. Council Member Greene made a motion to accept the

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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:

(THE CITY OF COLUMBUS)

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\$250 OR LESS Derelict Properties for October 1, 2024 Mayor and City Council Meeting

Case # and Violation	Ward	Name and Address	Notes
24-0273 <i>Accumulation of Rubbish & Garbage</i>	1	KARL / KARLOTTA DOUGLAS 142 Pandora Drive	
24-0276 <i>Accumulation of Rubbish & Garbage</i>	5	DB PROPERTIES I LLC 1301 20th Street North (#1909 12th Ave)	
24-0281 <i>Overgrown Lot</i>	5	RICHARD SR. / MAGGIE JOHNSTON 115 14th Street North	
24-0284 <i>Overgrown Lot</i>	5	DR. JOHN ROBINSON JR. 1111 5th Street North	
24-0286 <i>Overgrown Lot</i>	5	REBECCA SHARP 1309 5th Avenue North	
24-0292 <i>Overgrown Lot</i>	5	DAVID / MONA SANDERS 1309 4th Avenue North	

DOUGLAS KARL / KARLOTTA
P. O. BOX 5087
COLUMBUS, MS 39704

RE: 142 PANDORA DR
APN: 62W17-01-04600
Case No: CE-24-0273
Officer: Sasha James - Ward: 1

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 Columbia, if the owner does not do so himself, or his or her agent, on or before September 24, shall proceed to clean the land, by the use of its 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, and other debris, and by removing or demolishing any other structures, buildings, or other property, the removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris, and draining cesspools and sanding water therefrom.

Code Section:	Corrective Action:	Compliance Date:
107.1 - 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.	September 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 UP TO TWO (2) YEARS AFTER THE DATE OF THE DETERMINATION WITHOUT ANY FURTHER NOTICE. IF THE REENTRY ACTION IS POSTED ON THE PROPERTY OR PARCEL OF LAND AT A HEARING, THE HEARING SHALL BE HELD AT THE MUNICIPALITY OF NEW BRUNSWICK CITY HALL OR ANOTHER PLACE IN THE MUNICIPALITY OF NEW BRUNSWICK CITY. BEFORE THE PROPERTY OR PARCEL OF LAND IS REENTERED FOR CLEANING, A COPY OF THE REQUIRED NOTICE SHALL BE POSTED AS REQUIRED BY MUNICIPAL BY-LAW 1000. YOU MAY APPEAL THE DECISION 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.

[illegible]

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 9th day of September, 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: September 9, 2024

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

This Notice was posted at the City Building Inspection Office on: September 9, 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 September 9, 2024.

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

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

DB PROPERTIES I LLC
R THE GREEN ST STE A
DOVER, DE 19901

RE: 1301 20TH ST N
APN: 56W19-02-03100
Case No: CE-24-0276
Officer: Sasha James - Ward 5

Date: September 11, 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 18th day of September, 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:
107.1 - 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.	September 18, 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)(9) 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, with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expenses 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 the expenses of cleaning of the property shall not exceed 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 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 11th day of September, 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: September 11, 2024

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

This Notice was posted at the City Building Inspection Office on: September 11, 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: September 11, 2024

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

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024



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

JOHNSTON RICHARD F SR/MAGGIE P
115 14 ST N
COLUMBUS, MS 39701

RE: 115 14TH ST N
APN: 61W10-01-06000
Case No: CE-24-0281
Officer: Sasha James - Ward: 5

Date: September 16, 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:

- (X) 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 23rd day of September, 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:
302.4 - Overgrown Lot	Cut, trim, and maintain overgrown grass, hedges, shrubs, trees, and other vegetation.	September 23, 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) (M&N) 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 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 within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted, 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 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 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 16th day of September, 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: September 16, 2024

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

This Notice was posted at the City Building Inspection Office on: September 16, 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: September 16, 2024

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

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024



ROBINSON JOHN JR DR
1111 5TH AVEN
COLUMBUS, MS 39701

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

RE: 1111 5TH AVEN
APN: 61W07-03-11400
Case No: CE-24-0284
Officer: Sasha James - Ward: 5

Date: September 18, 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:

- [X] 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 25th day of September, 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 21-19-21, and other debris, and draining cesspools and standing water therefrom.

Code Section:	Corrective Action:	Compliance Date:
302.4 - Overgrown Lot	Cut, trim, and maintain overgrown grass, hedges, shrubs, trees, and other vegetation.	September 25, 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 determination made by an appropriate municipal employee under this subsection (2) that the state of 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 18th day of September, 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: September 18, 2024

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

This Notice was posted at the City Building Inspection Office on: September 18, 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: September 18, 2024

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

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024



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

SHARP REBECCA
1309 5TH AVE N
COLUMBUS, MS 39701

RE: 1309 5TH AVE N
APN: 61W07-03-13500
Case No: CE-24-0286
Officer: Sasha James - Ward: 5

Date: September 18, 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 include 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 25th day of September, 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 property and assess costs 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 18th day of September, 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: September 18, 2024

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

This Notice was posted at the City Building Inspection Office on: September 18, 2024

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

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024



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

SANDERS DAVID L/MONA P
1103 MAIN ST
COLUMBUS, MS 39701-4753

RE: 1309 4TH AVE N
APN: 61W07-04-02900
Case No: CE-24-0292
Officer: Sasha James - Ward: 5

Date: September 18, 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.

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- (X) The presence of overgrowth of weeds, grass or other vegetation
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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.

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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 and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars and (\$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 18th day of September, 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 this subject property on: September 18, 2024

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

This Notice was posted at the City Building Inspection Office on: September 18, 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: September 18, 2024

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

D. Discuss/Approve 2024 Municipal Compliance Report

Council Member Beard made a motion to approve the 2024 Municipal Compliance Report. Councilwoman Stewart seconded the motion. Mayor Gaskin asked if there were questions or comments regarding this matter. CFO Jim Brigham remarked that there were two (2) areas where the City was not in compliance: annual inventory of its assets in accordance with guidelines by the Office of the State Auditor and Lettering on some City vehicles are not in compliance. The State's guidelines have been sent to all Department Heads so that all City vehicles with non-compliant lettering can be replaced.

All Council Members voted in favor of the motion.

The motion carried 6/0.

THE MUNICIPAL COMPLIANCE REPORT FOLLOWS:

(THIS SPACE LEFT BLANK INTENTIONALLY)

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

Municipal Compliance Questionnaire

As part of the municipality's audit, the governing authorities of the municipality must make certain assertions with regard to legal compliance. The municipal compliance questionnaire was developed for this purpose.

The following questionnaire and related certification must be completed at the end of the municipality's fiscal year and entered into the official minutes of the governing authorities at their next regular meeting.

The governing authorities should take care to answer these questions accurately. Incorrect answers could reduce the auditor's reliance on the questionnaire responses, resulting in the need to perform additional audit procedures at added cost.

Information

Note: Due to the size of some municipalities, some of the questions may not be applicable. If so, mark N/A in answer blanks. Answers to other questions may require more than "yes" or "no," and, as a result, more information on this questionnaire may be required and/or separate work papers may be needed.

1. Name and address of municipality: CITY OF COLUMBUS
523 MAIN STREET
COLUMBUS, MISSISSIPPI 39701
2. List the date and population of the latest official U.S. Census or most recent official census:
2020 CENSUS 23,853
3. Names, addresses and telephone numbers of officials (include elected officials, chief administrative officer, and attorney).
SEE ATTACHED
4. Period of time covered by this questionnaire:
From: 10/01/2023 To: 09/30/2024
5. Expiration date of current elected officials' term: JULY 1, 2025

MUNICIPAL COMPLIANCE QUESTIONNAIRE
Year Ended September 30, 20__

Answer All Questions: Y - YES, N - NO, N/A - NOT APPLICABLE

PART I - General

1. Have all ordinances been entered into the ordinance book and included in the minutes? (Section 21-13-13) Y
2. Do all municipal vehicles have public license plates and proper markings? (Sections 25-1-87 and 27-19-27) NO
3. Are municipal records open to the public? (Section 25-61-5) Y
4. Are meetings of the board open to the public? (Section 25-41-5) Y
5. Are notices of special or recess meetings posted? (Section 25-41-13) Y
5. Are all required personnel covered by appropriate surety bonds?
 - Board or council members (Sec. 21-17-5) Y
 - Appointed officers and those handling money, see statutes governing the form of government (i.e., Section 21-3-5 for Code Charter) Y
 - Municipal clerk (Section 21-15-38) Y
 - Deputy clerk (Section 21-15-23) Y
 - Chief of police (Section 21-21-1) Y
 - Deputy police (Section 45-5-9) (if hired under this law) NO
7. Are minutes of board meetings prepared to properly reflect the actions of the board? (Sections 21-15-17 and 21-15-19) Y
8. Are minutes of board meetings signed by the mayor or majority of the board within 30 days of the meeting? (Section 21-15-33) Y
9. Has the municipality complied with the nepotism law in its employment practices? (Section 25-1-53) Y
10. Did all officers, employees of the municipality, or their relatives avoid any personal interest in any contracts with the municipality during their term or within one year after their terms of office or employment? (Section 25-4-105) Y
11. Does the municipality contract with a Certified Public Accountant or an auditor approved by the State Auditor for its annual audit within twelve months of the end of each fiscal year? (Section 21-35-31) X

IV-B1

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

- | | |
|--|----------|
| 11. Have financial records been maintained in accordance with the chart of accounts prescribed by the State Auditor? (Section 21-35-11) | <u>Y</u> |
| 12. Does the municipal clerk submit to the board a monthly report of expenditures against each budget item for the preceding month and fiscal year to date and the unexpended balances of each budget item? (Section 21-35-13) | <u>Y</u> |
| 13. Does the board avoid approving claims and the city clerk not issue any warrants which would be in excess of budgeted amounts, except for court-ordered or emergency expenditures? (Section 21-35-17) | <u>Y</u> |
| 14. Has the municipality commissioned municipal depositories? (Sections 27-105-353 and 27-105-363) | <u>Y</u> |
| 15. Have investments of funds been restricted to those instruments authorized by law? (Section 21-33-323) | <u>Y</u> |
| 16. Are donations restricted to those specifically authorized by law? [Section 21-17-5 (Section 66, Miss. Constitution) -- Sections 21-19-45 through 21-19-59, etc.] | <u>Y</u> |
| 17. Are fixed assets properly tagged and accounted for? (Section II - Municipal Audit and Accounting Guide) | <u>Y</u> |
| 18. Is all travel authorized in advance and reimbursements made in accordance with Section 25-3-41? | <u>Y</u> |
| 19. Are all travel advances made in accordance with the State Auditor's regulations? (Section 25-3-41) | <u>Y</u> |
| PART III - Purchasing and Receiving | |
| 1. Are bids solicited for purchases, when required by law (written bids and advertising)? [Section 31-7-13(b) and (c)] | <u>Y</u> |
| 2. Are all lowest and best bid decisions properly documented? [Section 31-7-13(d)] | <u>Y</u> |
| 3. Are all one-source item and emergency purchases documented on the board's minutes? [Section 31-7-13(m) and (k)] | <u>Y</u> |
| 4. Do all officers and employees understand and refrain from accepting gifts or kickbacks from suppliers? (Section 31-7-23) | <u>Y</u> |

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

PART IV - Bonds and Other Debt

1. Has the municipality complied with the percentage of taxable property limitation on bonds and other debt issued during the year? (Section 21-33-303)
2. Has the municipality levied and collected taxes, in a sufficient amount for the retirement of general obligation debt principal and interest? (Section 21-33-87)
3. Have the required trust funds been established for utility revenue bonds? (Section 21-27-65)
4. Have expenditures of bond proceeds been strictly limited to the purposes for which the bonds were issued? (Section 21-33-317)
5. Has the municipality refrained from borrowing, except where it had specific authority? (Section 21-17-5)

Y

Y

N/A

Y

Y

PART V - Taxes and Other Receipts

1. Has the municipality adopted the county ad valorem tax rolls? (Section 27-35-167)
2. Are interest and penalties being collected on delinquent ad valorem taxes? (Section 21-33-53)
3. Has the municipality conducted an annual land sale for delinquent ad valorem taxes? (Section 21-33-63)
4. Have the various ad valorem tax collections been deposited into the appropriate funds? (Separate Funds for Each Tax Levy) (Section 21-33-53)
5. Has the increase in ad valorem taxes, if any, been limited to amounts allowed by law? (Sections 27-39-320 and 27-39-321)
6. Are local privilege taxes collected from all businesses located within the municipality, except those exempted? (Section 27-17-5)
7. Are transient vendor taxes collected from all transient vendors within the municipality, except those exempted? (Section 75-85-1)
8. Is money received from the state's "Municipal Fire Protection Fund" spent only to improve municipal fire departments? (Section 83-1-37)

Y

Y

COUNTY

Y

Y

Y

Y

Y

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

9. Has the municipality levied or appropriated not less than 1/4 mill for fire protection and certified to the county it provides its own fire protection or allowed the county to levy such tax? (Sections 83-1-37 and 83-1-39)
10. Are state-imposed court assessments collected and settled monthly? (Section 99-19-73, 83-39-31, etc.)
11. Are all fines and forfeitures collected when due and settled immediately to the municipal treasury? (Section 21-15-21)
12. Are bids solicited by advertisement or, under special circumstances, three appraisals obtained when real property is sold? (Section 21-17-1)
13. Has the municipality determined the full and complete cost for solid waste for the previous fiscal year? (Section 17-17-347)
14. Has the municipality published an itemized report of all revenues, costs and expenses incurred by the municipality during the immediately preceding fiscal year in operating the garbage or rubbish collection or disposal system? (Section 17-17-348)
15. Has the municipality conducted an annual inventory of its assets in accordance with guidelines established by the Office of the State Auditor? (MMAAG)

Y

Y

Y

Y

Y

N/A

N O

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

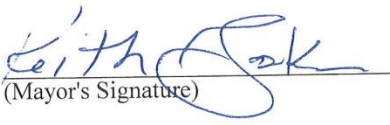
(MUNICIPAL NAME)

Certification to Municipal Compliance Questionnaire

Year Ended September 30, 2024

We have reviewed all questions and responses as contained in this Municipal Compliance Questionnaire for the Municipality of CITY OF COLUMBIA and, to the best of our knowledge and belief, all responses are accurate.


(City Clerk's Signature)
10/1/2024
(Date)


(Mayor's Signature)
10/1/2024
(Date)

Minute Book References:

Book Number _____

Page _____

(Clerk is to enter minute book references when questionnaire is accepted by board.)

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024



City of Columbus Mayor & City Council
P.O. Box 1408
Columbus, MS 39703

Mayor, Keith Gaskin
216 3rd Ave South
Columbus, MS 39701
662.574.0248 (cell)
kgaskin@columbusms.org

City Attorney, Jeff Turnage
Mitchell, McNutt & Sams
P.O. Box 1366
Columbus, MS 39703
662.328.2316
jturnage@mitchellmcnutt.com

Jammie Garrett, Chief Operations Officer
662.329.5119 (office)
662.769.8268 (cell)
jammie.garrett@columbusms.org

James Brigham, Chief Financial Officer
662.329.5120 (office)
662.889.9693 (cell)
james.brigham@columbusms.org

City Council Members

Ward I Councilwoman Ethel Taylor Stewart, 662.251.3841, ward1@columbusms.org,
(Oct. 23, 2019)

Ward II Councilman Joseph Mickens Sr., 662.251.0724, floorspecialist146@gmail.com,
(July 2, 2009/Vice Mayor, July 6, 2021)

Ward III Councilman Russell "Rusty" Greene, 662.889.1912, ward3@columbusms.org
(July 1, 2021)

Ward IV Councilman Pierre Beard, Sr. 662.418.7329, ward4@columbusms.org
(Sept. 12, 2019)

Ward V Councilman Stephen Jones, 662.386.5022, ward5@columbusms.org
(March 14, 2016)

Ward VI Councilwoman Jacqueline DiCicco, 662.889.1913, ward6@columbusms.org
(July 1, 2021)

E. Discuss/Approve hiring two (2) Entry-Level Firefighters, pending successful completion of all preliminary testing.

Council Member Jones made a motion to approve the request to hire two (2) Entry-Level Firefighters: Preston Long and Chas Price, pending successful completion of all preliminary testing. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

F. MOVED TO EXECUTIVE SESSION

G. Discuss/Approve request from the Columbus Police Department to purchase two (2) Stalker Lidar Handheld Radars from Stalker in the amount of \$5,165.00, using funds from the Mississippi Office of Highway Safety Traffic Services Grant

Council Member Beard made a motion to approve the request from the Columbus Police Department to purchase two (2) Stalker Lidar Handheld Radars from Stalker in the amount of \$5,165.00, using funds from the Mississippi Office of Highway Safety Traffic Services Grant. Council Member Jones seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

H. Discuss/Approve request to designate Susan Wilder, Grant Writer/Administrator, as the application agent for the FEMA Storm Shelter Grant

Councilwoman DiCicco made a motion to designate Susan Wilder, Grant Writer/Administrator, as the application agent for the FEMA Storm Shelter Grant. Council Member Beard seconded the motion. Ms. Wilder was asked to provide a list of active grants she is currently working on.

All Council Members voted in favor of the motion.

The motion carried 6/0.

I. Discuss/Approve unallocated paving funding

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

Council Member Greene made a motion to allocate \$26,000 from the unallocated paving funding to pave Cooper Road and divide the remaining \$77,000.00 equally among all six (6) wards. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

J. Discuss/Approve Resolution Approving Property Settlement Statements and authorizing the Mayor to execute same together with other documents necessary to close transaction as it pertains to Leigh Entities.

Council Member Jones made a motion to approve the Resolution approving Property Settlement Statements and Authorizing Columbus Mayor Keith Gaskin to Execute same together with other documents necessary to Close Real Estate Transaction. Council Member Beard seconded the motion and after deliberation, the Mayor called for and recorded the votes to adopt the Resolution as follows:

Ethel Taylor Stewart	voted:	<u>YES</u>
Joseph Mickens, Sr.	voted:	<u>YES</u>
Rusty Greene	voted:	<u>YES</u>
Pierre Beard	voted:	<u>YES</u>
Stephen Jones	voted:	<u>YES</u>
Jacqueline DiCicco	voted:	<u>YES</u>

The Mayor then announced that the above and foregoing Resolution passed upon a unanimous vote of six to zero, 6/0, and thereby announced that the above and foregoing Resolution was : **ADOPTED**, on this the 1st day of October, 2024.

THE RESOLUTION AND SUPPORTING DOCUMENTS FOLLOW:

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

There came on for consideration the matter of the City of Columbus, Mississippi passing the proposed resolution and Council Member Jones offered and moved that the following resolution be adopted by the Mayor and City Council:

**RESOLUTION APPROVING PROPERTY SETTLEMENT
STATEMENTS AND AUTHORIZING COLUMBUS MAYOR
KEITH GASKIN TO EXECUTE SAME TOGETHER WITH OTHER
DOCUMENTS NECESSARY TO CLOSE REAL ESTATE TRANSACTION**

WHEREAS, at a regular meeting of the Mayor and Council of the City of Columbus held on May 7, 2024, the Mayor and Council Approved a Memorandum of Understanding, Resolution and Order approving the purchase, sale and conveyance of certain real property and the engagement of Sheri Lipsey, a Mississippi Real Estate Broker, to negotiate with the Leigh Foundation, Inc. and Leith Enterprises, LLC (together, "Leigh entities") a real estate exchange, the details of which were included in same, a true copy of which is attached as Composite Exhibit 1 to this Resolution together with exhibits attached thereto; and

WHEREAS, City has prepared settlement statements for the exchange with the Leigh entities, which statements have been approved by counsel for the Leigh entities, true and correct copies of which are attached hereto as Composite Exhibit 2 to this Resolution; and

WHEREAS, as soon as the City prepares title commitments for the properties to be exchanged, the transaction will be ready to close, the settlement statements signed together with deeds of conveyance and other transactional documents needed to finalize the same;

NOW THEREFORE, BE IT RESOLVED, that the Mayor and City Council of the City of Columbus, via passage of this resolution, approves the conveyances described in Composite Exhibits 1 and 2 and authorized the Mayor to execute any and all documents needed to finalize the said transaction, including, but not limited to the Settlement Statements and deeds of conveyance;

THE FOREGOING RESOLUTION was seconded by Council Member Beard and after deliberation the Mayor called for and recorded the votes to adopt the Resolution as follows:

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

<u>Council Member</u>	<u>Vote</u>
Ward 1 – Ethel Taylor-Stewart	<u>YES</u>
Ward 2 – Joseph Mickens	<u>YES</u>
Ward 3 – Rusty Greene	<u>YES</u>
Ward 4 – Pierre Beard	<u>YES</u>
Ward 5 – Stephen Jones	<u>YES</u>
Ward 6 – Jacqueline DiCicco	<u>YES</u>

The Mayor then announced that the above and foregoing resolution passed upon a unanimous vote of six to zero and thereby announced that the above and foregoing Resolution was: **ADOPTED**, on this the 1st day of October, 2024.

KEITH GASKIN, MAYOR

ATTEST:

JAMES BRIGHAM
SECRETARY / TREASURER & CITY CLERK

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

OMB NO. 2502-0265

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		B. TYPE OF LOAN: 1. ☐ FHA 2. ☐ FmHA 3. ☐ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS. 6. FILE NUMBER: LEIGH EXCHANGE 7. LOAN NUMBER: 8. MORTGAGE INS CASE NUMBER:	
C. NOTE: <i>This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "POC" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.</i>			
D. NAME AND ADDRESS OF BORROWER: Leigh Enterprises, LLC 824 7th Street North Columbus, MS 39701		E. NAME AND ADDRESS OF SELLER: City of Columbus, Mississippi P. O. Box 1408 Columbus, MS 39701	
G. PROPERTY LOCATION: Railroad/ 0.59 ac exchange Columbus, MS 39701 Lowndes County, Mississippi		H. SETTLEMENT AGENT: Mitchell McNutt PLACE OF SETTLEMENT 215 5th Street North Columbus, MS 39701	
I. SETTLEMENT DATE:			

J. SUMMARY OF BORROWER'S TRANSACTION 100. GROSS AMOUNT DUE FROM BORROWER: 101. Contract Sales Price 96,000.00 102. Personal Property 103. Settlement Charges to Borrower (Line 1400) 104. 105. <i>Adjustments For Items Paid By Seller in advance</i> 106. City/County Taxes to 107. County Taxes to 108. Assessments to 109. 110. 111. 112. 120. GROSS AMOUNT DUE FROM BORROWER 96,000.00 200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER: 201. Deposit or earnest money 202. Principal Amount of New Loan(s) 203. Existing loan(s) taken subject to 204. 205. 206. 207. 208. 209. <i>Adjustments For Items Unpaid By Seller</i> 210. City/County Taxes to 211. County Taxes to 212. Assessments to 213. 0.59 Ac/ Exchange Value 77,000.00 214. 215. 216. 217. 218. 219. 220. TOTAL PAID BY/FOR BORROWER 77,000.00 300. CASH AT SETTLEMENT FROM/TO BORROWER: 301. Gross Amount Due From Borrower (Line 120) 96,000.00 302. Less Amount Paid By/For Borrower (Line 220) (77,000.00) 303. CASH (X FROM) (TO) BORROWER 19,000.00	K. SUMMARY OF SELLER'S TRANSACTION 400. GROSS AMOUNT DUE TO SELLER: 401. Contract Sales Price 96,000.00 402. Personal Property 403. 404. 405. <i>Adjustments For Items Paid By Seller in advance</i> 406. City/County Taxes to 407. County Taxes to 408. Assessments to 409. 410. 411. 412. 420. GROSS AMOUNT DUE TO SELLER 96,000.00 500. REDUCTIONS IN AMOUNT DUE TO SELLER: 501. Excess Deposit (See Instructions) 502. Settlement Charges to Seller (Line 1400) 503. Existing loan(s) taken subject to 504. Payoff of first Mortgage 505. Payoff of second Mortgage 506. 507. 508. 509. <i>Adjustments For Items Unpaid By Seller</i> 510. City/County Taxes to 511. County Taxes to 512. Assessments to 513. 0.59 Ac/ Exchange Value 77,000.00 514. 515. 516. 517. 518. 519. 520. TOTAL REDUCTION AMOUNT DUE SELLER 77,000.00 600. CASH AT SETTLEMENT TO/FROM SELLER: 601. Gross Amount Due To Seller (Line 420) 96,000.00 602. Less Reductions Due Seller (Line 520) (77,000.00) 603. CASH (X TO) (FROM) SELLER 19,000.00
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MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Borrower: Leigh Enterprises, LLC
Seller: City of Columbus, Mississippi
Settlement Agent: Mitchell McNutt
(662)328-2316
Place of Settlement: 215 5th Street North
Columbus, MS 39701
Settlement Date:
Property Location: Railroad/ 0.59 ac exchange
Columbus, MS 39701
Lowndes County, Mississippi

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Leigh Enterprises, LLC

BY: _____

City of Columbus, Mississippi

BY: _____

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Mitchell McNutt
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

L SETTLEMENT CHARGES				PAID FROM BORROWERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price \$ @ %					
Division of Commission (line 700) as Follows:					
701. \$	to				
702. \$	to				
703. Commission Paid at Settlement					
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	% to				
802. Loan Discount	% to				
803. Appraisal Fee	to				
804. Credit Report	to				
805. Lender's Inspection Fee	to				
806. Tax Service Fee	to				
807. Flood Certification Fee	to				
808. Underwriting Fee					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to @ \$ /day (days %)				
902. MIP Totlins. for LifeOfLoan	for months to				
903. Hazard Insurance Premium for	1.0 years to				
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	months @ \$ per month				
1002. Mortgage Insurance	months @ \$ per month				
1003. City/County Taxes	months @ \$ per month				
1004. County Taxes	months @ \$ per month				
1005. Assessments	months @ \$ per month				
1006.	months @ \$ per month				
1007.	months @ \$ per month				
1008.	months @ \$ per month				
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to				
1102. Abstract or Title Search	to				
1103. Title Examination	to				
1104. Title Insurance Binder	to				
1105. Document Preparation	to				
1106. Notary Fees	to				
1107. Attorney's Fees	to				
(includes above item numbers:)					
1108. Title Insurance	to				
(includes above item numbers:)					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$				
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$; Mortgage \$; Releases \$					
1202. City/County Tax/Stamps: Deed ; Mortgage					
1203. State Tax/Stamps: Revenue Stamps ; Mortgage					
1204.					
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				0.00	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Mitchell McNutt
Settlement Agent

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

OMB NO. 2502-0265	
SETTLEMENT STATEMENT	
A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT	
B. TYPE OF LOAN: 1. ☐ FHA 2. ☐ FmHA 3. ☐ CONV. UNINS. 4. ☐ VA 5. ☐ CONV. INS.	
6. FILE NUMBER: LEIGH 0.27AC 7. LOAN NUMBER:	
8. MORTGAGE INS CASE NUMBER:	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.	
D. NAME AND ADDRESS OF BUYER: City of Columbus, Mississippi P. O. Box 1408 Columbus, MS 39701	E. NAME AND ADDRESS OF SELLER: Leigh Foundation, Inc. 824 7th Street North Columbus, MS 39701
F. NAME AND ADDRESS OF LENDER:	
G. PROPERTY LOCATION: 0.27 acres +/- Columbus, MS 39701 Lowndes County, Mississippi	H. SETTLEMENT AGENT: Mitchell McNutt PLACE OF SETTLEMENT 215 5th Street North Columbus, MS 39701
I. SETTLEMENT DATE: September 20, 2024	
J. SUMMARY OF BUYER'S TRANSACTION	
100. GROSS AMOUNT DUE FROM BUYER:	
101. Contract Sales Price	35,000.00
102. Personal Property	
103. Settlement Charges to Buyer (Line 1400)	
104.	
105.	
<i>Adjustments For Items Paid By Seller in advance</i>	
106. City/County Taxes to	
107. County Taxes to	
108. Assessments to	
109.	
110.	
111.	
112.	
120. GROSS AMOUNT DUE FROM BUYER	35,000.00
200. AMOUNTS PAID BY OR IN BEHALF OF BUYER:	
201. Deposit or earnest money	
202. Principal Amount of New Loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208.	
209.	
<i>Adjustments For Items Unpaid By Seller</i>	
210. City/County Taxes to	
211. County Taxes to	
212. Assessments to	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. TOTAL PAID BY/FOR BUYER	
300. CASH AT SETTLEMENT FROM/TO BUYER:	
301. Gross Amount Due From Buyer (Line 120)	35,000.00
302. Less Amount Paid By/For Buyer (Line 220)	()
303. CASH (X FROM) (TO) BUYER	35,000.00
K. SUMMARY OF SELLER'S TRANSACTION	
400. GROSS AMOUNT DUE TO SELLER:	
401. Contract Sales Price	35,000.00
402. Personal Property	
403.	
404.	
405.	
<i>Adjustments For Items Paid By Seller in advance</i>	
406. City/County Taxes to	
407. County Taxes to	
408. Assessments to	
409.	
410.	
411.	
412.	
420. GROSS AMOUNT DUE TO SELLER	35,000.00
500. REDUCTIONS IN AMOUNT DUE TO SELLER:	
501. Excess Deposit (See Instructions)	
502. Settlement Charges to Seller (Line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of first Mortgage	
505. Payoff of second Mortgage	
506.	
507.	
508.	
509.	
<i>Adjustments For Items Unpaid By Seller</i>	
510. City/County Taxes to	
511. County Taxes to	
512. Assessments to	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. TOTAL REDUCTION AMOUNT DUE SELLER	
600. CASH AT SETTLEMENT TO/FROM SELLER:	
601. Gross Amount Due To Seller (Line 420)	35,000.00
602. Less Reductions Due Seller (Line 520)	()
603. CASH (X TO) (FROM) SELLER	35,000.00

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: City of Columbus, Mississippi
Seller: Leigh Foundation, Inc.
Settlement Agent: Mitchell McNutt
(662)328-2316
Place of Settlement: 215 5th Street North
Columbus, MS 39701
Settlement Date: September 20, 2024
Property Location: 0.27 acres +/-
Columbus, MS 39701
Lowndes County, Mississippi

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

City of Columbus, Mississippi

BY: _____

Leigh Foundation, Inc.

BY: _____

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Mitchell McNutt
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

MINUTES OF THE
MAYOR AND CITY COUNCIL
OCTOBER 1, 2024

L SETTLEMENT CHARGES				PAID FROM BUYERS FUNDS AT SETTLEMENT	PAID FROM SELLERS FUNDS AT SETTLEMENT
700. TOTAL COMMISSION Based on Price \$ @ %					
Division of Commission (line 700) as Follows:					
701. \$	to				
702. \$	to				
703. Commission Paid at Settlement					
704.	to				
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801. Loan Origination Fee	%	to			
802. Loan Discount	%	to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Tax Service Fee		to			
807. Flood Certification Fee		to			
808. Underwriting Fee					
809.					
810.					
811.					
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901. Interest From	to	@ \$	/day (days %)		
902. MIP Totlins. for LifeOfLoan	for	months to			
903. Hazard Insurance Premium for	1.0 years	to			
904.					
905.					
1000. RESERVES DEPOSITED WITH LENDER					
1001. Hazard Insurance	months @ \$	per month			
1002. Mortgage Insurance	months @ \$	per month			
1003. City/County Taxes	months @ \$	per month			
1004. County Taxes	months @ \$	per month			
1005. Assessments	months @ \$	per month			
1006.	months @ \$	per month			
1007.	months @ \$	per month			
1008.	months @ \$	per month			
1100. TITLE CHARGES					
1101. Settlement or Closing Fee	to				
1102. Abstract or Title Search	to				
1103. Title Examination	to				
1104. Title Insurance Binder	to				
1105. Document Preparation	to				
1106. Notary Fees	to				
1107. Attorney's Fees	to				
(includes above item numbers:)					
1108. Title Insurance	to				
(includes above item numbers:)					
1109. Lender's Coverage	\$				
1110. Owner's Coverage	\$				
1111.					
1112.					
1113.					
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201. Recording Fees: Deed \$; Mortgage \$			Releases \$		
1202. City/County Tax/Stamps: Deed ; Mortgage					
1203. State Tax/Stamps: Revenue Stamps ; Mortgage					
1204.					
1205.					
1300. ADDITIONAL SETTLEMENT CHARGES					
1301. Survey	to				
1302. Pest Inspection	to				
1303.					
1304.					
1305.					
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				0.00	

By signing page 1 of this statement, the signatories acknowledge receipt of a completed copy of page 2 of this two page statement.

Certified to be a true copy.

Mitchell McNutt
Settlement Agent

MEMORANDUM OF UNDERSTANDING
RESOLUTION AND ORDER APPROVING THE PURCHASE, SALE AND
CONVEYANCE OF CERTAIN REAL PROPERTY

THIS, Memorandum of Understanding AND Resolution ("MOU") is entered into this the ____ day of _____, 2024, by and among the City of Columbus Mississippi ("Columbus"), a Mississippi Municipality formed under the laws of the State of Mississippi on the one hand and the Leigh Enterprises, LP (LELP) and the Leigh Foundation, Inc. (LFI) on the other hand (collectively known as "the Parties"), with regard to certain real property located near Leigh Drive and Bluecutt Road, within the City of Columbus, Mississippi.

WHEREAS, pursuant to Section 21-17-1(2) of the Mississippi Code, in case any real property belonging to the City shall cease to be used for municipal purposes, the governing authority of the City may sell, convey or lease the same on such terms as the municipality may elect, and the City shall sell such surplus municipal property by advertising for sealed bids unless by resolution duly and lawfully spread on the minutes that the sale of such property in the manner otherwise provided by law is not necessary or desirable for the financial welfare of the City and that the use for which the property is to be sold, conveyed or leased will promote and foster the development and improvement of the community in which it is located and the economic welfare thereof, the Mayor and Council are authorized and empowered, in their discretion, to sell convey or lease such surplus property without having to advertise and accept competitive bids by either having two appraisals (one from the buyer and one from the City) and selling at a price not less than the average of the two appraisals or the City may contract for the professional services of a Mississippi Licensed real estate broker to assist the City in the marketing and sale or lease of the property at a reasonable fee not in excess of what is reasonable and customary within the City and in all such sales, the City shall retain all mineral rights that it owns, together with the right of ingress and egress to remove same; and

WHEREAS, the City is the owner of approximately 1.76 acres of land located on what was formerly a rail-line owned and operated by the Columbus and Greenville Railway and is depicted on Exhibit A attached hereto; and

WHEREAS, LELP owns certain real property bordering the southern right-of-way of Bluecutt Road and has orally offered to convey 0.59 acres as depicted on Exhibit B attached hereto, to the City, contingent upon the City conveying to LFI the City's 1.76 acres depicted on Exhibit A, subject to a cash payment by the City as described hereinbelow; and



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WHEREAS, LFI owns certain real property bordering the southern right-of-way of Bluecutt Road and has orally offered to convey 0.27 acres as depicted on Exhibit B attached hereto, to the City, contingent upon the City conveying to LFI the City's 1.76 acres depicted on Exhibit A, subject to a cash payment by the City as described hereinbelow; and

WHEREAS, the City needs the real property depicted in Exhibit B to erect traffic control devices and to widen Bluecutt Road for the general welfare and safety of the traveling public, and LELP and LFI desire to secure title to the City's property depicted on Exhibit A to make their property more attractive for commercial development; and

WHEREAS, the City has determined through appraisal that its real property depicted on Exhibit A has a fair market value of approximately \$96,000 and that the real property offered by LELP depicted on Exhibit B has a fair market value of approximately \$77,000 and that the real property offered by LFI has a fair market value of \$35,000; and

NOW, THEREFORE, the Parties enter into this Memorandum of Understanding and the Mayor and Council adopt same as a Resolution to be spread across the minutes of the City as follows

(1) (a) The real property depicted on Exhibit A has ceased to be used and is not needed for municipal purposes and is not used in the operation of the City; (b) the Mayor and Council finds and determines that the sale of the real property depicted on Exhibit A by sealed bid is not necessary or desirable for the financial welfare of the municipality; and (c) that the use of such property for the purposes for which it is to be sold and conveyed will promote and foster the development and improvement of the community and the economic welfare thereof and to approve the engagement of Sheri Lipsey, a licensed Mississippi real estate broker, of Weichert Realtors Innovations, at a commission of \$1,000 to negotiate a real property exchange between the City and LELP and LFI, with the City paying to LELP and/or LFI an amount not exceeding \$16,000 as set forth in Exhibit C attached hereto; and

(2) LELP and LFI agree to the exchange together with the payment by the City of the difference in the fair market value of the property exchanged subject to

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and the City, with the City reserving mineral rights together with the right of ingress and egress to remove same.

Council Member Jones moved that the above and foregoing MOU, Resolution and Order, be adopted by the Mayor and Council and spread across the minutes of the City and that all the factual averments and statements contained within this resolution and Order be found as fact to be true, correct and proper. Council Member Greene seconded the motion and after the motion was thoroughly discussed and considered, the Mayor called for a vote on the motion and the Clerk recorded the votes as follows:

	Voted Yes or No
Council Member Stewart	<u>yes</u>
Council Member Mickens	<u>yes</u>
Council Member Greene	<u>yes</u>
Council Member Beard	<u>yes</u>
Council Member Jones	<u>yes</u>
Council Member DiCicco	<u>yes</u>

The MOU, Resolution and Order having received the majority vote of the Council, the Mayor announced that the Motion carried and that the Resolution and Order was hereby ADOPTED.

WITNESS OUR SIGNATURES, this the 7th day of May, 2024.

CITY OF COLUMBUS

BY:

Joseph W. Mickens, Jr.
KEITH GASKIN, MAYOR
Joseph W. Mickens, Jr.

LEIGH ENTERPRISES, LP

BY: _____

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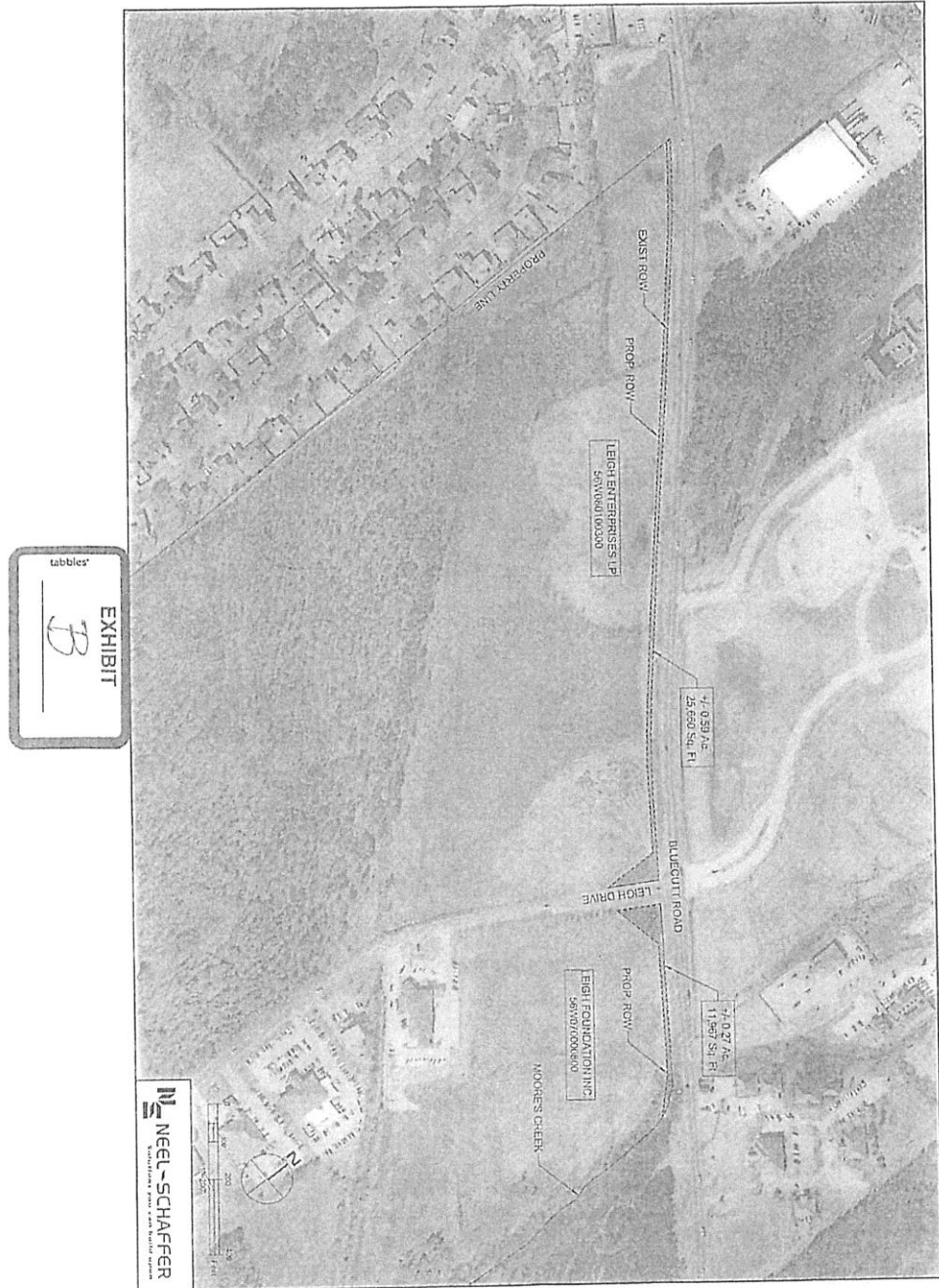
LEIGH FOUNDATION, INC

BY: _____

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City of Columbus Right-of-Way (ROW)	Acreage	Adjustment	Value per Acre	Extended Value	Rounded	Notes
Railroad on Leigh Drive (100' x 750')	1.76				\$ 96,000	
Part Adjoining Leigh Drive (100' x 250')	0.57		\$ 110,000	\$ 62,700		\$2.50 /SF
Rear Portion (100' x ~510')	1.19	30%	\$ 28,000	\$ 33,320		
Adjoins 7.0 Ac - Leigh Foundation	7.00		\$ 40,000	\$ 280,000		Back Acreage Comp

\$ 96,000 Total Value City to Leigh

Leigh Family Property	Acreage	Adjustment	Value per Acre	Extended Value	Rounded	Notes
East Side of Leigh Drive on Bluecutt	0.27		\$ 135,100	\$ 36,500	\$ 35,000	\$3.00 /SF
Leigh Foundation, Inc.						
West Side of Leigh Drive on Bluecutt	0.59		\$ 130,000	\$ 76,700	\$ 77,000	\$3.00 /SF
Leigh Enterprises LP						

\$ 77,000 Total Value Leigh to City

Value Difference \$ (16,000) Purchase



K. Consider/Approve Redistricting Ordinance

Council Member Beard made a motion to approve the Redistricting Ordinance. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of this motion.

The Motion carried 6/0.

THE ORDINANCE WILL BE ADDED FOR THE MINUTE BOOK.

THE NEXT MATTER WAS MOVED FROM THE POLICY AGENDA FOR DISCUSSION.

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