

MEETING OF THE MAYOR AND CITY COUNCIL CITY OF COLUMBUS, MS April 15, 2025

The Mayor and City Council met in Regular Session on Tuesday, April 15, 2025 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 COO, CFO, the 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.

Council Member Jones requested that Consent Agenda Item “L” be moved to Policy Agenda as Item “L.”

Councilwoman Stewart made a motion to approve the Agenda as amended. Council Member Greene seconded the motion. The Mayor called for discussion, and there being none, all Council Members voted in favor of same, with a unanimous vote, 6/0.

III. APPROVE MINUTES FOR PREVIOUS MEETINGS.

APPROVE MINUTES FOR MEETING OF APRIL 1, 2025.

Councilwoman DiCicco made a motion to approve the Minutes for the Meeting of April 1, 2025. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

APPROVE MINUTES FOR SPECIAL MEETING OF MARCH 31, 2025.

Councilwoman DiCicco made a motion to approve the Minutes for the Special Meeting of March 31, 2025. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

IV. CONSENT AGENDA:

- A. Approve request for Code Enforcement Director, Sasha James, to attend the Keep Mississippi Beautiful Awards Luncheon, to be held in Jackson, MS, at no cost to the City.
- B. Approve permit request submitted by Shane Cruse, on behalf of Victory Tabernacle Church, to host an "Easter Block Party" to be held on April 20, 2025 from 8:00 a.m. until 3:00 p.m. at Victory Tabernacle Church, 324 5th Street South. *See attached map.*
- C. Approve permit request submitted by Reggie Willis, on behalf of Citizen Social Club, to host a "Neighborhood Cookout" to be held on May 24, 2025 from 8:00 a.m. until 10:00 p.m., blocking 4th Avenue North at 15th Street North and 16th Street North.
- D. Approve request for five (5) CPD personnel to attend "MBI Training Initiative" to be held in Pope, Mississippi, at no cost to the City.
- E. Approve request for three (3) CPD personnel to attend the "Prepared Public Information Officer Training" to be held in Columbus, Mississippi and approval of payment for registration expenses in the amount of \$900.00.
- F. Approve request for five (5) CPD personnel: Captain Meaders, Officers Noah Thompson, Jayonna T. Minor, Bryan Moore and Antonious Sessers, to attend the "2025 CIT (Critical Incident Training) Annual Conference" to be held in Hattiesburg, Mississippi and approve payment of registration, lodging, use of city vehicle for travel and reimbursement of meal expenses, in the total estimated cost of \$3,055.00.
- G. Ratify approval request for one (1) CPD personnel to attend "NIBRS Training" that was held in Pearl, MS, at no cost to the city.
- H. Approve request for Victim's Advocate, Dorothy Sanders, to attend the "Victim Advocates Statewide Training 2025" to be held in Jackson, Mississippi, and approve payment for travel in the amount of \$215.60.
- I. Ratify approval to send one (1) CPD Officer to the "North Mississippi Law Enforcement Training Center" in Tupelo, Mississippi, and approve

reimbursable cost of tuition (\$4,000.00) and clothing allowance not to exceed \$350.00.

- J. Ratify approval for the Mayor to execute deposit agreement effective March 31, 2025..
- K. Approve Juneteenth Festival Funding in the amount of \$15,000.00 pursuant to the Interlocal Agreement.
- L. Approve request to advertise for the position of Municipal Judge. **MOVED TO POLICY AGENDA AS "L."**
- M. Approve request to advertise for position of Deputy Court Clerk/Supervisor, which will be created as a result of retirement.

Councilwoman Stewart made a motion to approve the Consent Agenda as amended. Council Member Greene seconded the motion. The Mayor called for discussion. All Council Members voted in favor of same. The motion carried with a unanimous vote, 6/0.

V. APPROVE DOCKET OF CLAIMS:

Council Member Greene made a motion to approve the Docket of Claims for April 15, 2025, in the amount of \$1,660,710.64. Councilwoman Stewart seconded the motion. Councilwoman DiCicco asked the CFO for an update on the amount spent on Annexation and CFO Brigham responded by stating \$97,000.00 thus far.

All Council Members voted in favor of the motion, with the exception of Councilwoman DiCicco, who opposed the motion.

The motion carried 5/1.

VI. REPORTS, PROCLAMATIONS, RECOGNITIONS AGENDA:

- A. Mayor Keith Gaskin asked Council Members if they had announcements or comments.
 - Mayor Gaskin then thanked everyone that was involved in the Catfish in the Alley event the past weekend.
 - Mayor Gaskin thanked Jason Spears for another successful Soccer Tournament the past weekend.

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- A special “Thank You” to the City of Columbus, Lowndes County Board of Supervisors and Columbus Visitors Bureau for sponsoring the Bass Tournament. We had approximately 200 Anglers participate in the tournament, which contributed to the economic boost in the area.
- Reminder: The Municipal Primary Runoff Election for Ward II Only will be held April 22, 2025 at East Columbus Gym and Fairview Elementary School. Citizens that have questions may contact the Interim Registrar at 1605 Main Street or they may call (662) 329-2381.
- Councilwoman DiCicco asked about the construction on Military Road. Council Member Jones remarked that an article will be in the newspaper about this project.
- Council Member Beard offered remarks about comments made in the *Packet* about the flooding issues throughout the City and suggested that the editor validate information prior to printing it. On May 22, 2025, the City’s Grant Writer will meet with the US Army Corp. of Engineers to sign a PPA (Project Partnership Agreement) that will cover areas from Black Creek Road to College Street and is a \$3M grant to help alleviate some of the flooding in Columbus.
- Council Member Jones commended Jason Spears for a job well done in reference to the Soccer Tournament. Jones also recognized Ms. Sally Gray and the success of “HAT DAY.”
- Council Member Mickens requested to add one (1) Personnel Matter to be discussed in Executive Session.
- Councilwoman DiCicco asked the CFO for an update on the 2022 Audit. The CFO responded that the Auditors are writing the Narrative. The Auditors are also preparing an Engagement Letter for the FY2023 Audit.

B. Swearing-In of six (6) CPD Officers

- Shynice Watt
- Tovaes Chandler
- Y’Darius Petty
- Patrick Ghoston
- Scote Renfro
- Justin Robinson

Chief Daughtry and Assistant Chiefs Garland Ward and Doran Johnson came forward and presented Police Officers: Shynice Watt, Tovaes Chandler, Y'Darius Petty, Patrick Ghoston, Scote Renfro, and Justin Robinson. Chief Daughtry applauded the new recruits that graduated from Tupelo Police Academy, stating that they excelled in everything and Shynice Watt outperformed everyone in physical training. Lt. Scote Renfro will be supervisor over the Viper Unit. Mayor Gaskin swore in the CPD Officers as they recited the Oath of Office. Officer Shynice Watt's daughter was present and presented the Oath of Office to her mother.

C. Building Inspection Department – March 2025 Monthly Report

The Monthly Report from the Building Inspection Department for March 2025 was presented. No action was taken.

D. Columbus Fire and Rescue Department – March 2025 Monthly Report

The Monthly Report from the Columbus Fire and Rescue Department for March 2025 was presented. No action was taken.

E. Columbus Police Department – March 2025 Monthly Report

The Monthly Report from the Columbus Police Department for March 2025 was presented. No action was taken.

F. Community Outreach – March 2025 Monthly Report

The Monthly Report from the Community Outreach Department for March 2025 was presented. No action was taken.

G. Columbus Recreation Department – March 2025 Monthly Report

The Monthly Report from the Columbus Recreation Department for March 2025 was presented. No action was taken.

H. Planning & Community Development – March 2025 Monthly Report

The Monthly Report from the Planning & Community Development for March 2025 was presented. No action was taken.

I. Garage – March 2025 Monthly Report

The Monthly Report from the Garage/Auto Repair Shop for March 2025 was presented. No action was taken.

J. J. M. Trotter Convention Center – Cemeteries March 2025 Monthly Report

The Monthly Report from the J. M. Trotter Convention Center – Cemeteries March 2025 was presented. No action was taken.

K. Public Works – March 2025 Monthly Report

The Monthly Report from the Public Works Department for March 2025 was presented. No action was taken.

L. Human Resources Department – March 2025 Monthly Report

The Monthly Report from the Human Resources Department for March 2025 was presented. No action was taken.

M. Municipal Court – March 2025 Monthly Report

The Monthly Report from the Municipal Court Division for March 2025 was presented. No action was taken.

N. Code Enforcement – March 2025 Monthly Report

The Monthly Report from the Code Enforcement Department for March 2025 was presented. No action was taken. .

O. Information Technology Department – March 2025 Monthly Report

The Monthly Report from the Information Technology Department for March 2025 was presented. No action was taken.

P. Finance – January 2025 Monthly Report

Jim Brigham, CFO, distributed the Monthly Financial Report for March 2025 that includes the General Fund cash balance of \$12,176,238.84, which is an increase of \$227,211.46 compared to the same time last year. The Sales Tax Receipts for March are \$884,100.00, which is an increase of \$32,840.00 compared to the same time last year. The balance in the Major Projects (ARPA) is \$3,222,913.01, City-wide Park Improvement project has a balance of \$1,790,792.64, Modernization Use Tax has a balance of \$2,669,834.19, the Pedestrian Bridge Repair fund has a balance of \$57,555.34 and the Amphitheater balance is \$1,000,000.00. No action was taken

Jammie Garrett, COO, participated in the meeting via ZOOM and Board Vacancies.

HISTORIC PRESERVATION COMMISSION

2 Vacancies, 4-Year Terms, Jerry Fortenberry's Term Expires 5/18/2025 and Emily Johnson's Term Expires 5/24/2025.
Appointments will be made May 20, 2025.

APPLICANTS:

Jerry Fortenberry
Bo Harrison

TREE BOARD

2 Vacancies (standing), 3-Year Terms
Appointment will be made April 15, 2025.

APPLICANTS:

Birney Imes

Council Member Beard made a motion to appoint Birney Imes to the Tree Board for a 3-Year Term, until April 15, 2028. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

COO Jammie Garret announced participants on the Citizens Input Agenda and asked that they be mindful of the time to make their presentation.

VII. CITIZENS INPUT AGENDA:

A. ROBERT BENTON – National Day of Prayer

Mr. Robert Benton, local business owner and Affiliate with the National Day of Prayer, appeared before the Mayor and Council and announced that the National Day of Prayer will be held Thursday, May 1, 2025 from noon until 1:00 p.m. on 2nd Avenue North in front of Lowndes County Courthouse. Mr. Benton appealed to the Mayor and Council to pause City services for one (1) hour for prayer. Mayor Gaskin thanked Mr. Benton for coming and took his request under consideration.

VIII. POLICY AGENDA:

A. Discuss/Approve Derelict Property Docket

MARY H. WILSON & AL ROGERS

1406 11th Avenue North

**CASE NUMBER: 25-0075 Property Maintenance Code Violation
Accumulation of Rubbish & Garbage**

The General Counsel called cause number **25-0075**. The Code Enforcement Officer, Sasha James, reported that this property owner has made significant progress and she recommends a **30-day extension** to allow her 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 Jones made a motion to give the property owner a **30-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.

RHONDA PATTERSON

Skylark Drive

**CASE NUMBER: 25-0076 Accumulation of Rubbish & Garbage
Overgrown Lot**

The General Counsel called cause number **25-0076**. The Code Enforcement Officer, Sasha James, reported that this property has been remediated and requested it to be removed from the docket. Council Member Greene made a motion to remove this property case number from the docket. Council Member Beard seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

WILLIAM GREENLAW

1106 17th Street North

CASE NUMBER: 25-0078 Property Maintenance Code Violation

The General Counsel called cause number **24-0078**. 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. Council Member Beard seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

CT RENTAL PROPERTIES LLC
c/o TANNER DOLAN
1420 Schoolhouse Avenue
CASE NUMBER: 25-0081

Accumulation of Rubbish & Garbage

The General Counsel called cause number **25-0081**. No one appeared. Code Enforcement Officer Sasha James stated the property has been **remediated** by the owner, and it is her recommendation to enter the proposed Order under Section 21-19-11 of the Mississippi Code, finding that this property was in such a state of uncleanliness as to be a menace to the public health and safety of the community. This Order should provide for such re-entry as the Statute allows. Council Member Jones made a motion in accordance with Section 21-19-11, and for an Order stating the City may remediate the property with respect to cutting grass and weeds and removing rubbish, personal property and other debris no more than twelve (12) times in a twenty-four (24) month period immediately following the Order, with further notice to the owner as required by law. Costs are to be assessed as allowed under Section 21-19-11 of the Mississippi Code. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

CT RENTAL PROPERTIES LLC
c/o TANNER DOLAN
1422 Schoolhouse Avenue
CASE NUMBER: 25-0082

Accumulation of Rubbish & Garbage

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The General Counsel called cause number **24-0082**. No one appeared. Code Enforcement Officer Sasha James stated that the property owner has made progress in remediating the property and recommended giving a **10-day** extension to remediate. The property is in such a state of uncleanness as to be a menace to the public under Section 21-19-11 of the Mississippi Code. Council Member Jones made a motion to give the property owner a **10-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.

\$250.00 OR LESS CASES:

\$250.00 OR LESS CASES:

Code Enforcement Officer, Sasha James, presented one (1) case, \$250.00 or less for adjudication. Councilwoman Stewart made a motion to accept the notices for property clean-up of properties \$250.00 and less to be adjudicated according to statute. Council Member Greene seconded the motion.

All Council Members present voted in favor of the motion.

The motion carried 6/0.

THE LIST FOLLOWS:

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\$250 OR LESS Derelict Properties for April 15, 2025 Mayor and City Council Meeting

Case # and Violation	Ward	Name and Address	Notes
25-0079 <i>Accumulation of Rubbish & Garbage</i>	2	PHILLIP TURNER 156 Lee Street	

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TURNER PHILLIP ETAL
50 GYLYNIS DR
STEENS, MS 39766

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

RE: 156 LEE STREET
APN: 62W110401900
Case No: CE-25-0079
Officer: Sasha James - Ward: 2

Date: March 24, 2025

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 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 fences(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 31st day of March, 2025, 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 21-19-1(2) (a)&(b) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

This Notice was posted at the City Building Inspection Office on: March 24, 2025

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: March 24, 2025.

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

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

The cost and any penalty imposed may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and additionally may include administrative costs of the municipality not to exceed Fifty Dollars (\$50.00). For subsequent cleaning within the one-year period, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipal official's determination as authorized, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning of the property shall not exceed an aggregate amount of One Thousand Dollars (\$1,000.00) per year. The governing authority may assess the same actual costs, administrative costs, and penalty for each time the property or land is cleaned as otherwise provided. The penalty provided herein shall not be assessed against the State of Mississippi upon request for reimbursement under Section 29-1-145, nor shall a municipality clean a parcel owned by the State of Mississippi without first giving notice. Upon written authority from the Secretary of State's office, for state-owned properties, a municipality may forgo the notification process that is prescribed in this subsection and proceed to clean the properties and assess costs as prescribed in this subsection, except that, penalties shall not be assessed against the State of Mississippi. A determination made by an appropriate municipal employee under this subsection (1) 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 24th day of March, 2025.

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: March 24, 2025

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

B. Discuss/Approve deductive Final Summary Change Order for the Columbus-Lowndes County Airport Runway Pavement Rehabilitation project in the amount of (-25,858.75).

Council Member Beard made a motion to approve the deductive Final Summary Change Order for the Columbus-Lowndes County Airport Runway Pavement Rehabilitation project in the amount of (-25,858.75). Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

The supporting documents follows:

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MINUTES OF THE
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CONTRACT CHANGE ORDER

OWNER: COLUMBUS-LOWNDES COUNTY AIRPORT

CONTRACTOR: APAC – MISSISSIPPI, INC.

DATE: March 31, 2025

CHANGE ORDER NO. 1 (Final) PROJECT NO.: NS.18355.000

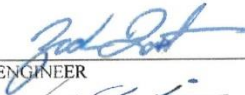
PROJECT NAME: RUNWAY PAVEMENT REHABILITATION
AIP PROJECT NO.: 3-28-0019-027-2024

REASON FOR CHANGE: Final Summary of Quantities

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE CONTRACT PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS: (USE ADDITIONAL SHEETS IF REQUIRED)

ORIGINAL QUANTITY AND AMOUNT					
ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL CONTRACT
	SEE ATTACHED FINAL SUMMARY ITEMIZATION				
REVISED QUANTITY AND AMOUNT					
ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL CONTRACT
	SEE ATTACHED FINAL SUMMARY ITEMIZATION				
NET DECREASE THIS CHANGE ORDER					\$ (25,858.75)
ORIGINAL CONTRACT AMOUNT					\$ 1,877,861.40
CURRENT CONTRACT AMOUNT					\$ 1,877,861.40
REVISED CONTRACT AMOUNT					\$ 1,852,002.65
CURRENT CONTRACT TIME					Calendar Days 45

THIS DOCUMENT SHALL BE AN AMENDMENT TO THE CONTRACT AND ALL PROVISIONS OF THE CONTRACT WILL APPLY.

RECOMMENDED BY:  March 31, 2025
ENGINEER DATE

ACCEPTED BY:  4-2-25
CONTRACTOR DATE

APPROVED BY: _____
OWNER DATE

MINUTES OF THE
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FINAL SUMMARY CHANGE ORDER ITEMIZATION
COLUMBUS-LOWNDES COUNTY AIRPORT
RUNWAY PAVEMENT REHABILITATION
FAA AIP NO. 3-28-0019-027-2024

Monday, March 31, 2025

Pay Item No.	Description	Bid Qty	Unit	Unit Price	Contract Amount	Final Qty	Recorded Final Amount
BASE BID							
C-105-6.1	Mobilization	1	L.S.	\$ 160,000.00	\$ 160,000.00	1	\$ 160,000.00
C-100	Contractor Quality Control Program	1	L.S.	\$ 100,000.00	\$ 100,000.00	1	\$ 100,000.00
TS-129-5.1	Implementation of Construction Safety Plan and Maintenance of Traffic	1	L.S.	\$ 85,000.00	\$ 85,000.00	1	\$ 85,000.00
P-101-5.1	Cold Milling (All Depths)	52,742	S.Y.	\$ 3.00	\$ 158,226.00	52,742	\$ 158,226.00
P-152-4.1	Undercut and Related Backfill	20	C.Y.	\$ 50.00	\$ 1,000.00	0	\$ -
P-152-4.2	Geotextile Fabric for Undercut Areas	20	S.Y.	\$ 10.00	\$ 200.00	0	\$ -
P-152-4.3	Borrow Excavation	20	C.Y.	\$ 50.00	\$ 1,000.00	0	\$ -
P-209-5.1	Crushed Aggregate Base Course	20	C.Y.	\$ 150.00	\$ 3,000.00	0	\$ -
P-401-8.1	Bituminous Surface Course, 2" Thickness	6,100	TON	\$ 185.00	\$ 1,128,500.00	6,122.79	\$ 1,132,716.15
P-401-8.2	Bituminous Leveling Course	100	TON	\$ 200.00	\$ 20,000.00	0	\$ -
P-603-5.1	Emulsified Asphalt Tack Coat	6,330	GAL	\$ 4.38	\$ 27,725.40	4,050	\$ 17,739.00
P-620-5.1	Temporary Paint Markings, White & Yellow Painting (Non-ReflectORIZED)	33,330	S.F.	\$ 2.50	\$ 83,325.00	33,330	\$ 83,325.00
P-620-5.2	Final Pavement Markings: White & Yellow Painting (ReflectORIZED)	33,330	S.F.	\$ 2.50	\$ 83,325.00	35,011	\$ 87,527.50
P-620-5.3	Final Pavement Markings: Black Borders (Non ReflectORIZED)	8,600	S.F.	\$ 2.50	\$ 21,500.00	8,882	\$ 22,205.00
P-620-5.4	Reflective Media	2,030	LBS	\$ 2.00	\$ 4,060.00	2,132	\$ 4,264.00
P-620-5.5	Mold & Algae Preventative	1	L.S.	\$ 1,000.00	\$ 1,000.00	1	\$ 1,000.00
TOTAL CONTRACT					\$ 1,877,861.40		
TOTAL REVISED CONTRACT AMOUNT					\$ 1,852,002.65		
TOTAL CONTRACT CHANGE					\$ (25,858.75)		

C. Discuss/Approve Change Order No. 2 for the CLCA Box Hangar Construction project in the amount of \$15,000.00.

Council Member Beard made a motion to approve Change Order No. 2 for the CLCA Box Hangar Construction project in the amount of \$15,000.00. Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

The supporting documents follows:

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MINUTES OF THE
MAYOR AND CITY COUNCIL
APRIL 15, 2025

CONTRACT CHANGE ORDER

OWNER: City of Columbus

CONTRACTOR: Tabor Construction and Development

DATE: April 9, 2025

CHANGE ORDER NO. 2 PROJECT NO.: NS.18469.000

PROJECT NAME: Columbus-Lowndes County Airport Box Hangar Construction

REASON FOR CHANGE: 1 – Add epoxy flooring to hangar floor/slab.

YOU ARE HEREBY REQUESTED TO COMPLY WITH THE FOLLOWING CHANGES FROM THE
CONTRACT PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS: (USE ADDITIONAL SHEETS IF
REQUIRED)

ITEM NO.	PAY ITEM DESCRIPTION	UNIT	ORIGINAL QUANTITY	REVISED QUANTITY	UNIT COST	TOTAL CONTRACT ADJUSTMENT
CO2-1	Epoxy Floor Coating	LS	0	1	\$ 15,000.00	\$ 15,000.00
NET <u>INCREASE</u> THIS CHANGE ORDER						\$ 15,000.00
ORIGINAL CONTRACT AMOUNT						\$ 1,063,775.58
CURRENT CONTRACT AMOUNT						\$ 1,083,155.90
REVISED CONTRACT AMOUNT						\$ 1,098,155.90
CURRENT CONTRACT COMPLETION DATE						April 25, 2025
TIME EXTENSION REQUIRED BY CHANGE (Calendar Days)						0
REVISED CONTRACT TIME						April 25, 2025

THIS DOCUMENT SHALL BE AN AMENDMENT TO THE CONTRACT AND ALL PROVISIONS OF THE
CONTRACT WILL APPLY.

RECOMMENDED BY:  April 9, 2025
ENGINEER DATE

ACCEPTED BY:  4/9/2025
CONTRACTOR DATE

APPROVED BY: _____
OWNER DATE

D. Discuss/Approve applying for FY2026 AIP Grant for the CLCA Automated Weather Observation System – Phase I with a 2.5% match in the estimated amount of \$2,900.00

Council Member Beard made a motion to approve the request to apply for FY2026 AIP Grant for the CLCA Automated Weather Observation System – Phase I with a 2.5% match in the estimated amount of \$2,900.00. Council Member Greene seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

E. Discuss/Approve split of the additional \$1.1M allocation for the 2025 Paving Improvements.

Kevin Stafford, dba Neel-Schaffer, Inc. asked the Council how they wished to split the remaining \$1.1M allocation for the 2025 Paving Improvements. Council Member Greene made a motion to pave Military Road from 18th Avenue to 3rd Street and divide the remaining amount. Council Member Stewart seconded the motion. Stafford remarked that this amount totals \$360,000.

SUBSTITUTE MOTION:

Council Member Greene made a substitute motion to pave the most travelled streets per day of 5,000 or more and divide the remaining amount. Stafford remarked that this includes all of Military Road, from Lowe's to Ridge Road, which totals \$130,000, and from 18th Avenue to 7th Street totals \$71,000. The roads discussed totals \$561,000.00 and divide the remaining amount by six (6) Wards would equal \$90,000.00.

Mayor Gaskin asked if the substitute Motion has a second. There was no second and the Substitute Motion FAILED.

ORIGINAL MOTION:

All Council Members voted in favor of the original motion, with the exception of Council Member Greene, who opposed.

The motion carried 5/1.

Council Member Mickens noted that the volume of traffic on these streets are no more important than the streets in Ward II.

F. Discuss/Approve Sandfield Park Improvements to demo uneven concrete slab and create protected grass area around the entry, not to exceed \$45,000.00.

Council Member Mickens made a motion to approve Sandfield Park Improvements to demo uneven concrete slab and create protected grass area around the entry, not to exceed \$45,000.00. Councilwoman Stewart seconded the motion. CFO Brigham remarked that the amount is not in the budget and may require a budget amendment.

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

The motion carried 4/2.

G. Discuss/Approve request to award bid for Legal Publication of notices, including, but not limited to proceedings, ordinances, Resolutions and legal advertisements.

Pat Mitchell reported that this is an annual bid. The Packet currently has the bid and she recommended that they be awarded the bid for 2025-2026. Councilwoman DiCicco made a motion to accept Ms. Mitchell's recommendation and award the bid to the Packet.

SUBSTITUTE MOTION:

Council Member Mickens made a substitute motion to reject the bids and readvertise. Council Member Beard seconded the motion. *The General Counsel remarked that the award should be made to the lowest and best bid.*

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

The motion carried 4/2.

H. Discuss/Approve accepting the donation of a baby *Ornithomimosaur* sculpture from designer Rick Spears and use other dinosaur images for promotional materials sold for the Columbus Fossil Park.

Susan Wilder, Grant Writer/Administrator came before the Mayor and Council and remarked that if the Council approves the acceptance of the donation of a baby *Ornithomimosaur*, *she will raffle off tickets for this donated item, with all proceeds benefitting the Columbus Fossil Park.* Council Member Beard made a motion to accept the donation of a baby *Ornithomimosaur* sculpture from designer Rick Spears and use other

dinosaur images for promotional materials sold for the Columbus Fossil Park. Councilwoman DiCicco seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

Council Member Beard requested a rendering of the Columbus Fossil Park.

I. Discuss/Approve *Memorandum of Agreement* between the City of Columbus and the Cultural Heritage Foundation reporting funding for the Columbus Fossil Park requiring a 501(c) 3 non-profit designation.

Council Member Beard made a motion to approve the *Memorandum of Agreement* between the City of Columbus and the Cultural Heritage Foundation reporting funding for the Columbus Fossil Park requiring a 501(c) 3 non-profit designation. Councilwoman DiCicco seconded the motion. Mayor Gaskin called for the vote, which was as follows:

Council Member Ethel Stewart	voted: <u>YES</u>
Council Member Joseph Mickens	voted: <u>YES</u>
Council Member Rusty Greene	voted: <u>YES</u>
Council Member Pierre Beard	voted: <u>YES</u>
Council Member Stephen Jones	voted: <u>YES</u>
Council Member Jacqueline DiCicco	voted: <u>YES</u>

The Mayor then announced that the Memorandum of Agreement carried and was duly adopted this the 15th day of April 2025.

J. Discuss/Approve Professional Services Contract for Drainage Easement Creation and Acquisition Services in the amount of \$64,954.61.

Councilwoman Stewart made a motion to approve Professional Services Contract for Drainage Easement Creation and Acquisition Services in the amount of \$64,954.61. Council Member Beard seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

The supporting documents follows:.

MINUTES OF THE
MAYOR AND CITY COUNCIL
APRIL 15, 2025



March 24, 2025

City of Columbus
Honorable Mayor Keith Gaskin
P. O. Box 1408
Columbus, MS 39701

**REFERENCE: DRAINAGE EASEMENT CREATION AND ACQUISITION SERVICES
ARPA CITY-WIDE DRAINAGE IMPROVEMENTS**

Dear Mayor Gaskin:

Neel-Schaffer, Inc. (NSI) is pleased to offer professional services as defined in Exhibit A, Scope of Services, for the above referenced project. NSI proposes to perform these services under the hourly rates defined in our Master Agreement, and we offer the following estimated fees for planning purposes, even though additional services may be required for difficult property acquisitions:

Drainage Easement Creation (85 total)	\$48,954.61 (completed)
Easement Acquisition (70 total)	\$16,000.00 (in progress)

All services, hourly rates, and General Terms and Conditions shall be performed in accordance with our Master Agreement dated July 7, 2021. NSI will bill you monthly based on the amount of work completed.

This Letter Agreement, consisting of one page; Exhibit A, consisting of one page; and our Master Agreement, consisting of seven pages, represent the entire agreement between the City of Columbus and Neel-Schaffer, Inc. This Letter Agreement and the exhibits may only be modified or amended by a duly executed written document. If the terms of this Agreement are acceptable, please execute the original and return a copy to us.

We appreciate the opportunity to provide services to you and look forward to working with you!

Sincerely,

NEEL-SCHAFER, INC.

A handwritten signature in blue ink, appearing to read 'Kevin Stafford'.

Kevin Stafford, P.E.
North Mississippi Regional Manager

ACCEPTED: CITY OF COLUMBUS

SIGNATURE: _____

TITLE: _____ **DATE:** _____

P: 662.328.4547 | F: 662.328.8552
2310 Martin Luther King Junior Drive
Columbus, MS 39705
www.neel-schaffer.com



landscape architects
environmental scientists
surveyors
planners
engineers

**EXHIBIT A
SCOPE OF SERVICES**

Task 1: Create Drainage Easement Documents

These Task 1 services were requested and approved by the city Council in August 2024, and final easements were delivered for 85 properties in October 2024. The fees reflected in this proposal are for the efforts performed to date. No additional fees should be required unless additional easements are requested.

Neel-Schaffer (NSI) ensured the submission of timely and high-quality deliverables.

- NSI was provided the location and size of drainage easements needed for construction from the City's design consultant, Waggoner Engineering. As provided, there were 85 easements needed.
- NSI pulled all property deeds in order to perform a boundary survey in order to tie each easement to a property and identify the property owner. These services did not include title opinions for any properties.
- NSI prepared easement documents for signature and filing. Property easement documents included an easement description, plat, and filing instrument. NSI worked with the City Attorney for proper language for each filing instrument. Final easements were provided to the design consultant for review and acquisition.

TASK 2: Drainage Easement Acquisition

In February 2025, the City Council requested NSI to assist the city with easement acquisition for the drainage easements created in Task 1. At the time of engagement, signatures for 15 easements had been obtained but not filed in the courthouse.

- NSI will provide easement acquisition services consisting of outreach for up to 70 properties. Outreach shall initially consist of sending certified mail packages to each property owner consisting of an informational introduction letter and easement documents. NSI shall provide a dedicated engineer and notary to expedite the execution of each easement. NSI shall engage all property owners through every means necessary, including mailings, mailbox and door hangers, phone calls, office meetings, field meetings, and door-to-door cold calling.
- For the purposes of this proposal, the proposed fee assumes NSI will spend an average of 2 hours to acquire each easement. It is anticipated that some properties will have issues such as heir property, multiple owners, out-of-state owners, unwilling owners, and governmental owners. These type of property ownerships can take a considerable amount of time to acquire and/or will require additional resources in coordination with the City Attorney and City Council. NSI shall make the city aware of the properties with these issues to keep things moving. However, NSI cannot estimate the time it could take to resolve the problems certain easements could present. For this reason, NSI proposes to work all easements at an hourly rate under our master contract.
- The CONSULTANT shall submit monthly progress reports and invoices. These reports shall highlight recent progress and challenges. Schedules shall be adjusted as-needed to address difficult properties.



MINUTES OF THE
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APRIL 15, 2025

RED (At a standstill)				
Talley	Site	Parcel ID	Property Owner	Status
1	7	61W110215900	Hells of Woodrow & Ivey B McBride	Refuses to Sign due to bad previous experience.
2	7	61W110216001	Linda Y McBride	Refuses to Sign due to bad previous experience.
3	8	61W150000300	Canadian Pacific Kansas City RR	Either we do a Right-of-Entry Agreement or we find legal loophole.
4	8	61W140008600	Canadian Pacific Kansas City RR	Either we do a Right-of-Entry Agreement or we find legal loophole.
5	7	61W140002600	Glorious Church of God In Christ	
6	7	61W140002500	Glorious Church of God In Christ	
7	5	61W060210600	Ramonia & Sylvester Clark	Wants the City to purchase the lot, has no asking price, just said price to be reasonable. Says easement deems property useless for her development purposes. She was not willing to accept the tax assessor's appraised value as of 3.12.25.
8	5	61W060116600	Patrick D Shumaker	Wants \$500 and a tree removed.
9	9	61W140011100	Joe Garrison	No response to letter and phone disconnected, possibly deceased.
10	6	61W140001400	Joyce & Dale Gilleylen	Meeting with Councilwoman Ethel Stewart to discuss further.
11	9	61W140015000	Joyce & Dale Gilleylen	
12	9	61W140011200	Joyce & Dale Gilleylen	
13	5	61W060207800	Dan & Ralph Dentry	Both are long deceased, decendant likely deceased as well.

MINUTES OF THE
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YELLOW (Require more time, but doable)			Status	
Tally	Site	Parcel ID	Property Owner	Status
1	7	61W140003900	Mary D. James**Deceased	Have not been able to get ahold of anyone so far.
2	1	56W190207500	Heirs of Ozella Gaston	One is comfortable signing, one in a nursing home, one in DC.
3	1	56W190209700	Tony Hampton	Phone number not accurate, not responded to letter
4	1	61W060113400	Willie B & Inez Ellis	Phone number not accurate, not responded to letter, knocked on door and left paperwork w/ Mr. Ellis.
5	8	61W140008800	Sammy, Jamarco, & Lillie Moore	Lillie says she is willing to sign but Jamarco lives out of state and she has no idea where Sammy is.
6	7	61W140004102	Gerardo Otero & Doris Roxana Aguilar	Need a Spanish translator to explain the easement to them.
7	5	61W060116801	Christy D Wilson	Phone number not accurate, not responded to letter
8	7	61W140004801	Mary D Williams	Phone number not accurate, not responded to letter, house appears to be rented.
9	7	61W110214200	Billie & Charles E Beard	No phone number and no response to the letter.
10	7	61W140004600	Mary H Cheston	No phone number and no response to the letter.
11	6	61W110106800	Dismuke Development LLC c/o Claudine Palmore**Deceased	Phone goes straight to voicemail and voicemail is disabled. Can call Lenton Dismuke of Dismuke Construction, who is a relative.
12	6	61W110106900	Dismuke Development LLC c/o Claudine Palmore**Deceased	Phone goes straight to voicemail and voicemail is disabled. Can call Lenton Dismuke of Dismuke Construction, who is a relative.
13	7	61W140003600	Lucketa M Griffin Reynolds	Phone number not accurate, not responded to letter, house abandoned.
14	7	61W140003500	Dennis D Buckhalter	Phone number not accurate, not responded to letter.
15	7	61W110218200	Lorenzo Harris	Phone number not accurate, not responded to letter
16	10	61W070401400	Anthony L Durrath	One phone number did not allow to leave VM, one was disconnected. No response to letter.
17	9	61W110106400	Tabernacle of Faith FGM	Phone number not accurate, not responded to letter
18	9	61W110106300		
19	10	61W100102600	S & R Property Co LLC, c/o SH Livingston	Brothers are reviewing easements as of 3.19.25, will let us know.
20	10	61W070400400	S & R Property Co LLC, c/o SH Livingston	
21	7	61W140003400	Genesis Real Estate of Columbus LLC	Wilbur Colom, called 2.25.25 and seemed satisfied but can't get him to answer, nor has he sent the package back.
22	7	61W140002400	Baldwin Real Estate LLC	Called 3.18.25 and left a voicemail. No response to letter.
23	7	61W140006600	Adament Investments LLP	Called 3.18.25 and left a voicemail. No response to letter.
24	7	61W140002200	Henry Louis Hargrove & Others	Requires 10 Signatures. Have sent them the package, haven't heard back.
25	5	61W060207900	Jessie Brown Jr. & William Brown	Called 3.18.25 and left a voicemail. No response to letter.
26	9	61W110208700	Heir of Sammie L. Roland	Currently reviewing easement, will get back with us.

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APRIL 15, 2025

38	7	61W140004000	Jacqueline & Martin Andrews	In-Process
39	7	61W140006200	Petty's Rental House LLC	In-Process
40	7	61W140006700	Gallana Investments INC.	In-Process
41	1	61W060113500	Neely & Irene Moody	Signed
42	1	61W060112900	Doris Batts & Daniel Willis	Signed
43	10	61W100102501	Samuel D Jr & Deborah L Givhan	In-Process
44	7	61W140002900	Mary C & Joe L Porter	Signed
45	7	61W140003800	Twanda K Wells* deceased & Ervin V Smith	Signed
46	7	61W140003700	Kenneth Miller**Deceased Oliver Reed Miller	Signed

Talley	Site	Parcel ID	GREEN (Has Signed or In-Process of Signing)	Property Owner	Status
1	1	56W190207500		William Greenlaw	Signed
2	1	61W060113100		Allie Ruth Sykes	Signed
3	2	56W190203700		Willie D. & Gloria Davis	Signed
4	2	56W190203900		City of Columbus Housing Authority	Signed
5	6	61W110105700		Tammy and Jones Enterprise LLC	Signed
6	7	61W140002100		Willie & Dorothy Sanders	Signed
7	7	61W140001800		Willie & Dorothy Sanders	Signed
8	7	61W110214000		Ernest & Debra Blackburn	Signed
9	7	61W140005001		Betty & Donel Briggs	Signed
10	7	61W140001700		K-Trell Properties LLC	Signed
11	9	61W110108001		Tammy and Jones Enterprise LLC	Signed
12	9	61W110106500		Tammy and Jones Enterprise LLC	Signed
13	9	61W110107900		James E Cunningham	Signed
14	10	61W070401600		Daniel E Willis	Signed
15	10	61W070400200		Daniel E Willis	Signed
16	10	61W070401300		Little Richardson	Signed
17	7	61W140004900		Greg Houston	Signed
18	10	61W070400300		Heirs of Dorothy Jean Harris	Signed
19	7	61W110212700		Sameca Gaines	Signed
20	7	61W140005000		Tom C & Debra H Davis	Signed
21	9	61W110208800		Mary & Dekario Brewer	Signed
22	7	61W150000200		MUW State of MS	Signed
23	8	61W150010900			Signed
24	8	61W140008500			Signed
25	8	61W140008700			Signed
26	1	61W060113200		Heir of Corine Petty	Signed-in the mail
27	1	61W060112800		Life Estate of Emmitt J Ellis	Signed-in the mail
28	5	61W060211000		Anthony J. Holt	Signed
29	6	61W110105500		Heirs of Sallie Springer	In-Process (3 Signatures)
30	1	61W060113000		Heirs of Sarah Collier	In-Process (7 Signatures)
31	2	56W190210900		Ollie Lee Jr. & others	In-Process (8 Signatures)
32	5	61W060210500		Tax Sale-State of MS	Transferred
33	4	61W060112700		Tax Sale-State of MS	Transferred
34	6	61W110105400		RRM Properties LLC	Signed
35	7	61W140004701		MTL Properties LLC	Signed
36	7	61W140002700		Helen Murphy Robinson	Signed
37	1	61W060113300		Monroe Gray Jr.	Signed

K. Discuss/Approve Request to advertise for Request for Qualifications for Legal Services for FY2023 Community Funding Program Grant

Council Member Jones made a motion to approve the request to advertise for Request for Qualifications for Legal Services for FY2023 Community Funding Program Grant. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

Item "L" was moved from the Consent Agenda to the Policy Agenda for discussion.

L. Discuss/Approve request to advertise for the position of Municipal Judge

Council Member Jones made a motion to table this request until the new administration takes office. Councilwoman Stewart seconded the motion.

All Council Members voted in favor of the motion.

The motion carried 6/0.

ADJOURNMENT:

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

Approved by: _____
Keith Gaskin, Mayor

James "Jim" Brigham
CFO/Secretary-Treasurer/Clerk