

REGULAR MEETING

January 14, 2014

The Regular Meeting of the Mayor and Board of Aldermen of the City of Natchez, Mississippi, was held in the City Council Chambers at 11:00 a.m. on Tuesday, January 14, 2014. Mayor Larry L. "Butch" Brown presided at the meeting which was opened with prayer by Reverend Jim Sanders.

<u>Mayor & Board Present</u>	<u>Elected Officials Absent</u>	<u>City Officials & Department</u>
Larry L. "Butch" Brown Mayor		Donnie Holloway, City Clerk Hyde Carby, City Attorney Temple Hendricks, Board Sec
Joyce Arceneaux-Mathis Aldерwoman, Ward 1		David Gardner Chief Danny White Fire Chief Oliver Stewart
James "Ricky" Gray, Jr. Alderman, Ward 2		Frankie Legaux Curtis Norton Sabrena Bartley
Sarah Carter Smith Aldерwoman, Ward 3		Justin Dollar James Johnston
Ernest "Tony" Fields Alderman, Ward 4		
Mark Fortenbery Alderman, Ward 5		
Daniel Dillard Alderman, Ward 6		

MINUTES APPROVED

With a quorum present, a motion was made by Alderman Fortenbery to dispense with the reading of the minutes of the Finance and Regular Meetings of December 17, 2013, the Work Session of December 19, 2013, and adopt upon legal review. The motion was seconded by Alderman Gray and carried unanimously.

RECEIVE BID

Bids were received for 50 golf carts and one range cart for Duncan Park. Bids received were:

Bob Ladd & Associates (bid received 12-16-13) Precedent brand
50 Carts per month \$3,629.21
Range cart per month 233.46

Courtesy Golf (bid received 1-10-14) Yamaha brand
50 Carts per month \$3,470.00
Range cart per month 162.70

Easy Go Golf (bid received 1-14-14) Easy Go brand
50 Carts per month \$3,598.00
Cushman hauler per month 219.00

City Clerk Holloway advised that the golf carts were advertised twice therefore two sets of bids were received for Ladd and Courtesy.

A motion was made by Alderman Fortenbery to take the bids under advisements. A second was made by Aldерwoman Carter Smith and carried unanimously.

A motion was made by Aldерwoman Arceneaux-Mathis to leave the regular order of business and go into a public hearing to hear two rezoning cases. A second was made by Aldерwoman Carter Smith and carried unanimously.

PUBLIC HEARINGS

Frankie Legaux advised that Drayco Exploration had applied for rezoning of 5.3 acres (76 B Cooper Street) from R-VR Villa Residential to a PUD for oil well exploration drilling, access road and associated operations. Changes have occurred in the market price of oil and the price to drill has become attractive. Resource extraction is listed as a special exception in Villa Residential however Villa Residential doesn't list resource extraction as a special exception, only listed in an Industrial area. There appears to be an error in the Development Code but not in the map. The rezoning in the special exception would require that an ad be run and a public hearing held. An archeological survey was not required as private funds are financing the project.

PLANNING DEPARTMENT CITY OF NATCHEZ, MISSISSIPPI

Agenda Memorandum

To: Mayor and Board of Aldermen

From: Frankie Legaux, AICP, Director of Planning and Zoning

Date: January 10, 2013 For Meeting Date: January 14, 2013

Item: Application PC 13-49, Drayco Exploration, LLC, vicinity of 76 Cooper (Couper) Street, Map # 41-103A-27,28,33, and 35: Rezone 5.3 acres from R-VR Villa Residential to PUD Planned Unit Development to permit drilling and oil well development.

Location: Vicinity of 76 Cooper (Couper) Street.

Background: Applicant is requesting the property be rezoned from V-VR Villa Residential to PUD Planned Unit Development District for oil well exploration and drilling, access roads and associated operations.

Staff Findings: Drayco Exploration LLC applied in 2011 and was granted approval for a Planned Unit Development (PUD) at 35 Cemetery Road. This request is for a 2nd PUD at a different location. This PUD encompasses four parcels with three owners (Peter and Lisa Trosclair, Loveta Byrne and Kathy C. Long). The applicant was granted permission by the owners of the parcels to pursue the rezoning. An access driveway will connect from Cooper Street to the proposed well site. The Development Code has no minimum width requirements for driveways. Chapter 122 of the City Code sets standards for private driveways and privates and required the City Engineer to review and approve all engineering design and construction of any proposed driveway in the City of Natchez. Driveways may be improved or unimproved by definition in both codes with the City Engineer deciding what surfacing is acceptable. Heavy vegetation surrounds the proposed surface location and will be left natural except for the access driveway and work area. The schematic shows the line of sight from Cemetery Road to the proposed drill site. It does not appear that the rig during drilling nor the equipment post drilling will be seen from Cemetery Road. The nearest residential structure other than Mr. Trosclair's residence is approximately 520 feet away.

All legal notices required by the zoning Ordinances of the City of Natchez, Mississippi, and the statutory laws of the State of Mississippi have been duly published and made in the time and manner required by law.

The Site Plan Review Committee reviewed and approved the application, subject to the conditions requested by the Engineering and Planning, on December 6, 2013. The application was heard and approved by the Preservation Commission on December 11, 2013. A Development Agreement specific to Planned Unit Development 2 will be required by the City. Staff is preparing the draft which will be reviewed by the City Attorney prior to executing.

Chapter 7 of the Development Code states that the Board of Aldermen shall consider whether to approve or deny the proposed rezoning based on the following criteria:

1. Conformance with the Comprehensive Plan.

STAFF COMMENT: The Future Land Use Map in the Comprehensive Plan shows this area as being within the 100 year floodplain. There are a number of structures that can be within a flood plain. Staff contacted the Army Corps of Engineers in Vicksburg regarding permitting for this project. The applicant MAY need a permit from ACES, as well as, the Department of Environmental Quality and the Environmental Protection Agency. The tank battery is proposed to be adjacent to an existing tank battery. The access road to the tank battery is to the left off of Learned's Mill Road approximately 500 feet before the entrance to Magnolia Vale. This is also in the flood plain.

2. Changes that have occurred in the area since the Plan and Zoning Ordinance were adopted which warrant the requested zone OR that here was a mistake in the original zoning of the property.

STAFF COMMENT: Changes have not occurred in the area since the Development Code was adopted. However, changes have occurred in the market price of oil, well drilling technology that may make oil production economically viable.

It is not clear that the original zoning of the property is a mistake. R-VR zoning is consistent with large lot residential historic properties. The Table of Permitted and Special Exception uses states the zoning district each land use is allowed. Resource Extraction is listed in the table as a Special Exception in all zoning districts including VR. However, the VR zoning district regulations do not list Resource Extraction as a permitted special exception. Resource Extraction is listed only in the General Industrial district as a permitted use. It appears that there was an error in drafting the Development Code, not necessarily the zoning map, which requires a rezoning of this property to allow oil well development instead of permitting the development through the faster and less complex Special Exception procedure. Like the PUD rezoning, a Special Exception would require notice, a public hearing with the Planning Commission and Board of Aldermen and would also allow the imposition of conditions of approval to control potential impacts of a project.

3. City utilities and sewer can accommodate the uses allowable in the requested zone.

STAFF COMMENT: Engineering has reviewed the application with conditions. (Letter attached)

4. The allowable uses in the requested zone will not adversely affect the character of the area and result in a decrease of property values.

STAFF COMMENT: The only time significant traffic, lights and noise will be produced by the operations is during the time the drilling equipment is being moved to the site or removed from the site, when drilling is occurring and during the construction of the oil well and tank farm if the well is productive. As listed in previous applications, this time period is approximately 14 days. This is a temporary impact similar to those temporary impacts of any construction activity. The tank farm and pump are not expected to be seen or heard and traffic to service them is not expected to be significant. The applicant must agree to post surety and to repair any damage to off-site public facilities including roads.

5. There is a need for additional land within the City to be zoned in the classification which is requested.

STAFF COMMENT: There is a need for economic development in the city. The proposed PUD may contribute to needed economic growth to the extent that the proposed activity would produce temporary or permanent employment for city residents or make the city business more viable.

Staff contacted the following to determine what permits would be required:

Army Corps of Engineers, Vicksburg office (applicant must contact office);

Department of Archives & History (Jim Barnette, Jim Woodrick, David Abbott and Greg Williams-archaeological survey not required if no Federal funds are being used for the project);

Mississippi Department of Environmental Quality (referred me to Oil & Gas Board); and

Ray Lewis, Oil & Gas Board (applicant applied for permit on 9/18/13; permit to drill was issued in December, 2013);

Staff concludes that Application PC 13-52 does conform to the code standards required for approval of the requested rezoning with the four conditions listed in the Site Plan & Water Works Comments; that applicant execute a Development Agreement for Planned Unit Development Number 2 with the City; and, that the applicant contact the Army Corps of Engineers to determine if any permits are needed.

Potential Motion to approve: I move to recommend approval of Application PC-13-49 to rezone the property from Villa Residential (V-VR) to Planned Unit Development (PUD) to permit drilling and oil well development with the following conditions:

1. Drayco Exploration, LLC must post a performance bond in the amount of \$100,000.00. This amount will include any asphalt overlay required, plus is budgeted to cover any unforeseen incidentals and base repairs that may occur from the heavy loads from the equipment that will be utilizing Learned Mills Road and Couper Street for access during the company's operations.

2. The performance bond should also cover any utilities that may be damaged.

3. An Application for permit to locate certain facilities on or to perform certain work on city street right-of-way needs to be filled out and returned to the Natchez Water Works Engineering Department for approval. The application for permit can be obtained from the Natchez Water Works Engineering Department.

4. A silt fence shall be installed around the perimeter of the oil well site to prevent erosion.

5. The applicant shall execute a Development Agreement for Planned Unit Development 2 similar in form but specific to the proposed PUD 2 and sufficient in form and content as determined by the City Attorney.

6. The shall contact the Army Corps of Engineers to determine if permits (i.e. flood plain) are needed and provide the Planning Department with copy of permits that are issued.

7. All federal, state and local permits shall be obtained prior to beginning work.

No public comments were made.

The second hearing was Opal Vines' application to rezone a parcel on Briel Avenue from I-1 General Industrial to R-3 Mixed Density Residential. Changes have occurred in the area or a mistake was made in the original zoning. Ms. Vines wants to build two single, detached houses

PLANNING DEPARTMENT CITY OF NATCHEZ, MISSISSIPPI

Agenda Memorandum

To: Mayor and Board of Aldermen

From: Frankie Legaux, AICP, Director of Planning and Zoning

Date: January 10, 2013 For Meeting Date: January 14, 2013

Item: *Application PC 13-50, Opal Vines, Briel Avenue, Map #41-113B-55.1: Rezone from I-1 General Industrial to R-3 Mixed Density Residential.*

Location: South side of Briel Avenue across from Cloutier Oil Company.

Background: Applicant is requesting the property be rezoned from I-1 General Industrial to R-3 Mixed Density Residential.

Staff Findings: The R-3 zoning district provides for a mixture of single family and town family dwellings on smaller lots with a variety of setbacks as well as, higher density dwellings such as patio homes and town houses. An R-3 zoning district would be consistent with other residentially zoned properties in the area and is the most common residential zoning district within the historic district.

All legal notices required by the zoning Ordinances of the City of Natchez, Mississippi, and the statutory laws of the State of Mississippi have been duly published and made in the time and manner required by law.

This case was heard by the Planning Commission on December 19, 2013. In addition to recommending approval of the rezoning, Ms. Vines received approvals for the subdivision and setback variances. Additionally, the Natchez Preservation Commission approved the design for new construction on January 8, 2014.

Chapter 7 of the Development Code states that the Board of Aldermen shall consider whether to approve or deny the proposed rezoning based on the following criteria:

1. Conformance with the Comprehensive Plan.

STAFF COMMENT: The Comprehensive Plan indicates the future use of the property as "National Historical Park." The Comprehensive Plan was approved in 1999. It was during this time period that plans were to bring the Natchez Trace Parkway into downtown by way of the rail line. Since this plan has been abandoned, it is appropriate to change the Future Land Use to "Preservation District."

2. Changes that have occurred in the area since the Plan and Zoning Ordinance were adopted which warrant the requested zone OR that here was a mistake in the original zoning of the property.

STAFF COMMENT: The 1964, 1994 and 2007 zoning maps show this land to be zoned Industrial, most likely due to the lot's proximity to the rail lines. The residential lot to the west is zoned R-3 as are many lots in the historic district. Therefore, this zoning designation is appropriate for the area.

3. City utilities and sewer can accommodate the uses allowable in the requested zone.

STAFF COMMENT: Natchez Water Works has looked at the site and can accommodate the proposed uses. It is anticipated that a lift station will most likely be required.

4. The allowable uses in the requested zone will not adversely affect the character of the area and result in a decrease of property values.

STAFF COMMENT: The intent of the R-3 district is to recognize areas where such a variety of densities are compatible with the surrounding business and institutional uses, while protecting the residential integrity of the district.

5. There is a need for additional land within the City to be zoned in the classification which is requested.

STAFF COMMENT: Residential Goals and policies in the Comprehensive Plan encourage offering a variety of dwelling types and to provide housing opportunities for a wide cross section of the population. More specifically the Plan states that the City should encourage affordable single-family detached housing.

Potential Motion to approve: I move to approve Application PC 13-50 to rezone the property from I-1 General Industrial to R-3 Mixed-Density Residential.

No public comments were made.

A motion was made by Alderman Arceneaux-Mathis, with a second by Alderman Dillard, to return to the Regular Meeting. The motion carried unanimously.

A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Dillard, to allow rezoning of a 5.3 acre parcel at 76B Cooper Street along with seven conditions:

1. Drayco Exploration, LLC must post a performance bond in the amount of \$100,000.00. This amount will include any asphalt overlay required plus is budgeted to cover any unforeseen incidentals and base repairs that may occur from the heavy loads from the equipment that will be utilizing Learned Mills Road and Couper Street for access during the company's operations.
2. The performance bond should also cover any utilities that may be damaged.
3. An Application for permit to locate certain facilities on or to perform certain work on city street right-of-way needs to be filled out and returned to the Natchez Water Works Engineering Department for approval. The application for permit can be obtained from the Natchez Water Works Engineering Department.
4. A silt fence shall be installed around the perimeter of the oil well site to prevent erosion.
5. The applicant shall execute a Development Agreement for Planned Unit Development 2 similar in form but specific to the proposed PUD 2 and sufficient in form and content as determined by the City Attorney.
6. The applicant shall contact the Army Corps of Engineers to determine if permits (i.e. flood plain) are needed and provide the Planning Department with copy of permits that are issued.
7. All federal, state and local permits shall be obtained prior to beginning work.

A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Fortenbery, to approve rezoning of a parcel on the south side of Briel Avenue from I-1 General Industrial to R-3 Mixed Density Residential. The motion carried unanimously.

VISITORS WELCOME

Supervisor David Carter presented members of Youth Leadership Natchez. Mayor Brown advised that the City is still working through Dr. Ruth Nichols of Alcorn University to re-establish the Mayor's Youth Council.

Members of Leadership Natchez were introduced. They will be having a kickball tournament on May 3rd.

Tony Moon, Engineering Department, was recognized as Employee of the Month.

Eric Junkin, former IT Director for the City, requested that additional salary and benefits be paid plus interest for the period of April 23 through May 28, 2013, as he didn't receive an advance notice of termination. Mayor Brown advised that someone would be contacting Mr. Junkin.

UNFINISHED BUSINESS

A discussion was held that Alderman Dillard's motion during the December 18th meeting that the City Attorney obtain a list of the City's bank accounts at Britton and Koontz, received a second but wasn't voted on.

A motion was made by Alderman Dillard that the City Attorney be authorized to contact Britton and Koontz Bank to obtain a listing of all city accounts. A second was made by Alderwoman Arceneaux-Mathis and carried unanimously.

DEPARTMENT HEADS

Danny White, Police Department

Chief White presented his monthly report and advised that some arrests had been made in the car burglaries that had occurred at Christmas time. A significant arrest was made in a recent murder case. Chief White reminded the public to lock their cars.

Alderman Gray said several months ago he had made a request that a meeting with him, Chief White, Mayor Brown, Metro Narcotics and MDOT be held.

A motion was made by Alderman Gray for Mayor Brown to facilitate a meeting with Alderman Gray, Mayor Brown, Chief White, MDOT and Metro Narcotics. A second was made by Alderwoman Arceneaux-Mathis. Upon discussion Mayor Brown asked Chief White help set up the meeting.

The motion carried unanimously.

Sabrina Bartley, Natchez Transit and Senior Citizens Center

Mrs. Bartley presented her monthly report. MDOT has announced availability of funds for the operation and administration for the 2014-2015 budget year.

A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Fields, for Mrs. Bartley to:

- (1) apply for MDOT's 5311, 5316, 5310/5317 funds with the mayor, city attorney and city clerk to sign the documents upon review by the city attorney and Mrs. Bartley to conduct public hearings and publish legal notice per grant instructions relative to these proposals and**
- (2) be granted the authority to enter into a lease agreement with Delta Bus Lines for lease of space at the Regional Transit Facility.** Upon discussion, Mrs. Bartley will let the BOA know of any matching funds that will be required which have not been budgeted.

The motion carried unanimously.

Mrs. Bartley reported that Delta Bus Lines would like to lease space at the new Regional Transit Facility and the facility was featured in a national publication. Mr. Carby and Mrs. Bartley will discuss specifics with Delta Bus Lines and bring that to the BOA. A meeting will be held on January 22nd in Woodville for a regional dialogue.

Mrs. Bartley provided background on a program for the sight impaired which has been housed in the Senior Citizens Center. She also read a thank you letter from the employees of LCI Industries who have been employed by the partnership:

In 1991 the late Francis Trosclair, former director of the senior center and later city clerk, Susan Hudson community leader, and Johnny Grainger CEO of Royal Maid, employment for the blind started a partnership that allowed sight impaired individuals from this region to be gainfully employed in this community. The basement of the senior center served as the workplace site for the last 23 years. Three days before Christmas the employees of LCI Industries were notified by letter from the parent company LCI Industries of Durham, North Carolina, that the site would be closed effective January 2, 2014.

*On behalf of Anna Fountain, Supervisor, the current employees; Laura Harris, Shawanda Washington, Donald Briggs, Ray Clark, Wilson Clark, Jr., Steven Thomas, Tyrone Dent, and recent retirees *Melvin Witherspoon, * Sandra Huber, *Judy Day, *Jeremy Bradley, * Audrey Knight , I have been asked to extend thanks to the Mayor and Board of Aldermen of the City of Natchez, the Executive Director (Mrs. Sabrina Bartley), and staff of the Natchez Senior Center, Natchez Transit System, Natchez Senior Swim Program and the Retired Senior Volunteer program for their unwavering support of the sight impaired community through the opportunity for us to be gainfully employed citizens of this community and by providing us a place to work, transportation to work, church, shopping, inclusion in community activities, and enhancing our lives. We will forever be grateful.*

Although the group had been successful in getting the site to remain open in the past, this time they weren't given advance notice. Employees were told that they could transfer to a job in Hazelhurst if and when a position comes open—Mrs. Bartley had offered the Natchez employees transportation to the Hazelhurst facility if a position opens. Alderwoman Arceneaux-Mathis asked if there are any other companies that can be approached and she asked that Mayor Brown and James Johnston look to see if any grant funds are available to keep the program going. Mayor Brown asked Mr. Johnston to contact the local Lions Club and see what funds might be available.

Curtis Norton, Traffic Department

Mr. Norton presented his monthly report and advised that \$5,820.00 had been spent to repair street lights which were out.

The speed study for Old Washington Road has been completed and forwarded to Engineering and the first hit and run of an MDOT light pole had occurred since the poles have been insured. He asked that the minutes to be corrected to show that Garrett Rayburn was the person that donated the man lift for decoration of the Christmas tree.

Justin Dollar, Public Works

Public Works has removed and stored the Christmas decorations. Demolition work at the Depot has started and PW has been working on a failed drainage structure on Prentiss Highway.

Alderman Gray asked Mr. Dollar to look at a cut which was made to the curb at 25-27 Woodlawn where a hole now exists. Mr. Dollar said a NWW cut—he will look at it.

Alderman Gray reported that water is running under a tree at 17 North Circle which is in Alderman Dillard's neighborhood.

Alderman Fortenbery and the BOA thanked PW for their hard work.

Alderman Fields asked Mr. Dollar to check on limbs and drainage issues on Pintard. Also, he asked Mr. Dollar to look at street cuts at 711 MLK (?). Mr. Dollar said that he'll look at the cost to overlay.

Alderman Dillard asked Mr. Dollar to check into the price to cut out reflecting of the roadway on Melrose. Mr. Dollar said it cost \$17,000.00 for the reflecting cutting on Lower Woodville. Alderman Dillard asked that the BOA approve setting aside \$20,000.00 out of capital improvements. Alderwoman Arceneaux-Mathis asked Alderman Dillard if he would allow the BOA time to see about placing his proposed work in the street inventory. David Gardner advised that Melrose is a FAU but can still be repaired. Mayor Brown said that FAU funds were relocated into the colonnades project.

Oliver Stewart, Fire Department

Chief Stewart's December report listed 43 calls with 29 inside the city and 14 outside. The volunteers didn't provide assistance. Mayor Brown invited everyone to look at the rescue van which is housed at the Wood Avenue fire station.

David Gardner, Engineering Department

A motion was made by Alderman Fields, with a second by Alderman Dillard, to allow Mr. Gardner permission to advertise for annual bids for miscellaneous supplies and services. The motion carried unanimously.

A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Dillard, for approval of Change Order #2 in the amount of \$24,315.18 for the 592 Project Phase II-C. The motion carried unanimously.

Mr. Gardner advised that he'd contacted the complainant about a water break in Montebello. He stated that difficult for NWW to work on lines as they run along the back of properties which originally had lines in the ROWs but now under garages and fences.

James Johnston, Planning Department

A motion was made by Alderman Dillard, with a second by Alderman Fortenbery, for Mr. Johnston: to apply for 2014 TAP monies to undertake the proposed Phase II rehabilitation of the historic depot; to provide local matching funds not to exceed \$62,500.00 or 20% of total project cost; and a motion and second that that no known or foreseeable legal impediments exist that would prohibit the completion of the rehabilitation of the depot and that the project complies with applicable codes, standards, and/or regulations required for completion. Upon discussion the estimated project budget is \$312,500.00. The local match was included in the city's FY 2014 budget (request made to the City Clerk on August 6, 2013).

The motion carried unanimously.

PUBLIC OFFICIALS

Alderman Gray expressed his concern that the street condition of Daisy Street is getting worse-Tony Moon reported that the project is under design and should be advertised in the next three or four months. Alderman Gray asked for an update on the EWP projects—Mr. Moon said that Engineering will stay in touch with NRCS.

Alderman Gray said that he'd spoken with Chandler Russ to see if the BOS and BOA can provide a joint legislative agenda to legislators when they come to Natchez next year for the legislative breakfast. Alderwoman Arceneaux-Mathis advised that the BOA needs to come up with an agenda and she reminded Mayor Brown that she'd asked that the legislators be invited to come to Natchez in February

or March. A discussion was held about possible legislation whereby tax credits for low income housing would be taxed for ad valorem taxes.

Alderman Gray stated to the public that Margaret Martin gym had not been sold and the basketball program will continue as usual. He expressed his concern over the number of homeless in the area. Alderwoman Carter Smith and Mayor Brown responded. Alderman Gray expressed condolences to the family of John Bates and to Mr. Coleman for the death of two relatives.

Alderman Carter Smith recognized Mike Walker of AT & T who was in attendance. Mr. Walker advised that the main issue is the definition of what gross revenue. The two parties have agreed to 5% which is the maximum under the law and .5% for PEG (public education and government network) if they carry on their network. Mr. Carby said the issues are that AT & T take the position that they're not a cable company and therefore not subject to franchise fees. Mr. Carby said that the concern is if AT&T is considered a cable franchise in the future, then AT&T will be getting a better deal with the city than CableOne. In the contract with CableOne, there is a clause if another provider comes in and it given a better deal, Natchez will have to provide same terms to CableOne. AT&T offered to pay the City should it be sued and it's in the indemnification contract. Mr. Carby said that there are revenues items which are in question—at 5% the City will get a cut of the gross revenues but a few items are not considered in gross revenues such as uncollectable fees, late payments fees, maintenance charges, amounts billed to receive taxes and fees. Alderwoman Carter Smith asked Mr. Walker what the revenues might be estimated to be—Mr. Walker said that he can't provide in a public forum as proprietary numbers but he will provide to Alderwoman Carter Smith and Mr. Carby. Alderwoman Carter Smith said that Natchez cannot get the maximum revenues at this time. Mr. Walker said that he will return at a later meeting.

Alderman Carter Smith reported that Waste Pro had completed its house count and the discrepancy in what the city is owed for the franchise fee and what the City owes WP under the new contract will be finalized.

Alderman Fields encouraged everyone to participate in the Martin Luther King Jr. events especially the upcoming youth luncheon. He thanked the community for supporting the Williams family and asked that help now be provided by cash donations or gift cards. He would like for a conversation to be held whereby the legislators provide full funding to MAEP.

Alderman Fortenbery advised that the registration is going on now for youth basketball and thanked the sponsors. He's received calls for those over Dixie Youth and the baseball fields will need some maintenance.

Alderman Dillard said that Public Properties year to date is \$394,850.00. He will meet with the City Clerk to get his questions answered about the dockets, budgets and reporting.

Fund 300, Capital Improvements, when he looked at the monthly report he didn't see the \$288,000.00. He saw \$175,182.00 transferred out and it would help to know where it was transferred and just not "other."

The Casino Annual Lease fund shows \$00.00 but he knew that the City had been paid.

CITY CLERK

A motion was made by Alderman Fortenbery, with a second by Alderwoman Arceneaux-Mathis, to approve mini-docket #252-857. Upon discussion, Alderman Dillard asked if docket #1300-1526 is what Mr. Holloway was requesting—the City Clerk replied yes. Alderman Dillard said on page 6, \$85,444.42.00 to Gillon—he asked why they were being paid so late. Mr. Holloway replied that Gillon asked to be paid after the first of the year but it would be debited against last year. **The motion carried with all voting aye except Alderman Dillard who voted nay.**

A motion was made Alderman Fields, with a second by Alderwoman Arceneaux-Mathis, to adopt a resolution to borrow \$20,610.00 for a van for Traffic and \$18,851.00 for an F-250 truck for Traffic from Britton and Koontz Bank at 2.75% for 60 months. Both items were in Traffic's approved budget.

A motion was made by Alderman Fields to adopt a resolution to borrow \$57,682.00 from UMB for the purchase of a John Deere 50 Excavator for Public Works with a term of 60 months at 2.85%, with a second by Alderman Dillard. There is a three year buy back clause. The motion carried unanimously.

A motion was made by Alderman Fortenbery, with a second by Alderman Fields, for the liability and property insurance to go through First Funding in the amount of \$ 276,919.76 for cash flow purposes. The motion carried unanimously.

A motion was made by Alderman Fortenbery, second by Alderwoman Arceneaux-Mathis, to approve docket #1300-1526. The motion carried with all voting aye except Alderman Dillard who voted nay.

CITY ATTORNEY

Mr. Carby advised that Concordia Metals would like to purchase the rail cars at the Depot. As the rail cars are personal property with a value of less than \$1,000.00, the BOA can negotiate a private sale and sell.

A motion was made by Alderman Dillard, with a second by Alderman Fortenbery, that the BOA finds the value of the rail cars at the Depot of a value of less than \$1,000.00 and agree to a private sale. The motion carried unanimously.

Mr. Carby received clarification from the BOA on how they would like to receive an explanation of the AT&T contract. Highlights of contracts in the past were explained in finance and if necessary, handled in executive session, per Alderwoman Arceneaux-Mathis. Mr. Carby said that he'll do this going forward.

Mayor Brown responded to a question from Alderman Gray that the CEDA Resolution has been forwarded to MML per their request.

MAYOR'S REPORT

Mayor Brown advised that the state had recently sent a list of the properties that it has in Natchez. He asked for the BOA's support in seeing what properties the City can obtain title to. It is hoped that these properties can be sold to the adjacent landowner or, perhaps, used for scattered site housing. Aldermen Dillard and Fortenbery agreed a good idea to try to place back on the tax rolls as the City is already maintaining most of these properties.

A motion was made by Alderwoman Arceneaux-Mathis, with a second by Alderman Dillard, for the Mayor to pursue obtaining title to as many state-owned properties as are available on a list which was recently sent so that those properties may be placed back on the tax rolls. The motion carried unanimously.

Mayor Brown gave the privilege license report for December. \$10,201.21 in revenues were generated with \$2,000.00 of that being late fees. He commended Diane Holland, with the help of George Rutherford, for her hard work.

Mayor Brown advised that he'd med with the Cemetery Association—there is still some opposition on the Cemetery Board for prison labor to be used. Bids for cutting the cemetery were \$250,000.00-\$280,000.00 per year to cut which is not feasible. A process is being worked out whereby notices will be posted at the cemetery gates to advise where the prison labor will be working on a given day. Mayor Brown asked the Cemetery Board to take a vote.

He advised that he'd be in Washington DC next week and has appointments to meet with the White House Intergovernmental Affairs office as well as various legislators and federal departments. He will be asking for assistance with the Tricentennial.

Due to lack of a quorum at the upcoming January 28th meeting, the next meeting will be held on February 4th at 6:00 p.m. The normal schedule will then resume with the February 11th meeting.

Alderwoman Arceneaux-Mathis asked that each church look at members that can join the Madrigal Singers and contact the Mayor's office.

Mayor Brown reported that one documentary is being filed the third week in March and there are rumors that there may be one or two major films made this year in Natchez.

In closing, Mayor Brown reminded the audience of the upcoming celebration of Martin Luther King Jr. Day and Robert E. Lee Day.

ADJOURNMENT

A motion was made by Alderman Fields and seconded by Alderman Gray to adjourn the meeting of January 14, 2014. The motion carried unanimously.

Larry L. "Butch" Brown, Mayor

ATTEST:

Donnie Holloway, City Clerk