



**Tuesday, June 18, 2024
5:00 PM**

**City Council
Tuesday Meeting Agenda**

**Council Chambers
200 Forrest Street**

Call to Order

Call to Prayer and Pledge of Allegiance

Presentation Agenda

Agenda Adjustments - Add Policy Item #18 at the request of the Administration as follows:

- 18. 2024-261** Adopt an Ordinance approving and granting a non-exclusive Franchise Agreement to Uniti Fiber Gulf Co LLC for the construction and operation of telecommunications facilities in Hattiesburg, MS.

POLICY AGENDA

- 1. 2024-234** Approve the minutes for the June 3 & 4, 2024 meetings of the City Council.
- 2. 2024-171** Adopt an Ordinance amending a comprehensive zoning district map to change a property located at 3000 and 3016 W 7th Street from R-3 to I-2 as requested by Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative. Planning Commission recommended approval on June 5th, 2024.
- 3. 2024-175** Adopt an Ordinance amending a comprehensive zoning district map to change a property located at 111 Pinehills Drive from A-2 (Agricultural Residential) to R-1A (Single-family residential) as requested by Jacob Shemper, owner. Planning Commission recommended denial on June 5th, 2024.
- 4. 2024-177** Adopt an Ordinance amending a comprehensive zoning district map to change properties located on South Street and 4th Street from R-1C (Single-family residential) to B-2 (Neighborhood Business) as requested by Hattiesburg Public School District, owner, and Hunter Andrews, engineer. Planning Commission recommended approval on June 5th, 2024.
- 5. 2024-173** Adopt an Ordinance amending a comprehensive zoning district map to change a property located at 102 South Street from R-1C (Single-Family Residential) to R-3 (Multi-family residential, as requested by Clifford Lockhart, representative, and

Matthew H. Bailey, owner, and Jackie. D. Baily, owner. Planning Commission recommended denial on June 5th, 2024.

6. **2024-172** Approve a preliminary plat for a major subdivision requested by Richard Hiatt, owner, for a property located on North 30th Avenue, and North 31st Avenue.
7. **2024-174** - Deleted -
8. **2024-200** Approve a zoning buffer variance requested by Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, from the minimum required zoning buffer of 60 ft for an I-1 zoned property adjacent to a residential zoned property to 10 ft. The Board of Adjustment recommended approval on June 5th, 2024.
9. **2024-219** Approve a fence height variance as requested by Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, to vary from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence.
10. **2024-202** Approve a sidewalk requirement variance as requested by Hastings Puckett, owner, to vary from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk. The Board of Adjustment recommended approval on June 5th, 2024.
11. **2024-231** Adopt the June 18th, 2024 Amendments to the budget for the City of Hattiesburg for fiscal year ending September 30, 2024 and adopt Resolution authorizing publication of amendments for funds in excess of 10% of the originally appropriated fund balance.
12. **2024-238** Adopt a Resolution naming the Hattiesburg Arts Center in honor of Rebekah Stark Johnson.
13. **2024-232** Adopt a Resolution declaring property identified as Forrest County Parcel PPIN 17845 necessary for public use as part of the FEMA Hazard Mitigation Grant Program (HMGP) Project DR-4429-0014-R, establishing just compensation and authorizing the Mayor to make a fair market value offer to Robert Decker and any and all interest holders in said property and to acquire the rights to the property from all interest holders and authorize issuance of a manual check to include any and all associated closing costs.
14. **2024-235** Approve Supplemental Agreement No. 2 with R & J Construction, Inc. for the Country Club Road Reconstruction project to account for quantity overruns and adjust the final contract amount to \$2,195,317.29; Authorize the Mayor to execute in duplicate.

15. **2024-236** Approve proposed Mississippi Development Authority Economic Development Highway Construction Program for the City of Hattiesburg Project No. DECD-0018(36)BO known as the Midtown Streetscapes Project and authorize the Mayor and Council Members to sign it in duplicate.

16. **2024-233** Approve purchase of a portion of property located at PPIN 16256, Parcel # 2-028P-08-087.00 and establish just compensation and authorize the Mayor to make a fair market offer in the amount of \$15,000.00 to James Erret, Jr. and any and all interest holders in said property and to acquire rights to the property from all holders and authorize issuance of manual check to include any and all associated closing costs.

17. **2024-229** Approve advertising sponsorship for the 2024 Star Spangled Celebration on the River, July 3, 2024, in accordance with Mississippi 17-3-1, in the amount of \$9500.00, and authorize issuance of manual check for the same.

ROUTINE AGENDA

1. **2024-230** Acknowledge the setting of a public comment period by the Hattiesburg-Petal-Forrest-Lamar MPO for the proposed amendment to the FY 2023-2026 Transportation Improvement Plan (TIP).

2. **2024-228** Approve the sale of grave spaces per attached Memo's, Receipts, and Deeds.

3. **2024-237** Approve claims docket for the period ending June 14, 2024.

4. **2024-239** Approve Specifications and Authorize publication of Advertisement for two (2) or more Chasis Mounted 24 Yard Automated Side Loading Refuse Collection Garbage Truck(s).

In Memoriam:

- Mrs. Jacqueline Hitson Weeks
- Mr. Milton Dudley Dearman
- Mrs. Martha Webb Nicholson
- Ms. Harriet Barney Johnson
- Mrs. Nell Lee
- Mr. Marcus Leon Daniels, Jr.
- Mrs. Barbara Phillips
- Mrs. Gracie M. Chestnut-Hinton

Meeting Adjourn



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Randy Pope
cc: Ann Jones, Chief Administrative Officer
Date: Tuesday, June 18, 2024
Re: Adopt an Ordinance approving and granting a non-exclusive Franchise Agreement to Uniti Fiber Gulf Co LLC for the construction and operation of telecommunications facilities in Hattiesburg, MS.
File Number: 2024-261
Minute Book #

Summary

AN ORDINANCE OF THE CITY OF HATTIESBURG, MISSISSIPPI GRANTING A NONEXCLUSIVE FRANCHISE TO UNITI FIBER GULFCO LLC TO LAY, CONSTRUCT, MAINTAIN, REPLACE, REPAIR, AND OPERATE FIBER OPTIC CABLE AND APPURTENANT TELECOMMUNICATIONS FACILITIES IN, UNDER, OVER, AND ACROSS AND ALONG ALL STREETS, AVENUES, ALLEYS HIGHWAYS, ROADS, BRIDGES, VIADUCTS AND PUBLIC PLACES IN THE CITY OF HATTIESBURG, MISSISSIPPI.

Recommendation Statement

I recommend adoption of the Ordinance approving and granting a Franchise Agreement with Uniti Fiber Gulf Co LLC.

Please place this on the June 18, 2024 City Council meeting for consideration.

AN ORDINANCE OF THE CITY OF HATTIESBURG, MISSISSIPPI GRANTING A NON-EXCLUSIVE FRANCHISE TO UNITI FIBER GULFCO LLC TO LAY, CONSTRUCT, MAINTAIN, REPLACE, REPAIR, AND OPERATE FIBER OPTIC CABLE AND APPURTENANT TELECOMMUNICATIONS FACILITIES IN, UNDER, OVER, AND ACROSS AND ALONG ALL STREETS, AVENUES, ALLEYS HIGHWAYS, ROADS, BRIDGES, VIADUCTS AND PUBLIC PLACES IN THE CITY OF HATTIESBURG, MISSISSIPPI.

WHEREAS, UNITI FIBER GULFCO LLC, is a Delaware limited liability company which is registered to do business in Mississippi, is organized, among other things, for the purpose of constructing telephone lines and furnishing intrastate telecommunications services in the State of Mississippi, and which has obtained a certificate of public convenience and necessity to provide such telecommunications services in Mississippi from the Mississippi Public Service Commission; and

WHEREAS, UNITI FIBER GULFCO LLC is an affiliate of Uniti Fiber, LLC and does business under the trade names “Uniti,” “Uniti Fiber,” and variations thereof; and

WHEREAS, UNITI FIBER GULFCO LLC owns, operates, and maintains telecommunications facilities throughout the State of Mississippi as authorized by the Mississippi Public Service Commission, a portion of which such facilities are now or will be located within the city limits of Hattiesburg, Mississippi; and

WHEREAS, Section 77-9-711 of the Mississippi Code of 1972, as amended, grants companies such as UNITI FIBER GULFCO LLC the authority to construct telecommunications facilities along and across public highways and streets, but not in a manner so as to be dangerous to persons or property or to unreasonably interfere with the common use of such highways and streets; and

WHEREAS, Section 77-9-713 of the Mississippi Code of 1972, as amended, authorizes the City of Hattiesburg, Mississippi the authority to regulate the manner in which such facilities shall be constructed and maintained along and within the rights-of-way of the municipality's streets; and

WHEREAS, the City of Hattiesburg, Mississippi does hereby find and adjudicate that the incorporated proposal of **UNITI FIBER GULFCO LLC** for the operation of a telecommunications facility in Hattiesburg, Mississippi is in the best interest of the citizens of the City of Hattiesburg, Mississippi and that the following Franchise Agreement is reasonable and in the best interests of the City of Hattiesburg, Mississippi. The City of Hattiesburg, Mississippi is authorized under the provisions of Sections 21-27-1, 21-13-3, and 77-9-713 of the Mississippi Code of 1972, as amended, to grant the franchise and the ordinance should be adopted.

THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF HATTIESBURG, MISSISSIPPI AS FOLLOWS:

**TELECOMMUNICATIONS FRANCHISE AGREEMENT BETWEEN THE
CITY OF HATTIESBURG, MISSISSIPPI AND UNITI FIBER GULFCO LLC**

The City of Hattiesburg, Mississippi, a Mississippi municipal corporation (“City”), and UNITI FIBER GULFCO LLC, a Delaware limited liability company (“the Company”), enter into this Telecommunications Franchise Agreement (“Agreement”) as of the _____ day of _____, 2024 (the “Effective Date”). City and Company are sometimes collectively referred to herein as the “Parties” and individually as a “Party”.

UNDERSTANDING

A. The Company has applied for a franchise from the City for the purposes of laying, constructing, maintaining, replacing, repairing, and operating a telecommunications system which may be used to provide telecommunications services, video services, and/or other services to customers located in the City as determined by the Company.

B. The Company has provided the Mayor and City Council with a franchise proposal, which the City, its representatives, and Company have discussed and adjusted in accordance with the needs and interests of the City and its citizens, taking into account the costs.

C. The City Council, after evaluating the Company's proposal in the form of this Agreement, and after hearing the comments of interested parties, has determined that the Company has the financial, legal and technical ability to fulfill the obligations under this Agreement. The City has further determined that it will serve the public interest to grant the Company a franchise on the terms and conditions of this Agreement. Based on the above understanding, the Parties enter into this Agreement.

AGREEMENT

This agreement is entered into on this the _____ day of _____, 2024 by and between the CITY of HATTIESBURG, MISSISSIPPI, (hereinafter referred to as the "City"), and UNITI FIBER GULFCO LLC, (hereinafter referred to as the "Company"), an affiliate of Uniti Fiber, LLC and does business under the trade names "Uniti," "Uniti Fiber," and variations thereof.

WITNESSETH:

FOR AND IN CONSIDERATION OF the mutual covenants and promises contained herein, the City and the Company do hereby mutually covenant and agree as follows:

Section 1. Defined Terms. For purposes of this Agreement, the following terms, words, and phrases shall have the meanings set forth below. When not inconsistent with the context, words used in the singular number shall include the plural number, and words in the plural number shall include the singular.

- 1.1 "City" means the City of Hattiesburg, Mississippi.
- 1.2 "Governing Body" or "City Council" means the City Council of the City of Hattiesburg, Mississippi.
- 1.3 "Gross Revenues" means any revenue derived by the Company from the operation of the Telecommunications System to provide Telecommunications Services and Video Services to subscribers within the City's municipal limits, adjusted for non-payment. Gross Revenues shall include (i) Video Services fees for any of the Company's Video Services or Video Services Tiers, including those Video Services included in a bundle of services; and (ii) Telecommunications Services fees for the Company's calling plan offering. Gross Revenues shall also include (i) recurring charges for Telecommunications Services, and Video Services, including late fees; (ii) event-based charges for Video Services, including pay-per-view and video-on-demand charges; (iii) monthly recurring charges for the rental of Telecommunications Services, and Video Services equipment and Telecommunications Services, and Video Services accessories; (iv) customer service charges related to the provision of Video Services, including activation, home installation, and repair; (v) advertising revenue; and (vi) administrative charges related to the provision of Video Services, including service order and service termination charges. Gross Revenues shall not include (a) any taxes on services furnished by the Company or franchise fees imposed by any municipality, state, or other governmental unit and collected by the Company for such governmental unit; (b) amounts passed back to the subscribers through retail discounts, refunds, rebates or other promotions; (c) non-collectible amounts due Franchisee or its customers after commercially reasonable efforts are made to collect; (d) non-operating revenues such as interest income or gain from the sale of an asset; (e) site acquisition, construction management or supervision fees related to or incurred in support of the installation of the facilities, unless such fees are charged to the customer; (f) contributions of capital by any third party to reimburse Franchisee in whole or in part for the installation of the facilities; and/or (g) any payments, reimbursements or pass-through from the third party to Franchisee (1) for utility charges, taxes and other pass-through expenses, or (2) in connection with maintenance work performed or equipment installed by Franchisee or its contractors or agents.

- 1.4 “Internet Protocol-Enabled Services” means any service, capability, functionality or application provided using Internet protocol, or any successor protocol, that enables an end user to send or receive a communication in Internet protocol format, or any successor format, regardless of whether the communications is voice, data or video.
- 1.5 “Person” means any natural or corporate person, business association or other business entity including, but not limited to, a partnership, sole proprietorship, political subdivision, public or private agency of any kind, utility, successor or assign of any of the foregoing, or any other legal entity.
- 1.6 “Rights-of-way” means the surface and space above and below any public street, boulevard, road, highway, freeway, lane, alley, sidewalk, parkway, driveway, public ways, or other public rights of way, including, public utility easements, dedicated utility strips or rights of way dedicated for compatible uses held by the City or located within the City.
- 1.7 “System” shall mean a system of conduit, pipes, cables, transmission lines, meters, equipment, and all other facilities associated with the operation of a fiber-optic transmission line by the Company in accordance with the terms and conditions contained in this Agreement.
- 1.8 “Telecommunications” means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
- 1.9 “Telecommunications Service” means the offering of telecommunications for a fee directly to the public, or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.
- 1.10 “Video Services” means video programming services without regard to delivery technology, including Internet protocol technology (“Internet Protocol television or IPTV”) and video programming provided as a part of a service that enables users to access content, information, email or other services offered over the public Internet. The term “video programming” means any programming generally considered comparable to programming provided by a television broadcast station or others.

Section 2. Grant of Authority. The City hereby grants to the Company the non-exclusive and limited authority to construct, install, and maintain fiber-optic transmission lines in and along the Rights-of-way in the City which may include a Small Cell System and/or DAS serving one or more wireless service providers for use by individual end-user customers of the Company or for use by another public utility authorized by the Public Service Commission of the State of Mississippi to operate as a public utility in the City. The purpose of the installation of the System is to operate fiber-optic transmission lines within the corporate limits of the City, which may include a Small Cell System and/or DAS. The DAS System may include individual nodes, each of which shall be identified by number and each of which shall consist of space on a decorative street sign, pole, street sign, or other pole approved by the City, mounted thereon, together with all necessary equipment. The City will not grant a franchise to another company providing services similar to that provided by Company or amend the franchises existing on the date hereof, if such franchise or amendment contains material terms that, when taken in their entirety, are more favorable or less burdensome than the material terms set forth in this Agreement.

Section 3. Compensation.

- 3.1 The Company shall pay the City all permitting fees required by the City, which are fees intended to offset the administrative cost of processing to completion the work proposed to be performed by the Company in the City.
 - A. In addition, the Company shall pay the City a franchise fee equal to five percent (5%) of the Gross Revenues from sales of local Telecommunications Services to

subscribers located within the City limits. Additionally, if and when the Company provides Video Services to residents of the City, the Company shall pay to the City a franchise fee equal to five percent (5%) of the Gross Revenues from sales of Video Services to subscribers within the City (collectively, the "Franchise Fees"). Such payments shall be made quarterly during each calendar year, within fifteen (15) days of the close of each quarter. An annual financial statement shall be furnished to the City by the Company on or before April 1st of each year, or at any time upon request of the City after thirty (30) days written notice, such report to show Gross Revenues received by the Company from its operations within the City for the previous year. HOWEVER, at any time, upon request by the City and after sixty (60) days written notice, an annual certified audit report shall be furnished to the City by the Company, showing Gross Revenues received by the Company from its operations within the City for the previous year. In addition, at any time, upon request by the City and upon reasonable notice to the Company, the Company shall provide a report certified by the Company as being true and accurate showing year- to-date (from the last audited report provided to the date of receipt of the notice) Gross Revenues received by the Company from its operations within the City; in addition, the City shall have the right to inspect, examine, or audit during normal business hours and upon reasonable notice to the Company under the circumstances, all documents and records that pertain to the Company's direct obligations under this Agreement.

- B. Acceptance of any fee payment shall not be deemed a waiver or release of any claims the City may have for additional sums, nor construed as an accord or agreement that the amount paid is correct.

Section 4. Duration and Term. The franchise granted hereunder shall be for an initial term of ten (10) years (the "Initial Term") commencing on the effective date of the Ordinance approving or ratifying this Agreement, unless otherwise lawfully renewed, revoked, or terminated as herein provided. Upon the expiration of the Initial Term, the Company or the City shall have the option to renew this Agreement for one additional term of ten (10) years, subject to the terms and conditions contained herein, by giving written notice, sixty (60) days before the expiration of the Initial Term, to the other party of that party's intent to renew this Agreement for the additional term.

Section 5. Grant of Non-Exclusive Authority. The right to use and occupy the Rights-of-way for the purposes herein set forth shall not be exclusive, and the City reserves the right to grant the use of said Rights-of-way to any person at any time and for any lawful purpose. This Agreement shall not be construed to create any rights beyond the terms, conditions, and periods set forth in this Agreement, except as provided herein. The City does not warrant any of the rights granted by this Agreement. The Company acknowledges that the primary municipal purpose of the public roads subject to the Agreement is for the City to provide safe means of transportation for public vehicular and pedestrian traffic and to accommodate the City's own public utility lines.

Section 6. Reservation of Regulatory and Police Powers. The City, by the granting of this franchise and approving this Agreement, does not surrender or to any extent lose, waive, impair, or lessen the lawful powers and rights which are now, or which may be hereafter, vested in the City under the Constitution and the statutes of the State of Mississippi, to regulate the use of its Rights-of-way by the Company or any person or to charge reasonable compensation for such use, and the Company, by its acceptance of this franchise and Agreement, agrees that all lawful powers and rights, regulatory power, police power or otherwise, that may be from time to time vested in or reserved to the City, shall be in full force and effect and subject to the exercise thereof by the City at any time. The Company is deemed to acknowledge that its rights are subject to the regulatory and police powers of the City to adopt and enforce ordinances necessary for the safety and welfare of the public and agrees to comply with all applicable laws and ordinances enacted by the City pursuant to such powers.

Any conflict between the provisions of this Agreement and any other present or future lawful exercise of the City's police powers shall be resolved in favor of the latter.

Section 7. Standards of Service.

- 7.1. Conditions of Street Occupancy. All portions of the System and all associated equipment installed or erected by the Company pursuant to this Agreement shall be located so as to cause minimum interference with the proper use of the Rights-of-way and with the rights and reasonable convenience of property owners who own property that adjoins any of such Rights-of-way, and only according to plans and specification approved by the City prior to construction pursuant to Section 10 of this Agreement.
- 7.2. Restoration of Rights-of-way and City Utilities. If during the course of the Company's construction, operation, or maintenance of the System there occurs a disturbance of any Rights-of-way by the Company or the City's drainage, water or sewer lines, it shall, at its expense, replace and restore such Rights-of-way and drainage, water or sewer lines to a condition comparable to the condition of the Rights-of-way existing immediately prior to such disturbance to the satisfaction of the City. The work to be done under this Agreement, and the restoration of Rights-of-way as required herein, must be completed within the dates specified in any permits authorizing the work. The Company shall perform the work according to the standards and with the materials specified or approved by the City's Director of Transportation and Engineering or his/her designee. The City may, in its sole and absolute discretion, perform any repair work to its water and sewer system caused by the Company, and the Company agrees to pay the reasonable amount invoiced it by the City for that work.
- 7.3. Relocation at Request of the City. Upon its receipt of reasonable notice, not to be less than forty-five (45) days, except where emergency conditions require shorter notice, the Company shall, at its own expense, protect, support, temporarily disconnect, relocate in the rights-of-way, or remove from the Rights-of-way, any property of the Company when lawfully required by the City by reason of traffic conditions, public safety, street abandonment, freeway and street construction, change or establishment of street grade, installation of sewers, drains, gas or water pipes, electrical or telecommunications lines, when such installation or construction is being done directly by or for the City. Should the Company refuse or fail to remove its equipment or plant as provided for herein within forty-five (45) days after written notification, the City shall have the right to do such work or cause it to be done, and the reasonable cost thereof shall be chargeable to the Company.
- 7.4. Trimming of Trees and Shrubbery. The Company may only perform trimming, cutting, or removal of trees or shrubbery in the City's right of way after obtaining a permit from the City's Arborist to do so after giving that official ten (10) days written notice of its request to perform such work. Any work so performed shall be limited to the work specified in the Company's permit application. The Company shall reasonably compensate the City for any damages, in such amounts as determined by the City, caused by trimming, cutting, or removing trees or shrubbery, or shall, at its own expense, replace all trees or shrubs damaged as a result of any construction, installation, repair or maintenance of the System undertaken by the Company to the satisfaction of the City.
- 7.5. Safety and Permit Requirements. Construction, installation, repair and maintenance of the System shall be performed in an orderly and workmanlike manner. All such work shall be performed in substantial compliance with applicable federal, state, and local laws, rules, and regulations, including all permit requirements and ordinances adopted by the City which are now in effect or are hereafter adopted. The System or parts thereof shall not unreasonably endanger or interfere with the safety of persons or property in the area. The Company agrees to abide by the terms and conditions of Mississippi's One Call statute (Miss. Code Annotated Sections 77-13-1 through 77-13-21, as now in force or as hereinafter amended).
- 7.6. Minimum Standards. All of the construction by the Company shall conform, at a minimum, to the minimum standards of the Codes of the City in force and effect at the time of such construction. In the event there is a conflict between the standards adopted by the Company and any applicable federal, state, or local standards, including ordinances adopted by the City, the stricter standard shall apply.

7.7 Obstructions of Rights-of-Way. Except in the case of an emergency, or with the approval of the City's Director of Transportation and Engineering or his/her designee, no Rights-of-way obstruction or excavation may be performed when seasonally prohibited or when conditions are unreasonable for such work. Approval of the City's Director of Transportation and Engineering or his/her designee shall be obtained prior to any work causing any such obstructions or excavations, except in the event of an emergency; and in the event of an emergency the City's Director of Transportation and Engineering or his/her designee must be notified immediately of the work being performed. The Company shall not so obstruct the Rights-of-way so as to interfere with the natural, free, and clear passage of water through the gutters, drains, ditches, or other waterways. Upon making an opening in any public way, street, sidewalk, or road, as authorized by this Agreement for the purpose of laying, constructing, repairing, and/or maintaining its System, the Company shall, without unnecessary delay, replace and restore same to its former condition as nearly as possible and in full compliance with the provision of the City' street cut policy and other provision for the Code of Ordinances of the City and the laws of the State of Mississippi. The Company shall re-sod disturbed grassed areas and replace all excavated areas to their former condition in order to minimize the disruption, and to prevent erosion, of public property and the property of adjoining private landowners. The Company shall provide safe passageway for pedestrians and vehicles through, in and around the work site areas. Work shall be performed at such reasonable times as determined by the City so as not to impede regular business traffic nor to unreasonably affect adjoining property owners. The Company shall meet all City and State requirements for traffic control and notify the City at least forty-eight (48) hours, exclusive of Saturdays, Sundays, and municipal holidays, prior to the commencement of work or accessing of the City conduit, except in cases of emergency, whereby notice shall be provided to the City as soon as reasonably possible.

7.8 Safety Requirements.

- A. The Company shall at all times employ the degree of care as is commensurate with the practical operation of its business and shall install and maintain in use commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injuries, or nuisances to the public.
- B. The Company shall install and maintain the System in accordance with the requirements of all applicable federal, state, and municipal regulations, including but not limited to those of the FCC and the Corps of Engineers, as now in effect or hereinafter amended, and in such manner that its operations will not interfere with any installations of the City or of a public utility serving the City.
- C. All structures and all lines, equipment, and connections in, over, under and upon the Rights-of-way, wherever situated or located, shall at all times be kept and maintained in a safe and suitable condition and in good order and repair.
- D. The Company shall maintain a force of employees at all times sufficient to provide safe, adequate, and prompt service for the System.

7.9 Least Disruptive Technology. The Company is encouraged to perform construction and maintenance of the System in a manner resulting in the least amount of damage and disruption to the Rights-of-ways. The Company will be required to use trenchless technology for any portion of construction or maintenance projects which lie beneath the paved or improved portion of any roadway to which this Agreement applies, unless otherwise approved by the City's Director of Transportation and Engineering or his/her designee. The City's Director of Transportation and Engineering or his/her designee may require trenchless technology in other locations, where circumstances prevent or make open-cut methods impractical. The Company may use either the open-cut method or trenchless technology for

construction outside the paved or improved portion of any roadway to which this Agreement applies.

- 7.10 Vacation of Right of Way by City. If at any time during any term of this Agreement, the City shall lawfully elect to vacate, relocate, abandon, alter, reconstruct, or change the grade of any street, sidewalk, alley, or other public way, to include drainage and utility areas, the Company, upon reasonable notice by the City, shall remove, re-lay and relocate its poles, wires, cables, underground conduits, manholes, and other fixtures at its own expense. Should the Company refuse or fail to remove its equipment or plant as provided for herein within forty-five (45) days after written notification, the City shall have the right to do such work, or cause it to be done, and the full cost thereof shall be chargeable to the Company, or, in the alternative, to consider such failure by the Company to remove its equipment or plant as an abandonment of all ownership rights in said property. The Company shall furnish assistance, if reasonably requested by the City, to locate or to protect franchise wires, cables, and other facilities, as deemed necessary by the City in the maintenance and service of its streets, alleys, and public ways in an effort to provide services to the public.
- 7.11 Inspection Costs. The cost to the City of necessary inspection of work performed by the Company shall be paid for solely by the Company within sixty (60) days of presentation of a bill for such.

Section 8. Enforcement and Termination of Agreement.

- 8.1 Notice of Violation. In the event the Company has not complied with the terms of this Agreement, the City shall notify the Company in writing of the nature of the alleged noncompliance.
- 8.2 Right to Cure or Respond. The Company shall have 30 days from receipt of the notice described in Section 8.1: (a) to respond to the City by contesting the assertion of noncompliance; (b) to cure such default; or (c) in the event that, by the nature of default, such default cannot, for reasons beyond the control of the Company, be cured within the 30-day period, initiate reasonable steps to remedy such default and notify the City of the steps being taken and the projected date that they will be completed.
- 8.3 Enforcement. In the event the City determines that the Company is in default of any provision of this Agreement, in addition to any right or remedy the City may have at law or in equity, the City may pursue any or all of the following remedies:
- A. Seek specific performance of any provision which reasonably lends itself to such a remedy;
 - B. Make a claim against any surety or performance bond which may be required to be posted;
 - C. Restrain by injunction the default or reasonably anticipated default by the Company of any provision of this Agreement;
 - D. Seek any other available remedy permitted by law or in equity.
- 8.4 Impossibility of Performance. The Company shall not be held in default or noncompliance with the provisions of this Agreement, nor suffer any enforcement or penalty relating thereto, where such noncompliance or alleged defaults are caused by strikes, acts of God, pandemics, power outages or other events reasonably beyond its ability to control.
- 8.5 Removal of System after Termination. At the expiration of the term for which this Agreement is granted plus any extension thereof, or upon its termination or cancellation for any other

reason, the City shall have the right to require the Company to remove, at its own expense, all portions of its System from the City.

Section 9. Default. In addition to any other act or omission determined by the City to be a material breach, each of the following shall constitute a material default by the Company for which the City reserves the right, in addition to all other rights and remedies it may have at law or in equity, to terminate and cancel this Agreement and all rights and privileges of the Company hereunder:

- (1) Failure to make any payments to the City required to be made as set forth in this Agreement;
- (2) Failure to maintain a liability insurance policy that is not cured within thirty (30) days following written notice to the Company;
- (3) failure to provide or furnish any information required under this Agreement to the City that is not cured within ten (10) days following written notice to the Company;
- (4) Any breach or violation of any ordinance, rule or regulation or any applicable safety or construction requirements or regulations that present a threat to health or safety that has not been cured within thirty (30) days written notice;
- (5) The occurrence of any event relating to the financial status of the Company which may reasonably lead to the foreclosure or other judicial or non-judicial sale of all or any material part of the System or the assets of the Company;
- (6) The condemnation by a public authority, other than the City, or sale or dedication under threat or in lieu of condemnation, of all or substantially all of the facilities; or
- (7) If (a) the Company shall become and be adjudicated insolvent, shall petition or apply to any tribunal for, or consent to, the appointment of, or taking possession by, a receiver, custodian, liquidator or trustee or similar official pursuant to state or local laws, ordinances or regulations of any substantial part of its property or assets, including all or any part of the System; (b) a writ of attachment, execution, distraint, levy, possession or any similar process shall be issued by any tribunal against all or any material part of the Company's property or assets; (c) any creditor of the Company petitions or applies to any tribunal for the appointment of, or taking possession by, a trustee, receiver, custodian, liquidator or similar official for the Company or for any material parts of the property or assets of the Company under the law of any jurisdiction, whether now or hereafter in effect, and a final order, judgment or decree is entered appointing any such trustee, receiver, custodian, liquidator or similar official, or approving the petition in any such proceeding; or (d) any final order, judgment or decree is entered in any proceedings against the Company decreeing the voluntary or involuntary dissolution of the Company.

Section 10. Approval of Construction Plans. All plans and specifications for construction, excavation, or installation of any portion of the System shall be submitted to the City's Director of Transportation and Engineering or his/her designee for review and approval. Those plans and specifications shall include true and correct maps or plats of all proposed installations and the types of equipment and facilities, property identified and described by appropriate symbols and marks, and which shall include annotations of all public ways, streets, road, and conduits where the work is to be undertaken. Maps shall be drawn in a scale which shall allow proper review and interpretation and will be filed no less than ten (10) working days before any installation of said cable, equipment, of facilities. The Company shall only perform work pursuant to permits, including but not limited to "street-cut permits", from the City as required by this Agreement and all applicable city, state, and federal rules and regulations, and the work shall be performed in accordance with all applicable ordinances and codes and any subsequent ordinances or regulations that may be adopted by the City. Repair and replacement of the Rights-of-ways due to the Company's installation, removal, relocation, maintenance and repair of its System or facilities shall be accomplished to the satisfaction of the City. Within sixty (60) days of the completion of each segment of the Company's System, the Company shall supply the

City with a complete set of “as built” drawings for that segment. Further, after each replacement, relocation, reconstruction, or removal, the Company shall promptly notify the City of the exact changes made and shall provide a new set of “as built” drawings showing each modification to the City’s Director of Transportation and Engineering or his/her design within sixty (60) days thereof.

Section 11. Insurance; Bonds.

- 11.1 General Liability Insurance. Company shall maintain in full force and effect, at its own cost and expense, a comprehensive general liability insurance policy in the amount of \$1,000,000.00 for bodily injury and property damage per person and \$3,000,000.00 as to each occurrence, satisfactory to the City with one or more responsible insurance companies duly authorized to do business in the State of Mississippi. The City shall be named as an additional insured on the policy, and the Company shall provide the City with a certificate of insurance designating the City as an additional insured on each policy and extension or renewal thereof. An endorsement shall be included with the policy that states that the policy shall not be cancelled without giving thirty (30) days written notice of such cancellation to the City. In addition, the Company shall require its contractors and subcontractors to keep and maintain in connection with all construction, installation, and maintenance work to be performed within the City’s city limits general liability insurance coverage with one or more responsible insurance companies duly authorized to transact business in the State of Mississippi with insurance limits of not less than \$500,000.
- 11.2 Worker's Compensation Insurance. In addition, the Company and its contractors and subcontractors shall obtain worker's compensation coverage as required by the laws of the State of Mississippi with one or more responsible insurance companies duly authorized to do business in the State of Mississippi.
- 11.3 Comprehensive Automobile Liability Insurance. Company and its contractor’s subcontractors shall maintain in full force and effect, at its own cost and expense, a comprehensive automobile liability insurance policy in the amount of \$1,000,000.00 for bodily injury and property damage per person and \$3,000,000.00 as to each occurrence, satisfactory to the City with one or more responsible insurance companies duly authorized to do business in the State of Mississippi.
- 11.4 Intended Beneficiary. Insurers shall have no right of recovery against the City, it being the intention that the insurance policies shall protect the City, and the City shall be primarily covered for all losses covered by the policies. Companies issuing the insurance policies shall have no recourse against the City for payment of any premiums or assessment, being that all are negotiated at the sole risk of the Company.
- 11.5 Construction and Reclamation Bond. The entity which installs the Company's cable and related equipment into the public ways of the City shall obtain and maintain, at its sole cost and expense, throughout the construction or installation period, and shall file with the City Clerk, a Construction and Reclamation Bond with a bonding company authorized to business in the State of Mississippi, and found acceptable by the City, in the amount of One Hundred Thousand Dollars (\$100,000.00) in order to safeguard the City from damage done as a result of the installation of any portion or aspect of the Company's System. The Company shall provide certification of this Construction and Reclamation Bond to the City at least ten (10) days prior to the commencement of the installation of any portion or aspect of the System into the public ways of the City. The bond shall not expire until the construction and installation of the cable and related equipment is completed. The Construction and Reclamation Bond shall provide, but not be limited to, the following condition:

there shall be recoverable by the City, jointly and severally from the principal and the surety, any and all damages, losses or costs suffered by the City resulting from the construction or installation of cable and related equipment in the City.

The rights reserved to the City with respect to the Construction and Reclamation Bond are in addition to all other rights of the City, whether reserved by this Agreement or authorized by law, no action, proceeding, or exercise of a right with respect to such Construction and Reclamation Bond shall affect any other right the City may have.

- 11.6 Performance Bond. Within one (1) month of the effective date of this Agreement, the Company shall obtain and maintain, at its sole cost and expense, and file with the City Clerk, a Performance Bond with a bonding company authorized to do business in the State of Mississippi and found acceptable by the City, the approval of which shall not be unreasonably withheld, in the amount of Fifty Thousand Dollars (\$50,000.00), in order to secure the Company's performance of its obligations and faithful adherence to all requirements of this Agreement. The Performance Bond shall provide, but not be limited to, the following condition:

there shall be recoverable by the City, jointly and severally from the principal and the surety, any and all damages, losses or costs suffered by the City resulting from the failure of the Company to: (a) keep the System in good repair; or (b) remove its cables or related equipment from the public ways of the City, upon the City's request for their removal, either at the time of the expiration of the franchise, upon the Company's abandonment of said cable and related equipment, or for any other reason contemplated by this Agreement.

The Performance Bond shall also contain the following endorsement:

It is hereby understood and agreed that this instrument may not be cancelled nor any intention not to renew by exercised until sixty (60) days after receipt by the City by registered mail of written notice of said intent.

Section 12. Indemnity and Hold Harmless. The Company agrees to indemnify, defend, and hold harmless the City, its elected officers, employees, agents, and representatives, against all claims, costs, losses, expenses, demands, actions, or causes of action, including reasonable attorney's fees and other costs and expenses of litigation, which may be asserted against or incurred by the City or for which the City may be liable, which arise from the negligent or willful acts or omissions of the Company, its employees, agents, or subcontractors arising out of the construction, operation, maintenance, upgrade, repair, or removal of Facilities, or any other activity related to the Companies performance of its rights and obligations under this Agreement, except for those claims, costs, losses, expenses, demands, actions, or causes of action which arise solely from the negligence, willful misconduct, or other fault of the City. The City does not and shall not waive any rights against the Company which it may have by reason of this indemnification, or because of the acceptance by, or the Company's deposit with, the City of any of the insurance policies described in this Agreement. The indemnification by the Company shall apply to all damages, penalties and claims of any kind, regardless of whether any insurance policy shall have been determined to be applicable to any such damages or claims for damages.

Section 13. Disclaimer of Warranties. The City makes no representation or warranty regarding its rights to authorize the installation or operation of the System on any particular right- of-way, and the burden and responsibility for making such determination in advance of the installation shall be upon the Company. This Agreement shall not be construed to deprive the City of any rights or privileges which it now has, or may hereafter have, to regulate the use and control of its streets.

Section 14. Warranties and Representations. The Company hereby agrees, represents, and warrants that it is legally authorized to enter into this Agreement in accordance with all applicable laws, rules, and regulations. Furthermore, the Company further agrees, represents, and warrants that this Agreement is legal, valid, and binding, and that it is required to obtain authorization and consent from the City prior to the construction, installation, operation, or maintenance of the System.

Section 15. Other Obligations. Obtaining a franchise pursuant to this Agreement does not relieve the Company of its duty to obtain all other necessary permits, licenses, authority, and the payment of fees required by any other City, county, state or federal rules, laws or regulations, and the Company is responsible for all work done in the Rights-of-way pursuant to this Agreement, regardless of who performs the work.

Section 16. Payment of Costs. The Company shall be responsible for all costs associated with the installation, repair and maintenance of the System and all associated equipment including, but not limited to (1) the costs to repair the Rights-of-way due to the installation, repair, and maintenance of the System, and (2) the costs incurred in removing or relocating any portion of the System or facilities constructed when required by the City.

Section 17. Priority of Use. This Agreement does not establish any priority for the use of the Rights-of-way by the Company or any present or future franchisees or permit holders. In the event of any dispute as to the priority of use of the Rights- of-way, the first priority shall be to the public generally, the second priority to the City, the third priority to the State of Mississippi and its political subdivisions in the performance of their various functions, and thereafter, as between franchisees and other permit holders, as determined by the City in the exercise of its powers, including the police powers and other powers reserved to and conferred on it by the State of Mississippi.

Section 18. Notice. The Company shall provide the City with notices of all petitions, applications, communications and/or reports relating to matters affecting the Company's use of the City's public ways. Upon written request from the City, the Company shall prove the City with copies of all such documentation. Every notice or response required by this Agreement to be served upon the City or the Company shall be in writing and shall be deemed to have been duly given to the required party three (3) business days after having been posted in a properly sealed and correctly addressed envelope when hand delivered or sent by certified or registered mail, postage prepaid as follows:

The notices or responses to the City shall be addressed as follows:

City of Hattiesburg, Mississippi
Attention: Mayor and Chief Administrative Officer
200 Forrest Street
Hattiesburg, Mississippi 39401

WITH A COPY TO:

City Attorney, City of Hattiesburg
200 Forrest Street
Hattiesburg, Mississippi 39401

The notices or responses to the Company shall be addressed as follows:

Uniti Fiber GulfCo LLC/Uniti Fiber, LLC
Attention: Kelly A. McGriff, Vice President and Deputy General Counsel
107 St. Francis Street, Suite 1800
Mobile, AL 36602

The City and The Company may designate such other address or addresses from time to time by giving written notice to the other party as set forth in this section.

Section 19. Application. The terms and conditions contained in this Agreement shall apply to all areas within the corporate limits of the City and those areas annexed by the City after the passage and approval of this Agreement.

Section 20. Acceptance. The Company's acceptance of this Agreement shall be in writing in a form approved by the City's Chief Administrative Officer and shall be accompanied by delivery of all payments, insurance certificates, applications, acceptance fees and performance of other requirements relating to commencement of construction as set forth in this Agreement.

Section 21. Assignment. The Company's interest in this Agreement shall not be sold, transferred, assigned, or otherwise encumbered or disposed of, either by forced or voluntary sale or otherwise, without the prior written consent of the City]; provided however, that the Company may, without the consent of the City, (i) assign any or all of its rights or obligations under this Agreement to any parent, subsidiary or other affiliate of Company, or (ii) assign any or all of its rights or obligations under this Agreement in connection with the sale or transfer of all or substantially all of its assets, and Company shall provide written notice of such assignment under subsections (i) or (ii) herein to the City within thirty (30) days following such assignment. The City reserves the right to be reimbursed by the Company for costs incurred by it in reviewing a request for a non-affiliate transfer or assignment of this Agreement.

Section 22. Miscellaneous.

- 22.1 Words of any gender used in this Agreement shall be held and construed to include any other gender, and words in singular number shall be held to include the plural and vice versa, unless context requires otherwise. The captions used in connection with the sections of this Agreement are for convenience only and shall not be deemed to construe or limit the meaning of the language contained in this Agreement or be used in interpreting the meanings and provisions of this Agreement.
- 22.2 The Company is requested by the City to employ, contract with vendors, subcontractors, or joint venture projects with citizens and businesses in the City.
- 22.3 The Company shall comply with all applicable laws, regulations, policies, and procedures of the United States, the State of Mississippi, and the City that may apply to this Agreement. The Company shall not discriminate against any employee, contractor, or subcontractor, nor shall any party be subject to discrimination in the performance of this Agreement because of race, creed, color, sex, age, nation origin, or disability.

Section 23. Rules of Construction. The parties hereto acknowledge that each party and its counsel have had the opportunity to review and revise this Agreement, and the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement or any amendments or exhibits thereto.

Section 24. Governing Law. This Agreement shall be deemed to have been made in the State of Mississippi, and the validity of the same, its construction, interpretation, enforcement, and the rights of the parties hereunder, shall be determined under, governed by and construed in accordance with the substantive laws of the State of Mississippi, without giving effect to any choice of law provisions arising thereunder. Venue and jurisdiction for any dispute between the parties to this Agreement shall be in the appropriate state court located in Forrest County, Mississippi.

Section 25. Severability Clause. If any part, section, or subdivision of this Agreement shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this Agreement, which shall continue in full force and effect notwithstanding such holding.

Section 26. Effective upon Full Execution. This Ordinance shall become effective as of the date of the last signature affixed hereto.

ADOPTED AND APPROVED this _____ day of _____, 2024.

City of Hattiesburg, Mississippi

By: _____
Name: _____
Its: _____

ATTEST:

Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

I, _____, a Notary Public, in and for the County in said State, hereby certify that _____ whose name as _____ of the City of Hattiesburg,, Mississippi a _____, is signed to the foregoing instrument and who is known to me acknowledged before me on this day, that being informed of the contents of the instrument he/she as such officer with full authority, executed the same voluntarily for and as the act of the City of Hattiesburg, Mississippi.

Given under my hand and seal this _____ day of _____ 2024.

Notary Public
My Commission Expires: _____

Uniti Fiber GulfCo LLC

By: _____
Kelly A. McGriff
Vice President and Deputy General Counsel

STATE OF ALABAMA
COUNTY OF BALDWIN

I, Jessica Kaiser, a Notary Public, in and for the County in said State, hereby certify that Kelly A. McGriff whose name as Vice President and Deputy General Counsel of Uniti Fiber GulfCo LLC an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me acknowledged before me on this day, that being informed of the contents of the instrument he/she as such officer with full authority, executed the same voluntarily for and as the act of Uniti Fiber GulfCo LLC.

Given under my hand and seal this _____ day of _____ 2024.

Notary Public
My Commission Expires: _____



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Lisa Luu Jolly, Deputy Clerk of Council
cc: Ronda Kennedy, Clerk of Council
Date: Tuesday, June 18, 2024
Re: Approve the minutes for the June 3 & 4, 2024 meetings of the City Council.
File Number: 2024-234
Minute Book #

Summary

According to Miss. Code Ann. § 21-15-33, "the minutes of every municipality must be adopted and approved by a majority of all the members of the governing body of the municipality at the next regular meeting or within thirty (30) days of the meeting thereof, whichever occurs first....."

Recommendation Statement

I recommend approval of the minutes.

Please place this on the June 18, 2024 City Council meeting for consideration.



Call to Order

Public Hearing

- 1.2024-205
- Hold Public Hearing to determine if certain properties are in such a state of uncleanness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.
- Attachments:
- Hold Public Hearing Memo - 06 03 2024
- 702 Magnolia Ave - Dismissal Memo
1. 116 Oak St CH
2. 208 Tipton St CH
4. 703 Magnolia Ave CH
5. 714 New Orleans St CH
6. 718 New Orleans St CH
7. 730 N 19th Ave CH
8. 813 Milton Barnes Ave CH
9. 1000 Mobile St CH
10. 1214 Putnam Ave CH
11. 6563 US Hwy 49 CH
12. 815 Country Club Rd CH

Agenda Adjustments

- Add Policy Item #11 at the request of the Administration as follows:
- 11.2024-221
- Approve Change Order #4 with Hemphill Construction Co., for the Water Plant #1, Phase II Project and authorize the Mayor to execute the same.

Agenda Review

Citizens' Forum

Meeting Recess

Call to Order

BE IT REMEMBERED that the Hattiesburg City Council held a **Public Hearing on unsafe properties at 4:00 p.m. Monday, June 3, 2024**, in Council Chambers at City Hall, pursuant to order adopted May 7, 2024, at Minute Book 2022 Pages 490-491, to determine if the following properties are in such a state of uncleanness so as to be a menace to the health and safety of the community; same being from an adjourned meeting held on May 21, 2024.

Those present included Mayor Toby Barker and members of the City Council Jeffrey George, Ward 1; Deborah Delgado, Ward 2 (via teleconference); Dave Ware, Ward 4; and Nicholas Brown, Ward 5 (via teleconference). Others in attendance included Director of Administration/City Clerk, Kermas Eaton; City Attorney, Randy Pope; Clerk of Council, Ronda S. Kennedy; Deputy Clerk of Council, Lisa Luu Jolly; City staff members; media; and the public. Absent: Council member Carter Carroll, Ward 3.

Council President George called the meeting to order and explained the procedures.

Public Hearing

- 1.2024-205
- Hold Public Hearing to determine if certain properties are in such a state of uncleanness so as to be a menace to the health and safety of the community, according to the provision of MS Code 1972, Section 21-19-11.

Attachments: Hold Public Hearing Memo - 06 03 2024
702 Magnolia Ave - Dismissal Memo
1. 116 Oak St CH
2. 208 Tipton St CH
4. 703 Magnolia Ave CH
5. 714 New Orleans St CH
6. 718 New Orleans St CH
7. 730 N 19th Ave CH
8. 813 Milton Barnes Ave CH
9. 1000 Mobile St CH
10. 1214 Putnam Ave CH
11. 6563 US Hwy 49 CH
12. 815 Country Club Rd CH

Code Enforcement Manager, Charles Copeland, presented the properties to be considered. Mr. Copeland recommended the that the Council adopt resolutions determining the properties are in such a state of uncleanliness so as to be a menace to the health and safety of the community, providing a specified period of time to remove the violations, and declaring the City's intent to take action to clear violations and charge the cost plus penalty against the property if the violations are not resolved in the specified period of time. He recommended resolutions allowing homeowners 15 days to resolve violations.

The Mayor left the room at 4:10 p.m. and returned at 4:11 p.m.

There were no citizens present who wished to address the Council regarding properties listed for the public hearing.

By unanimous consent, **Council President George closed the public hearing at 4:11 p.m. and proceeded with the Agenda Review.**

Agenda Adjustments

- Add Policy Item #11 at the request of the Administration as follows:

The Clerk of Council read aloud adjustments to the agenda.

11. **2024-221** Approve Change Order #4 with Hemphill Construction Co., for the Water Plant #1, Phase II Project and authorize the Mayor to execute the same.

Attachments: 1273-W015.2_Change Order No 4 - time extension_2024-05-24

Agenda Review

Council President George proceeded with the Agenda Review.

Following discussion of agenda items, Council President George closed the Agenda Review.

Citizens' Forum

Council Vice President Ware proceeded with the Citizens' Forum.

He stated the procedures and invited members of the public to speak.

There were no citizens present who wished to address the Council.

Council Vice President Ware closed the Citizen Forum.

Meeting Recess

Council President George declared the **meeting recessed at 4:17 p.m., this 3rd day of June, 2024**, by unanimous consent, until the 4th day of June, 2024.

ATTEST:

APPROVE:

Clerk of Council

Council President

ATTEST AND CERTIFY:

APPROVE:

City Clerk

Mayor



Call to Order
Call to Prayer and Pledge of Allegiance
Presentation Agenda

Agenda Adjustments

- Add Policy Items #12, #13, #14, #15, #16 and #17 at the request of the Administration as follows:
- | | | |
|-----|----------|---|
| 12. | 2024-222 | Adopt a Resolution appointing Brian Bledsoe as Municipal Court Judge, Post 1 for the City of Hattiesburg. |
| 13. | 2024-223 | Adopt a Resolution appointing Gay Polk-Payton as Municipal Court Judge, Post 2 for the City of Hattiesburg. |
| 14. | 2024-224 | Adopt a Resolution appointing Mary Moore-Conville as Municipal Court Judge Pro Tem for the City of Hattiesburg. |
| 15. | 2024-225 | Approve Agreement with Graham Development, LLC for the development of Hattiesburg Market Place and authorize the Mayor to execute the same. |
| 16. | 2024-226 | Approve the exercise to purchase option for property located at 300 Hardy Street and authorize a manual check. |
| 17. | 2024-227 | Approve and Ratify Engineering Contract with Neel Schaffer, Inc., for CE&I services related to the Gordon Creek Commons Project. |

POLICY AGENDA

- | | | |
|-----|----------|--|
| 1. | 2024-213 | Approve the minutes for the May 20 & 21, 2024 meetings of the City Council. |
| 2. | 2024-206 | Adopt Resolutions condemning the following properties as unclean and a menace to the health and safety of the community. |
| 3. | 2024-188 | Adopt Resolutions adjudicating and directing the placement as an assessment for the cleanup costs and applicable penalties, not to exceed the values prescribed by State law, against the following properties. |
| 4. | 2024-217 | Adopt a Resolution naming the City of Hattiesburg Municipal Airport's terminal building in honor of Jesse L. Brown. |
| 5. | 2024-216 | Adopt a Resolution authorizing the submission of a grant application to the U.S. Department of Defense for the 2024 Defense Community Infrastructure Program (DCIP) for improvements and expansion of the Terminal Building located at Bobby L. Chain Airport and authorize the Mayor to execute any and all forms and documents necessary. |
| 6. | 2024-218 | Adopt a Resolution determining waiver valuations and just compensation for certain real properties with low fair market values to be acquired in connection with the 7th Street Infrastructure Rehabilitation project. |
| 7. | 2024-220 | Acknowledge bids received May 9, 2024 for the Gordon's Creek Commons Project Re-bid (Federal Aid Project # STP-0210-00(040)LPA/108833-701000) and accept the bid from Chris Albritton Construction in the amount of \$2,959,482.90 contingent upon MDOT Concurrence; Authorize the Mayor to execute any and all documents required for the project including, but not limited to, construction contracts and letters required by MDOT. |
| 8. | 2024-214 | Acknowledge bids received on April 18, 2024, for the Citywide Water Meter Replacement Project and accept the bid of Hudson Contracting, Inc., in the amount of \$7,693,643.00 as the lowest and complete bid received and authorize the Mayor to execute contract upon assembly. |
| 9. | 2024-210 | Approve Renewal Agreement between the City of Hattiesburg and UKG/Kronos for annual support services with UKG / Kronos Inc., in the amount of \$19,320.39 and authorize the Mayor to execute the same. |
| 10. | 2024-211 | Ratify and Approve Change Order No. 2 with RJM McQueen Contracting, Inc. for the FTA Hardy Street - Kamper Park Sidewalk project to reflect final measurements and computations of work completed, including a reduction of the contract in the amount of \$105,619.56. |
| 11. | 2024-221 | Approve Change Order #4 with Hemphill Construction Co., for the Water Plant #1, Phase II Project and authorize the Mayor to execute the same. |

ROUTINE AGENDA

- | | | |
|----|-----------|---|
| 1. | 2024-215 | Ratification of an executed grant application submitted to the visit Mississippi Tourism Development Grant for \$10,000.00. The city will provide \$5,000.00 in matching local funds. |
| 2. | 2024-1148 | Acknowledge receipt of the two-quote docket. |

3.

2024-212

Acknowledge bids received on May 16, 2024, for the Gordon's Creek Drainage Improvements, Phase 1 project and accept the bid from Homestead Services, Inc. in the amount of \$521,919.52 as the lowest and best bid received; authorize the Mayor to execute contracts upon preparation.
4.

2024-209

Acknowledge receipt of a grant award in the amount of \$8,263.70 from Home Depot for landscaping, flooring and painting projects at Fire Station #5.
5.

2024-207

Approve the sale of grave spaces per attached Memo's, Receipts and Deeds.
6.

2024-208

Approve claims docket for the period ending May 31, 2024.

In Memoriam:

- Mr. Grady Lewis Myrick, Sr.
- Mrs. Ava Nell Herrington Dossett
- Mrs. Eleanor Green Gerrard
- Mrs. Rosamary Harris

Meeting Adjourn

Call to Order

BE IT REMEMBERED that the **regular meeting of the Hattiesburg City Council was held at 5:00 p.m. Tuesday, June 4, 2024**, in Council Chambers at City Hall; same being from a recessed meeting held on June 3, 2024.

Those present included Mayor Toby Barker and members of the City Council Jeffrey George, Ward 1; Deborah Delgado, Ward 2; Carter Carroll, Ward 3 (via teleconference); Dave Ware, Ward 4; and Nicholas Brown, Ward 5 (via teleconference). Others in attendance included Director of Administration/City Clerk, Kermas Eaton; City Attorney, Randy Pope; Clerk of Council, Ronda S. Kennedy; Deputy Clerk of Council, Lisa Luu Jolly; City staff members; media; and the public.

Council President George Called the meeting to order.

Call to Prayer and Pledge of Allegiance

The prayer was given by Malcolm Berch.

The Pledge of Allegiance was led by Kermas Eaton.

Presentation Agenda

The PRESENTATION AGENDA came before the Council.

There were no presentations at this time.

**Note: The Mayor presented a Proclamation at the end of the meeting.*

Agenda Adjustments

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Add Policy Items #12, #13, #14, #15, #16 and #17 at the request of the Administration as follows:

12.

2024-222

Adopt a Resolution appointing Brian Bledsoe as Municipal Court Judge, Post 1 for the City of Hattiesburg.

Attachments: Bledsoe Municipal Resolution for Appointment 6.4.24

13.

2024-223

Adopt a Resolution appointing Gay Polk-Payton as Municipal Court Judge, Post 2 for the City of Hattiesburg.

Attachments: Polk-Payton Municipal Resolution for Appointment 6.4.24

14.

2024-224

Adopt a Resolution appointing Mary Moore-Conville as Municipal Court Judge Pro Tem for the City of Hattiesburg.
- Attachments:

Moore-Conville, Municipal Resolution for Appointment 6.4.24
15.

2024-225

Approve Agreement with Graham Development, LLC for the development of Hattiesburg Market Place and authorize the Mayor to execute the same.
- Attachments:

Hattiesburg Marketplace MOU 6.4.24
16.

2024-226

Approve the exercise to purchase option for property located at 300 Hardy Street and authorize a manual check.
- Attachments:

Executed & Recorded Option to Purchase Agr. for 300 Hardy St., LLC, 12-19-2023
17.

2024-227

Approve and Ratify Engineering Contract with Neel Schaffer, Inc., for CE&I services related to the Gordon Creek Commons Project.
- Attachments:

MDOT Gordon Creek Commons Project-Needs date and Exhibit

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)
Nays: 0

THE MATTER OF THE AGENDA ORDER came before the Council.

POLICY AGENDA

The POLICY AGENDA came before the Council.

1.

2024-213

Approve the minutes for the May 20 & 21, 2024 meetings of the City Council.
- Attachments:

05-20-2024 AR Mins.
05-21-2024 Mins.

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Approve the minutes for the May 20 & 21, 2024 meetings of the City Council.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)
Nays: 0

2.

2024-206

Adopt Resolutions condemning the following properties as unclean and a menace to the health and safety of the community.
- Attachments:

06 04 2024 Adopt Resolution to Condemn Memo
714 New Orleans St - Dismissal
1. 116 Oak St - Adopt Condemnation Resolution Pages
2. 208 Tipton St - Adopt Condemnation Resolution Pages
4. 703 Magnolia Ave - Adopt Condemnation Resolution Pages
6. 718 New Orleans St - Adopt Condemnation Resolution Pages
7. 730 N 19th Ave - Adopt Condemnation Resolution Pages
8. 813 Milton Barnes Ave - Adopt Condemnation Resolution Pages
9. 1000 Mobile St - Adopt Condemnation Resolution Pages
10. 1214 Putnam Ave - Adopt Condemnation Resolution Pages
11. 6563 US Hwy 49 - Adopt Condemnation Resolution Pages
12. 815 Country Club Rd - Adopt Condemnation Resolution Pages

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt Resolutions (#2024-43-52) condemning the following properties as unclean and a menace to the health and safety of

the community.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

3. **2024-188** Adopt Resolutions adjudicating and directing the placement as an assessment for the cleanup costs and applicable penalties, not to exceed the values prescribed by State law, against the following properties.

Attachments: Adjudication Memo - 06/04/2024
 1. 202 S 14th Ave - Adjudication Resolution Page
 2. 211 S 24th Ave - Adjudication Resolution Page
 3. 403 Miller St - Adjudication Resolution Page
 4. 706 Duane St - Adjudication Resolution Page
 5. 706 Greely St - Adjudication Resolution Page
 6. 708 Greely St - Adjudication Resolution Page
 7. 426 S 12th Ave - Adjudication Resolution Page

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt Resolutions (#2024-53-59) adjudicating and directing the placement as an assessment for the cleanup costs and applicable penalties, not to exceed the values prescribed by State law, against the following properties.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

4. **2024-217** Adopt a Resolution naming the City of Hattiesburg Municipal Airport's terminal building in honor of Jesse L. Brown.

Attachments: Jesse L. Brown Res

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt a Resolution (#2024-60) naming the City of Hattiesburg Municipal Airport's terminal building in honor of Jesse L. Brown.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

5. **2024-216** Adopt a Resolution authorizing the submission of a grant application to the U.S. Department of Defense for the 2024 Defense Community Infrastructure Program (DCIP) for improvements and expansion of the Terminal Building located at Bobby L. Chain Airport and authorize the Mayor to execute any and all forms and documents necessary.

Attachments: Resolution-Hattiesburg Bobby Chain Terminal Building DCIP FY24 Grant

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt a Resolution (#2024-61) authorizing the submission of a grant application to the U.S. Department of Defense for the 2024 Defense Community Infrastructure Program (DCIP) for improvements and expansion of the Terminal Building located at Bobby L. Chain Airport and authorize the Mayor to execute any and all forms and documents necessary.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

6. **2024-218** Adopt a Resolution determining waiver valuations and just compensation for certain real properties with low fair market values to be acquired in connection with the 7th Street Infrastructure Rehabilitation project.

Attachments: 7th st infra rehab waiver val res
 7th st infra rehab chart

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt a Resolution (#2024-62) determining waiver valuations and just compensation for certain real properties with low fair market values to be acquired in connection with the 7th Street Infrastructure Rehabilitation project.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

7. **2024-220** Acknowledge bids received May 9, 2024 for the Gordon's Creek Commons Project Re-bid (Federal Aid Project # STP-0210-00(040)LPA/108833-701000) and accept the bid from Chris Albritton Construction in the amount of \$2,959,482.90 contingent upon MDOT Concurrence; Authorize the Mayor to execute any and all documents required for the project including, but not limited to, construction contracts and letters required by MDOT.

Attachments: Bid Eval
 Bid Concurrence Req Ltr
 PE Funds Reimb Ltr
 16242_Rebid-BidTab
 16242_Rebid-BidTabLetter
 Award Checklist
 Bid Evaluation
 MDOT Concurrence Req Ltr
 Acceptance of bid for Gordon's Creek Commons Project - Chris Albritton Construction

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Acknowledge bids received May 9, 2024 for the Gordon's Creek Commons Project Re-bid (Federal Aid Project # STP-0210-00(040)LPA/108833-701000) and accept the bid from Chris Albritton Construction in the amount of \$2,959,482.90 contingent upon MDOT Concurrence; Authorize the Mayor to execute any and all documents required for the project including, but not limited to, construction contracts and letters required by MDOT.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

8. **2024-214** Acknowledge bids received on April 18, 2024, for the Citywide Water Meter Replacement Project and accept the bid of Hudson Contracting, Inc., in the amount of \$7,693,643.00 as the lowest and complete bid received and authorize the Mayor to execute contract upon assembly.

Attachments: 12249_Bid Tab_signed
 Hudson_Response
 Outside Envelope - Hudson Contracting
 1242_001

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Acknowledge bids received on April 18, 2024, for the Citywide Water Meter Replacement Project and accept the bid of Hudson Contracting, Inc., in the amount of \$7,693,643.00 as the lowest and complete bid received and authorize the Mayor to execute contract upon assembly.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

9. **2024-210** Approve Renewal Agreement between the City of Hattiesburg and UKG/Kronos for annual support services with UKG / Kronos Inc., in the amount of \$19,320.39 and authorize the Mayor to execute the same.

Attachments: City of Hattiesburg 2024 Revised Quote

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Approve Renewal Agreement between the City of Hattiesburg and UKG/Kronos for annual support services with UKG / Kronos Inc., in the amount of \$19,320.39 and authorize the Mayor to execute the same.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

10. **2024-211** Ratify and Approve Change Order No. 2 with RJM McQueen Contracting, Inc. for the FTA Hardy Street - Kamper Park Sidewalk project to reflect final measurements and computations of work completed, including a reduction of the contract in the amount of \$105,619.56.

Attachments: FTA Sidewalk Summary Change Order

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Ratify and Approve Change Order No. 2 with RJM McQueen Contracting, Inc. for the FTA Hardy Street - Kamper Park Sidewalk project to reflect final measurements and computations of work completed, including a reduction of the contract in the amount of \$105,619.56.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

11. **2024-221** Approve Change Order #4 with Hemphill Construction Co., for the Water Plant #1, Phase II Project and authorize the Mayor to execute the same.

Attachments: 1273-W015.2_Change Order No 4 - time extension_2024-05-24

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Approve Change Order #4 with Hemphill Construction Co., for the Water Plant #1, Phase II Project and authorize the Mayor to execute the same.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

12. **2024-222** Adopt a Resolution appointing Brian Bledsoe as Municipal Court Judge, Post 1 for the City of Hattiesburg.

Attachments: Bledsoe Municipal Resolution for Appointment 6.4.24

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt a Resolution (#2024-63) appointing Brian Bledsoe as Municipal Court Judge, Post 1 for the City of Hattiesburg.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

- 13. 2024-223** Adopt a Resolution appointing Gay Polk-Payton as Municipal Court Judge, Post 2 for the City of Hattiesburg.

Attachments: Polk-Payton Municipal Resolution for Appointment 6.4.24

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt a Resolution (#2024-64) appointing Gay Polk-Payton as Municipal Court Judge, Post 2 for the City of Hattiesburg.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

- 14. 2024-224** Adopt a Resolution appointing Mary Moore-Conville as Municipal Court Judge Pro Tem for the City of Hattiesburg.

Attachments: Moore-Conville, Municipal Resolution for Appointment 6.4.24

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Adopt a Resolution (#2024-65) appointing Mary Moore-Conville as Municipal Court Judge Pro Tem for the City of Hattiesburg.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

- 15. 2024-225** Approve Agreement with Graham Development, LLC for the development of Hattiesburg Market Place and authorize the Mayor to execute the same.

Attachments: Hattiesburg Marketplace MOU 6.4.24

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Approve Agreement with Graham Development, LLC for the development of Hattiesburg Market Place and authorize the Mayor to execute the same.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

- 16. 2024-226** Approve the exercise to purchase option for property located at 300 Hardy Street and authorize a manual check.

Attachments: Executed & Recorded Option to Purchase Agr. for 300 Hardy St., LLC, 12-19-2023

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Approve the exercise to purchase option for property located at 300 Hardy Street and authorize manual check for the same.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

17. **2024-227** Approve and Ratify Engineering Contract with Neel Schaffer, Inc., for CE&I services related to the Gordon Creek Commons Project.

Attachments: MDOT Gordon Creek Commons Project-Needs date and Exhibit

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to Approve and Ratify Engineering Contract with Neel Schaffer, Inc., for CE&I services related to the Gordon Creek Commons Project.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

ROUTINE AGENDA

THE ROUTINE AGENDA came before the Council.

A MOTION was made by Council Vice President Ware and seconded by Council Member Delgado to approve the Routine Agenda.

There being no discussion, the Motion received the affirmative vote of the Council as follows:

Yeas: 5 - George, Delgado, Carroll (via teleconference), Ware and Brown (via teleconference)

Nays: 0

1. **2024-215** Ratification of an executed grant application submitted to the visit Mississippi Tourism Development Grant for \$10,000.00. The city will provide \$5,000.00 in matching local funds.
- Attachments: Visit MS FY25 TDG - COH MOFS
2. **2024-1148** Acknowledge receipt of the two-quote docket.
- Attachments: 06-04-2024 docket
3. **2024-212** Acknowledge bids received on May 16, 2024, for the Gordon's Creek Drainage Improvements, Phase 1 project and accept the bid from Homestead Services, Inc. in the amount of \$521,919.52 as the lowest and best bid received; authorize the Mayor to execute contracts upon preparation.
- Attachments: Bid 1 Homestead Services
 Bid 2 ERS Inc
 Bid 3 Grady Crawford
 Bid Recommendation Letter and Bid Tab
4. **2024-209** Acknowledge receipt of a grant award in the amount of \$8,263.70 from Home Depot for landscaping, flooring and painting projects at Firestation #5.
- Attachments: Home Depot Grant
5. **2024-207** Approve the sale of grave spaces per attached Memo's, Receipts and Deeds.
- Attachments: Memo's (06-04-2024)
 Receipts (06-04-2024)
 Deeds (06-04-2024)
6. **2024-208** Approve claims docket for the period ending May 31, 2024.
- Attachments: DOCKET 24.05.31
 DT 24.05.31

* Mayor Barker presented Judge Wes Curry a Certificate of Recognition for the following:

- Recently being named the 2024 recipient of the Judge Stephen S. Goss Memorial Award for Leadership due to his long-term efforts in improving the systemic response for those who enter the justice system with behavioral health needs.
- Presiding over the state's first and only behavioral health court program in Mississippi, its successes also led to the development of other treatment courts, including a Drug Court and a Domestic Violence Court.
- Appointed as 12th Circuit Court District Judge for Place 2 by Governor Tate Reeves.

In Memoriam:

A MOTION was made by Council President Geroqe to Adjourn the meeting in memory of:

- Mr. Grady Lewis Myrick, Sr.
- Mrs. Ava Nell Herrington Dossett
- Mrs. Eleanor Green Gerrard
- Mrs. Rosamary Harris
- Ms. Elizabeth Ivy Britton

Meeting Adjourn

Council President George declared the **meeting adjourned at 5:20 p.m., this 4th day of June, 2024**, by unanimous consent, until the 17th day of June, 2024.

ATTEST:

APPROVE:

Clerk of Council

Council President

ATTEST AND CERTIFY:

APPROVE:

City Clerk

Mayor



Memorandum

To: Mayor Toby Barker and Members of City Council

From: Cory Long, Planning Administrator, Nathan Satcher, Planner II

cc: Ann Jones, Chief Administrative Officer

Date: Tuesday, June 18, 2024

Re: Adopt an Ordinance amending a comprehensive zoning district map to change a property located at 3000 and 3016 W 7th Street from R-3 to I-2 as requested by Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative. Planning Commission recommended approval on June 5th, 2024.
File Number: 2024-171
Minute Book #

Summary

Zoning Change Request

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).

Recommendation Statement

Planning Commission recommended approval on June 5th, 2024.

Please place this on the June 18, 2024 City Council meeting for consideration.

June HPC Item: A
Bobby Threatt, Applicant, and Chris Bowen, Representative
Request for: **Zoning Change From R-3 to I-1 (Light Industrial)**



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Bobby Threatt, Applicant, and Chris Bowen, Representative

Address of Property:	Tax Parcels/Ward:	PPIN:	Ward:
3000 West 7th Street	2-028F-06-098.00	26407	1

Request: **Zoning Change From R-3 to I-1 (Light Industrial)**

Purpose of Request: To request **approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial)** for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).

History / Background: Mississippi Tank Company has purchased an adjacent parcel to the west of their existing site to expand their parking lot into that property. The property, which is currently zoned R-3 does not allow for the use of a parking lot as a primary use. The rezoning request, if approved, would make the entire site consistent with the Light Industrial Zoning classification. Commercial zoning, while a lesser intensity, may be viewed as spot zoning, as there are no commercial (B) zones adjacent to their property.

Residentially zoned properties adjacent to industrially zoned properties require a vegetative zoning buffer of 60 feet, which if approved, would be required for any new development into that parcel. Mississippi Tank company is also seeking a variance request to reduce the required zoning buffer down to 10 feet, which is contingent upon the approval of the zoning change.

The future land use designation for this area is "Neighborhood Center Mixed-Use District/University College District", and is surrounded by residential neighborhoods and adjacent to the University of Southern Mississippi and the Longleaf Trace. The industrially zoned property of Mississippi Tank Company is inconsistent with the comprehensive plan, and the Planning Commission should consider the implications of expanding the Industrial zoning in this corridor. The Mississippi Tank Company was established in 1945, and its location on West 7th Street predates the current Comprehensive Plan and Land Development Code for the City of Hattiesburg.

June HPC Item: A
 Bobby Threatt, Applicant, and Chris Bowen, Representative
 Request for: **Zoning Change From R-3 to I-1 (Light Industrial)**

Applicant Summary: * See Attached *

Applicable Regulations:

SECTION 4

Zoning Districts Established

R-3 Multi-Family Residential District: The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.

I-1 Light Industrial District: The purpose of the I-1 District is to provide for the development of research, light industrial, office parks, warehouse, and distribution centers consistent with comprehensive planning policies. This district is consistent with the Industry and Corporate Office District in the Comprehensive Plan.

SECTION 6

6.1 District Dimensional Standards

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-
I-1	No minimum/ 100	-	0.75	40	40	0 or 10	0	75 feet	60%	60

Present Zoning: The parcel is currently zoned R-3 Multi-Family Residential

Present Use: Vacant

Future Land Use: Neighborhood Center Mixed-Use District/University College District

Surrounding Zoning and Land Use:
 North: R-2 Two-Family Residential
 South: R-3 Multi-Family Residential
 East: I-1 Light Industrial
 West: R-3 Multi-Family Residential

Letters or
 Concerns stated: The applicant has provided letters from some of the adjacent

June HPC Item: A

Bobby Threatt, Applicant, and Chris Bowen, Representative

Request for: **Zoning Change From R-3 to I-1 (Light Industrial)**

property owners showing their support of the requests. Documentation on the attempts to gain approval from the neighboring property owners has also been submitted. These documents have been attached to the case file.

Option: Basis for approval (Zoning Change):

- I. There was a mistake in the original zoning
- II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
- III. Annexation

Recommend **approval** or **denial** of the request for a Zoning Change

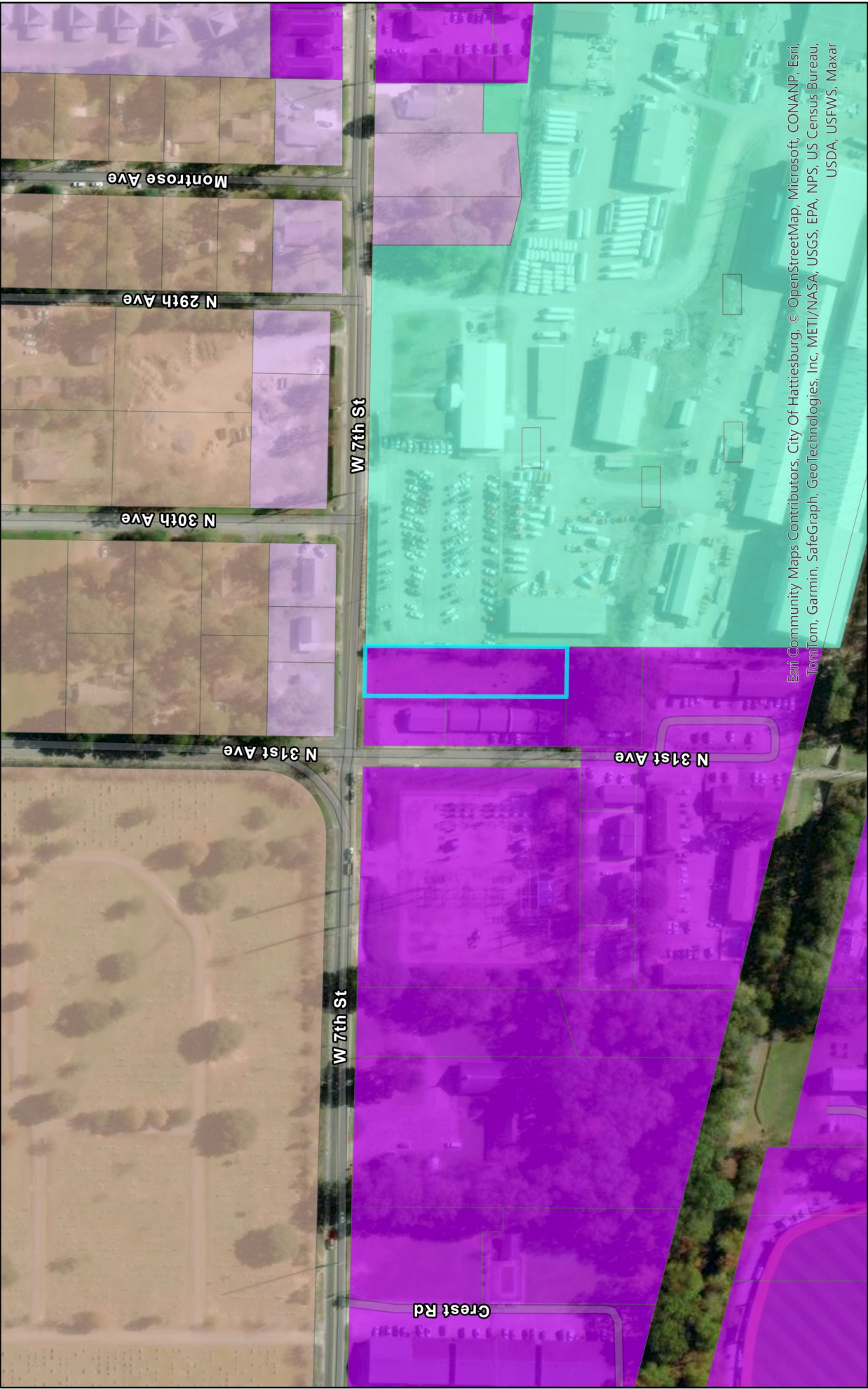
SUBJECT PARCEL

3000 West 7th St — Zoning Change Request

Bobby Threatt, Applicant, and Chris Bowen, Representative

Petitioners request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).





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TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS, Maxar

- Zoning**
- R-1A
 - R-2
 - R-3
 - I-1

Site Information

Property located adjacent to 3000 West 7th
Street (PPIN 26407, Ward 1, Forrest
County).



**URBAN
DEVELOPMENT**
PLANNING DIVISION





Maxar, Microsoft, Esri Community Maps Contributors, City Of Hattiesburg, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS

Future Land Use

-  Neighborhood Conservation District 2
-  University/College District

Site Information

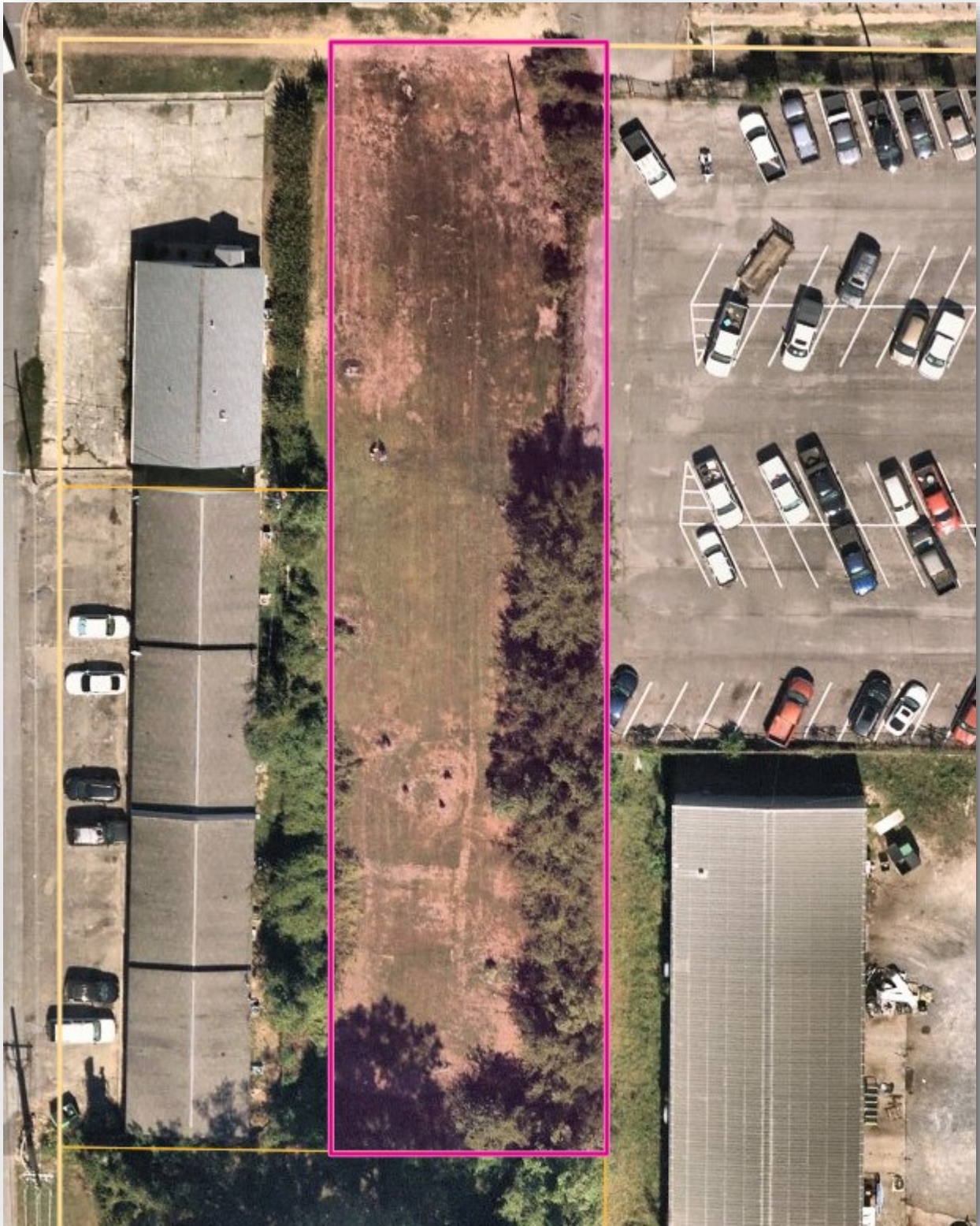
Future land use for property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).



**URBAN
DEVELOPMENT**
PLANNING DIVISION



Site Aerial



Surrounding Area

Northern and Southern Directions: R-2 Two-Family Residential District and R-3 Multi-Family Residential

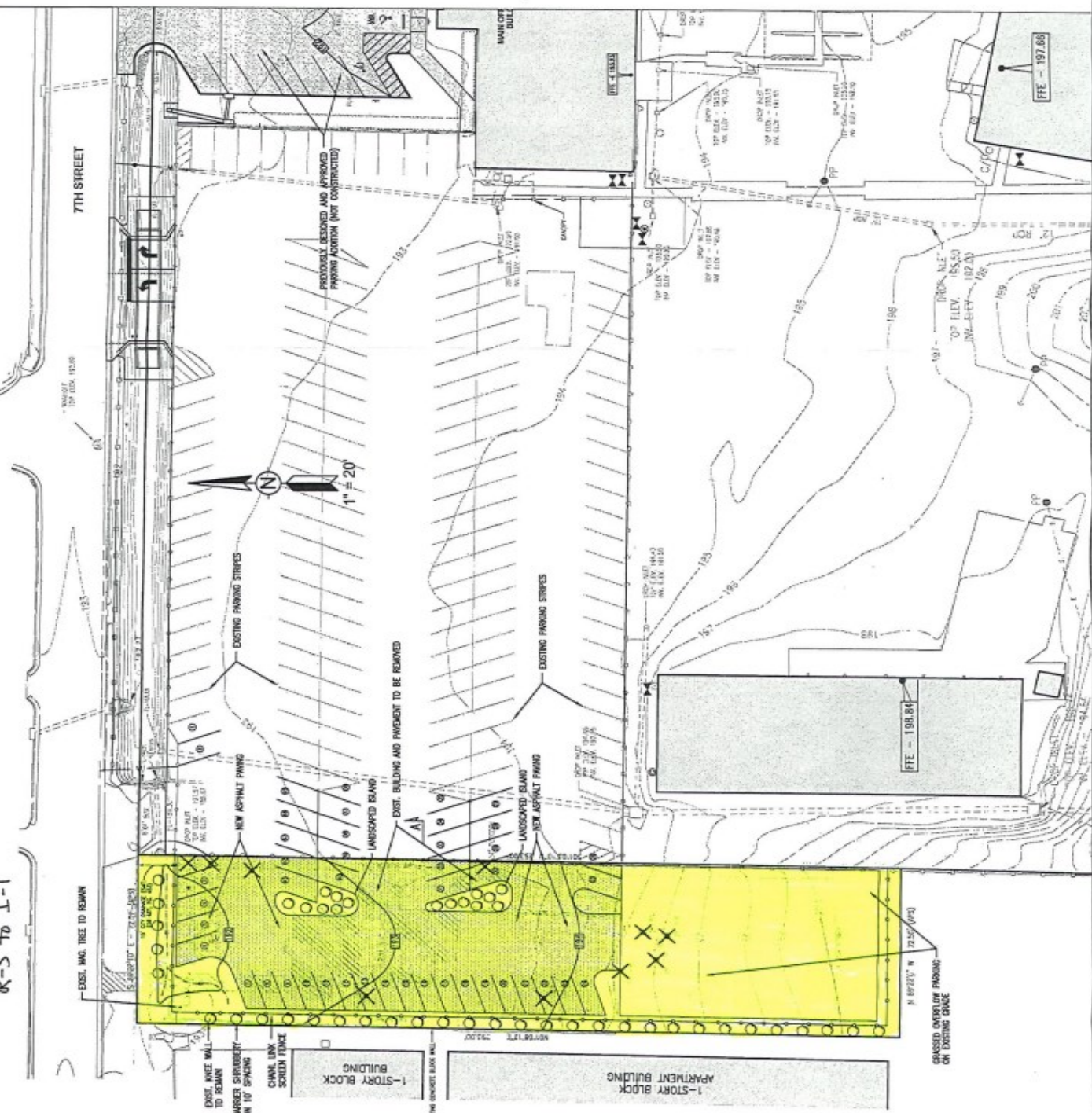


Surrounding Area

East and Western Directions: I-1 Light Industrial District and R-3 Multi-Family Residential



— Mississippi Tank Company
49 acres rezoned from
R-3 to I-1

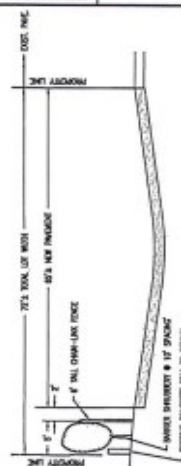


PROJECT NOTES:

1. UPON COMPLETION OF EARTHWORK, ALL DISTURBED AREAS SHALL BE PLANTED WITH 3" TOPSOIL, BALANCED FROM ON-SITE STRIPPING(S) AND FLATED WITH SOILD CENTRIPEDE 800.
2. TOTAL PROPERTY AREA - 16.00 ACRES +
TOTAL IMPERVIOUS AREA - 0.48 ACRES +
AREA OF EXPANSION - 0.48 ACRES +
ESTIMATED DISTURBED AREA - 0.46 ACRES +
3. TOTAL SITE IMPERVIOUS/PERVIOUS RATIO (ENTIRE 16.00 ACRES):
IMPERVIOUS/TOTAL SITE AREA RATIO: 3.1%
PERVIOUS/TOTAL SITE AREA RATIO: 96.9%
EXPANSION SITE IMPEVIOUS/PERVIOUS RATIO (0.48 ACRES PARCEL):
IMPERVIOUS/TOTAL SITE AREA RATIO: 48.5% (50% MAX. FOR R-3)
PERVIOUS/TOTAL SITE AREA RATIO: 51.5%
4. CALCULATED RUN-OFF RATES:
PRE-CONSTRUCTION 8.14 CFS } RATES FOR ENTIRE 16.00 ACRES
POST-CONSTRUCTION 8.11 CFS }
5. PROPERTY IS ZONED R-3 (PARKING/EXPANSION AREA). EXISTING SITE IS H-1.
A PERIMETER SIX FENCE SHALL BE INSTALLED AND MAINTAINED 4' MIN. PERMANENT

LEGEND

	LIMESTONE SURFACE
	ASPHALT SURFACE
	EXISTING PAVEMENT TO BE REPLACED
	FINISHED TOPOGRAPHIC
	EXISTING TOPOGRAPHIC
	EXISTING SLUMPS TO BE REPLACED



SECTION 'A'



PROJECT VICINITY MAP





URBAN DEVELOPMENT PLANNING DIVISION

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)

Hattiesburg, MS 39403-1898

Department of Urban Development

(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Mississippi Tank Company

Project Name: West End Parking extension

Proposed Use(s): parking

Project Street Address: 3000 & 3016 W. 7th St

PPIN Number(s) (if unknown, can be found on tax receipt): 26407

Application for (check all appropriate types):

☒ Variance (see below)

☐ Conditional Use (see below)

☐ Subdividing of Lot, Parcel, or Tract (see p. 12)

☒ Re-Zoning (see below)

☐ Street or Alley Renaming (see pp. 13-14)

☐ Overlay District

☐ Vacating Street or Alley (see pp. 13-14)

☐ Planned Mixed-Use District

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

☐ Sign ☒ Setback (front, side, or rear 10' side) ☐ Off-Site Parking

☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space

☐ Other: _____

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

☐ Automotive Filling Station

☐ Telecommunications

☐ Digital Billboard, New

☐ Digital Billboard, Replacement

☐ Restaurant

☐ Solar Farm

☐ Other: _____

For Re-Zoning Only, see p. 11:

Existing Zoning: R-3

Proposed Zoning: I-1

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____

Planner: Nathan Satch

Parcel Number(s): 26407

Historic District(s): NA

Flood Zone(s): NA

Zoning District(s): R-3 ; I-1

Project No.: _____

Code Sections:

LDC Section No. 7 - Zoning Buffer Requirements

Section No. _____

Section No. _____

Section No. _____

Section No. _____

RECEIVED DATE & INITIALS:

3/4/24
VS

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: <u>Bobby Threatt</u>		
☒ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: <u>601-606-7447</u>	Fax: _____	Email: <u>bthreatt@mstank.com</u>
Mailing Address: <u>PO Drawer 1391, Hburg, MS 39403-1391</u>		

Secondary:

Name: <u>Chris Bowen</u>		
☐ Applicant ☐ Property Owner ☒ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: <u>601-543-7406</u>	Fax: _____	Email: <u>cbowen@mstank.com</u>
Mailing Address: <u>As above</u>		

Other(s):

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **OWNER(s)** of the subject property located at
3000 W. 7th St , Hattiesburg, 39401
Street Address City State
on this the 4th day of March, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.
Bobby Threatt, Chris Bowen

on this the 4th day of March, 2024.

Bobby Threatt for Mississippi Tank Company

Property Owner (print)

Property Owner (signature)

STATE OF Mississippi Tank Company

COUNTY OF Forrest

Personally came and appeared before me, the within named

Bobby Threatt
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of
March, 2024.

NOTARY PUBLIC



Last updated 7/31/2023

**PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER
REQUIRED SUBMITTAL INFORMATION**

Deadline for applicant to file petition: _____ 5:00pm (End of business day)
Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm
Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm
City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm
There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

****Dates and times are subject to change****

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork **MUST** be attached to this application:

- ___ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)
- ___ Site & Design Review Committee, if needed.
- ___ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- ___ Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- ___ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)
- ___ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.
- ___ Other documents needed (per Planning Division):
 - ___ Maps of digital billboard removal sites ___ Maps of digital billboard replacement sites
 - ___ Documentation on measurements ___ Other: _____
- ___ Payment to the City of Hattiesburg for filing application in the amount of \$ 575.00

You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.

You will be responsible for maintaining the sign for the duration of the public hearing process.

Required Fees

All fees adopted by Ordinance No. 2977, adopted January 22, 2008, as amended. This is an excerpt from that ordinance:

Public Hearing Fees:

Variance (includes Concept Site Plan Review) -----	\$175.00 per application and one Variance request; plus \$50.00 for each additional variance request within same application
Street/Alley Naming or Re-Naming-----	\$300.00 per application, plus \$100.00 per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval, but prior to effective date.)
Street/Alley Closing -----	\$300.00 per application
(Conditional) Use Permit -----	\$200.00 per application
Zoning Change -----	\$400.00 per application* (*see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD), & (Planned Mixed- Use District PMU) -----	\$400.00 per application (*see PUD or PRD zoning package rate) or (**see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package -----	\$600.00 per package application
Subdivision of Land (Preliminary Plats) -----	\$225.00 per application, plus \$10.00 for each created lot (** see PUD or PRD & Subdivision of Land package rate) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package** -----	\$500.00 per application, plus \$10.00 for each created lot (**see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text -----	\$200.00 per application
Appeal Fees for Proponent or Opponent appeals to City Council -----	\$50.00 per appeal Exempt from fees – Established Neighborhood Associations
Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request -----	\$50.00 (per each 100 mailing labels)

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). **Section 12.4.1** Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

An exceptional condition creating a hardship for Mississippi Tank Company exists in that in the absence of obtaining a variance to a 10' setback from the adjoining property, the property would not be able to be utilized for construction of a new parking lot due to it only being 72.5' wide.

2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

We're not asking for any special privilege.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

The literal interpretation of the provision would deprive Mississippi Tank Company of our ability to expand our parking

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

The costs involved in expanding our parking lot are significant, and uneconomic if unable to obtain the variance.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

The granting of the maximum variance will provide for the addition of the parking spaces as provided in the attached plan.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

Granting of this variance will allow for the property to be folded into the same classification as the rest of our facility.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.

FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- ☐ There was a mistake in the original zoning.
- ☒ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

Detailed explanation of condition(s) most applicable to your request:

The Mississippi Tank campus has clearly been utilized for manufacturing and retail dating back into the 1940's, and as such, the apartment community grew in around our facility, not vice versa.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Thomas Eugene Dixon & Gretta Barnes

Dated_____

March 18, 2024

Re: Zoning and Variance change

Spoke with Mr. Lance LeBlanc of Landlady Investments outside their apartments March 12th.

I had originally made contact by leaving my phone number at the offices of Landlady Investments for Shakiea LeBlanc. She called me back and told me that her husband, Lance, handles those apartments, and gave me her husband's cell number. He happened to be over at the property right then. I called him, and we met in their front parking lot. I explained to him that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make them happy. We both walked over to look at the existing concrete wall along the property line, and he stated that he'd rather us leave the wall in place to help him with his drainage. He said that he thought that the wall was on our property and it helps channel the water from behind his apartments to the drain at the northernmost end of his apartments. He also suggested that if it were feasible, that our chainlink fence be constructed atop of this concrete rock wall. He also believes that a new fence would be beneficial in keeping homeless individuals from setting up back there. He said he got a complaint from his apartments when one lady set up back there under an umbrella and blaring out music on her radio.

Chris Bowen

Mississippi Tank Company

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, Lance LeBlanc, am OK with this variance.

I, _____, do not agree with this variance.

Signing for LandLady Investments LLC



Dated 03/12/2024

March 18, 2024

Re: Zoning and Variance change

Spoke with Ms. Mildred Maddox outside her office at 3018 W 7th Street at 5:00 pm, March 11, 2024.

I explained to her that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make her happy. We both walked over to look at the existing concrete wall along the property line, and I told her that if it turned out that this wall was on our property, that we could leave that or remove it based on whatever she wanted done. She then showed me where someone had been east bound and run off of West 7th Street in their vehicle, through her parking lot and hit that wall. She said that she was in real estate and that she understood what we were trying to do. She said that she remembered seeing a red stake or pin denoting the property boundary, but when we went to the edge of that wall where she believed it to be, neither of us could see evidence of the marker. I provided her with the form for her approval or denial, and she said that she would need to talk to her husband and discuss it with him and for me to call her back tomorrow after lunch. I called her back at 2:15 pm the next day (March 12th) and she said that she was in a meeting and could not talk right then. I called her back and left her a message the next morning (March 13th) at 10:10 a.m. asking her to please call.

Chris Bowen

Mississippi Tank Company

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Mildred Maddox Real Estate LLC

Dated_____

March 18, 2024

Re: Zoning and Variance change

Spoke with Mr. & Mrs. Dixon of 611 N. 31st Ave on March 12, 2024.

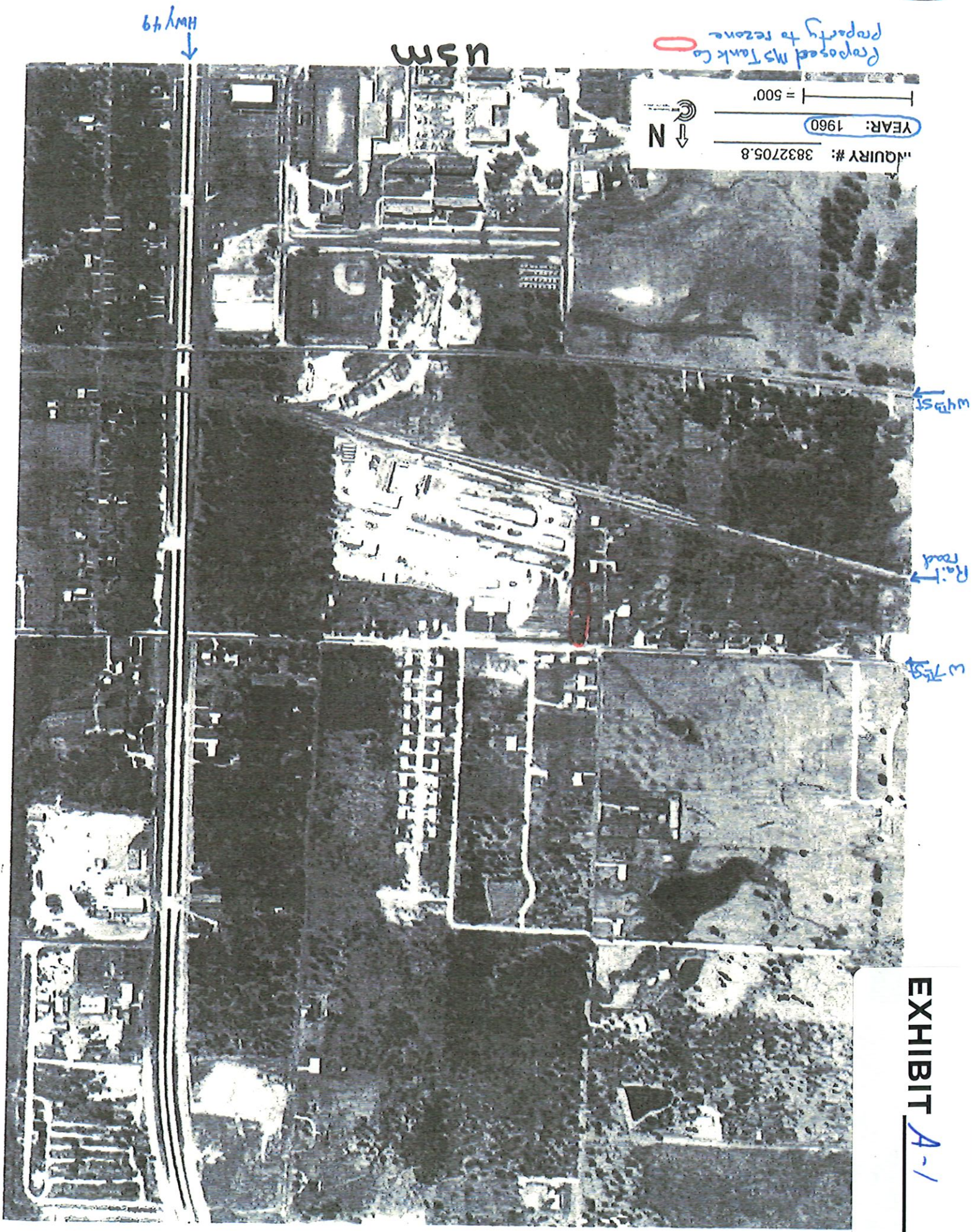
Mr. Dixon was out raking leaves and stated that he was having some problems with his memory and called his wife out of the house. The 3 of us went through the garage and out into their backyard as I explained to them both that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make them happy. She said she didn't want us taking her property, to which I assured her we would not be taking her property, that we only wished to utilize ours – for a parking lot. They had a row of volunteer vegetation and a deteriorating chainlink fenceline that runs along the southern most border of the 0.49 acres of Mississippi Tank Co and the northern most border of their backyard. I told her that we would be happy to replace that fenceline with a new fence, if that's what they wanted. I was clear that we were not going to be doing anything on their property, to which she said that she knew that someday we would want that property, but she wasn't ready to sell right now.

I provided her with the form for her approval or denial, and she said she would not be signing anything.

Chris Bowen

Mississippi Tank Company

EXHIBIT A-1



YEAR: 1960
INQUIRY #: 3832705.8

= 500'

Proposed by MS Tank Co

USM

Hwy 49

W 4th St

Railroad

W 7th St

Prepared by: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403-1898
(601)545-4550

Return to: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403
(601)545-4550

INDEXING INSTRUCTIONS:

ORDINANCE NUMBER _____

ZONING CHANGE FOR 3000 & 3016 W 7TH STREET

OF THE CITY OF HATTIESBURG, MISSISSIPPI AN ORDINANCE CHANGING AND AMENDING THE COMPREHENSIVE ZONING DISTRICT MAP, ADOPTED AS PART OF THE LAND DEVELOPMENT CODE ORDINANCE NO. 3209, AS AMENDED, OF THE CITY OF HATTIESBURG, MISSISSIPPI FOR PROPERTIES LOCATED AT 3000 W 7TH STREET AND 3016 W 7TH STREET (PPIN 26407; PARCEL 2-028F-06-098.00) OF FORREST CO., WARD 1 FROM SECTION 4.5.7, R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) DISTRICT TO SECTION 4.5.13 I-1 (LIGHT INDUSTRIAL DISTRICT).

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HATTIESBURG,
MISSISSIPPI:

SECTION 1. That the Comprehensive Zoning District Map, adopted as part of the Comprehensive Zoning Ordinance No. 3209, as amended, of the City of Hattiesburg, Mississippi, be and the same is hereby changed and amended. The Hattiesburg Planning Commission recommended to Approve said change in zoning for the following reasons:

The character of the neighborhood has changed substantially so that rezoning is clearly justified, and there is a public need for the rezoning.

SECTION 2.: Except as hereby expressly changed and amended, the aforesaid Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 3.: Legal Description of Properties

1 – PPIN 26407

A part of the Southeast Quarter of the Southeast Quarter (SE¼ of the SE¼) of Section 6, Township 4 North, Range 13 West in the County of Forrest, State of Mississippi, and more particularly described as follows, to-wit:

Begin 72.5 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE¼ of the SE¼) of said Section, Township, and Range, and thence run East for a distance of 72.5 feet, thence run South for a distance of 318 feet, thence run West for a distance of 72.5 feet, thence run North for a distance of 318 feet to the Point of Beginning.

SECTION 4.: Except as hereby expressly changed and amended, the aforesaid Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 5.: That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Council member _____ seconded by Council member _____ and was adopted by the following vote to-wit:

YEAS:

NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the _____ day of _____ A.D., 2024.

(S E A L)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

THE above and foregoing Ordinance having been submitted to and approved by the Mayor, this the _____ day of _____ A.D., 2024.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Elayne Lockett
2. Rhoda Pickett, Vice Chair
3. Dick Conville
4. Amy Hinton, Chair
5. Rebekah Ray, Secretary
6. Carlos Wilson
7. Charles Dawe
8. Michael Dickerson (Virtual)

Members Absent:

1. Lee Anne Venable
2. Michale Pruitt
3. (vacant seat)

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Kevin Bates, Building Official
6. Wiley Quinn, Director of Urban Development
7. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:03 p.m.

AGENDA REVIEW

Commissioner Pickett made a motion to accept the agenda, seconded by Commissioner Wilson.

Motion:

Made by Commissioner Pickett to approve the agenda

Second:

Made by Commissioner Wilson

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

MINUTES REVIEW

Commissioner Conville made a motion to approve the May 1st minutes, and Commissioner Lockett seconded this motion.

Motion:

Made by Commissioner Conville to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for May 2024.

PLANNING REPORT

The Planning Division opted to skip this presentation for time purposes with the lengthy agenda.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on the case and answered questions from the commissioners. After some discussion, the commission reopened the public hearing portion to speak to Mr. Bowen again.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Ray to approve

Second:

Made by Commissioner Dawe

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		

Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item B:

Richard Hiatt, owner, request approval for a preliminary plat for a major subdivision for a property located on North 30th Avenue, and North 31st Avenue. The proposed subdivision is for single-family residential structures (PPIN 47255, 47277 Ward 1, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Richard Hiatt appeared to speak on behalf of his case and answered questions from commissioners.

Presented by:

1. Richard Hiatt

Proponents:

1. None

Opponents:

1. Helen Lambert

Motion:

Made by Commissioner Dawe

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item C:

Zoning Change Request - Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Clifford Lockhart spoke on behalf of the case and answered questions from the Commissioners. After discussions, the commission reopened the public portion to speak with Mr. Lockhart again.

Presented by:

1. Clifford Lockhart

Proponents:

1. Stella Payton

Opponents:

1. Letter Exhibit

Motion:

Made by Commissioner Conville to deny

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Abstain
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item D:

Request to modify a platted subdivision - Tripperlee, LLC. owner, request approval to alter the platted subdivision known as "Sutherland and Reeves Survey" to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Tripp spoke on behalf of his case answering questions from the commissioners.

Presented by:

1. Steven Tripp

Proponents:

1. None

Opponents:

1. Laurne McClain

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item E:

Zoning Change Request - Jacob Shemper, owner, requests approval for rezoning from A-2 (Agricultural Residential) to R-1A (Single-family residential) for a property located at 111 Pinehills Drive. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Shemper came up and spoke on behalf of the development. The applicant decided not to refute the opposition of the neighborhood.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megene
8. Joy Lubritz
9. Adam Rowls
10. Stella Payton
11. Margret Murkwald
12. John Jackson
13. Dorian Shoemaker
14. Clifford Lockhart
15. Debra Helms
16. Susie Hebert
17. Steve Zary
18. Jocelyn Wiley

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett		X	
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)		X	
Charles Dawe	X		
Michael Pruitt			Absent

Item F:

Major Subdivision Request - Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as “Hattiesburg Homestead Survey” to subdivide the property into 5 single-family residential lots. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case in combination with Agenda Item E. Both items were discussed together though the votes were taken individually. This item was not considered when the proceeding item was denied.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megene
8. Joy Lubritz
9. Adam Rowl
10. Stella Payton
11. Margret Murkwald
12. John Jackson
13. Dorian Shoemake
14. Clifford Lockhart
15. Debra Helmentort
16. Susie Hebert
17. Steve Zary
18. Jocilyn Wiley

Motion:

No motion made as the Zoning Change was denied.

Second:**Vote:**

Board Member	Yea	Nay	Other
Elayne Lockett			

Rhoda A. Pickett			
Dick Conville			
Amy Hinton			
Rebekah Ray			
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)			
Charles Dawe			
Michael Pruitt			Absent

Item G:

Zoning Change Request - Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Hunter Andrews Spoke on behalf of the case.

Presented by:

1. Hunter Andrews

Proponents:

1. Clifford Lockhart
2. Margret Murkwalter

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)	X		

Charles Dawe	X		
Michael Pruitt			Absent

A motion was made by Chair Hinton seconded by Commissioner Ray and voted in favor by all present to recess the meeting to Wednesday, June 12, 2024.

Wednesday, June 12, 2024, the members present declared the Hattiesburg Planning Commission meeting open and in session at 1:30 p.m.

Item H:

Request to modify a platted subdivision - Stephen Ward, owner, requests approval to alter the platted subdivision known as “Hawkins and Thompson Subdivision” to subdivide the properties located at 145 W 5th Street and 116 Columbia Street to create two separate single-family residential lots (PPIN 17253 and 17254, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Steven Ward spoke on behalf of the property.

Presented by:

1. Steven Ward

Proponents:

1. Ophellia Jenkins

Opponents:

1. None

Motion:

Made by Commissioner Hinton to approve

Second:

Made by Commissioner Pruitt

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		

Michael Pruitt	X		
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Item I:

Major Subdivision Request – Josh Morris, owner, John Anglin, engineer, and Craig Flanagan, representative, request approval for a preliminary plat for a major subdivision for a property located on Shadow Ridge Drive. The proposed subdivision will be Phase III of the Shadow Ridge Subdivision (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

The Planning Staff introduced the case. Mr. John Anglin spoke on behalf of the development.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve with the condition that the land-locked common area in the rear of lots 30-41 be corrected through the dissolution of the common area into the surrounding lots, to create access to the road, to be combined with the golf course, or some combination of these recommendations.

Second:

Made by Commissioner Hinton

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item K:

Land Development Code Text Amendment Request - The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 12. More specifically, the changes are concerning subdivision regulations and bond requirements for new subdivisions. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions around the types of bonds and the penalties came to the forefront. The item was tabled and a committee was formed to provide a recommendation to the Planning Commission. The committee consisted of Commissioners:

1. Dawe
2. Dickerson
3. Ray

Presented by:

1. Mr. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Pickett to table the case and form a committee to review for further recommendations.

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item L:

Land Development Code Text Amendment Request – (Tabled from May 2024): The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 4 and 6. More specifically, the changes are related to regulatory flood zone properties within the A-1 zoning district to increase the minimum lot size requirement and reduce the total developable area. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions occurred around flood zones, citywide impacts, and the Community Ratings System (CRS) program.

Presented by:

1. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. Lisa Collins

Motion:

Made by Commissioner Pickett to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

OTHER BUSINESS

No other business came before the board.

Adjournment:

The meeting was adjourned at 3:00 p.m.

Motion:

Made by Commissioner Pickett

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Amy Hinton, Vice Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Cory Long, Planning Administrator, Nathan Satcher, Planner II
cc: Ann Jones, Chief Administrative Officer
Date: Tuesday, June 18, 2024
Re: Adopt an Ordinance amending a comprehensive zoning district map to change a property located at 111 Pinehills Drive from from A-2 (Agricultural Residential) to R-1A (Single-family residential) as requested by Jacob Shemper, owner.
Planning Commission recommended denial on June 5th, 2024.
File Number: 2024-175
Minute Book #

Summary

Zoning Change Request - Jacob Shemper, owner, requests approval for rezoning from A-2 (Agricultural Residential) to R-1A (Single-family residential) for a property located at 111 Pinehills Drive. (PPIN 17198, Ward 3, Forrest County).

Recommendation Statement

Planning Commission recommended denial on June 5th, 2024.

Please place this on the June 18, 2024 City Council meeting for consideration.

June HPC Item: E
Jacob Shemper, owner
Request for: **Zoning Change From A-2 to R-1A**



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Jacob Shemper, owner

Address of Property:	County:	PPIN:	Ward:
111 Pinehills Drive	Forrest	17198	3

Request: **Zoning Change From A-2 to R-1A**

Purpose of Request:

Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as "Hattiesburg Homestead Survey" to subdivide the property into 5 single-family residential lots. (PPIN 17198, Ward 3, Forrest County).

History / Background:

The applicant met with staff in a pre-application meeting to discuss the subdivision of 111 Pinehills Drive into 5 separate, dimensionally conforming lots for the R-1A dimensional standards. The property was approved for rezoning in 2006 for a Planned Residential Development (PRD) via ordinance 2943, however, a condition was added to the motion that *"if the PRD does not commence within 36 months and does not develop within 120 months, property will revert to its original A-2 zoning."*

Staff consulted with legal counsel, who confirmed, that the zoning should be reverted back to A-2 Zoning, where the applicant is seeking a rezoning to allow for a major subdivision request on the property, which is outlined in case F for this month's agenda. The major subdivision request being proposed would be create 5 separate lots, each directly fronting Pinehills Drive.

The "Hattiesburg Homestead Survey" was originally established as part of a Federal Housing Program through the New Deal Legislation in 1935. It was in response to the Great Depression and the subdivision was meant to be "subsistence homesteads." A historic marker located at the entrance to the subdivision memorializes the history of this subdivision. Multiple subdivisions have since been developed within or directly adjacent to the subdivision since it was established. Most recently, City Council approved a rezoning request for an adjacent parcel that fronts South 28th Avenue from R-1A to B-1 (Professional Business) on September 19th, 2017.

Applicant Summary: * See Attached *

June HPC Item: E
 Jacob Shemper, owner
 Request for: **Zoning Change From A-2 to R-1A**

SECTION 4 Zoning Districts Established

A-2 Agricultural Residential District: The purpose of the A-2 Agricultural District is to permit low-density single-family residential development along with restrictive agricultural uses. This district is consistent with the Rural Residential / Agricultural District in the Comprehensive Plan. The district is intended to encourage and protect large lots, open space, and low-density population.

R-1A Residential District: The purpose of the R-1A District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower-density residential neighborhoods with only compatible supporting institutional uses and open space.

SECTION 6 6.1 District Dimensional Standards

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
A-1	130,680 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	35%	-
A-2	43,560 / 100	1 per lot	-	25	-	15	25	35 feet or 3 stories	50%	-
R-1A	10,000/ 50	1 per lot	-	30	-	10	25	35 feet or 3 stories	50%	-

Present Zoning: The parcel is currently zoned A-2, Agricultural Residential

Present Use: Single-family residential home

Future Land Use: Neighborhood Conservation District 2

Surrounding Zoning: North: R-3 Multi-Family Residential
 South: A-2 Agricultural Residential
 East: A-2 Agricultural Residential
 West: A-2 Agricultural Residential

Letters or Concerns stated:

The Planning Division has received multiple phone calls from the residents within the neighborhood, seeking clarification on the request and stating some concerns with new development in the subdivision. No written letters of opposition have been provided to staff as of the writing of this report on May 28th, 2024.

Option: Basis for approval (Zoning Change):

June HPC Item: E

Jacob Shemper, owner

Request for: **Zoning Change From A-2 to R-1A**

I. There was a mistake in the original zoning

II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning

III. Annexation

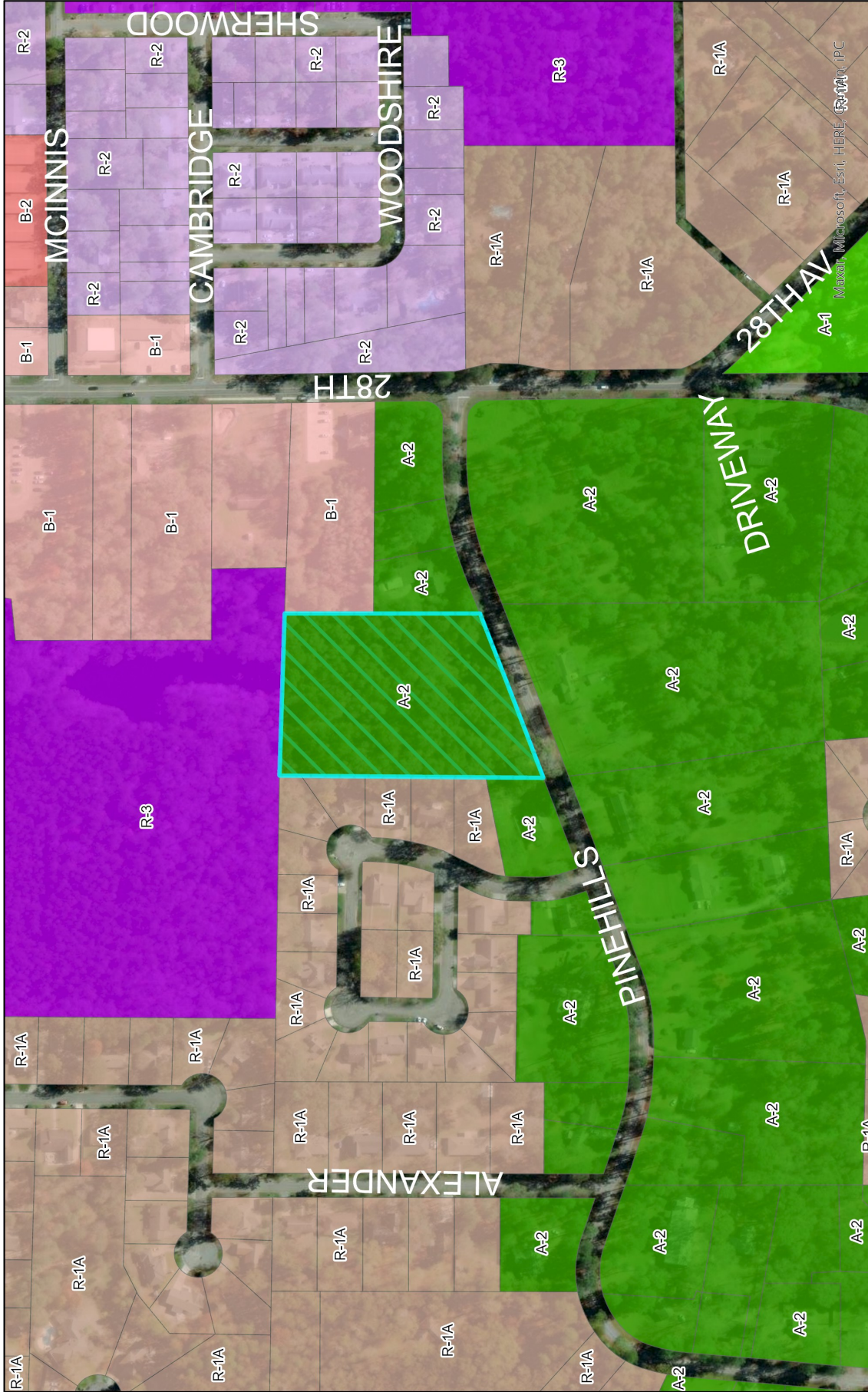
Recommend **approval** or **denial** of the request for a Zoning Change

SUBJECT PARCEL

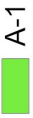
111 Pinehills Drive—Rezone request for preliminary plat approval of a major subdivision, and alteration of a platted subdivision

Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as “Hattiesburg Homestead Survey” to subdivide the property into 5 single-family residential lots. The major subdivision request is contingent upon a rezone request to R-1A (PPIN 17198, Ward 3, Forrest





Legend

-  Subject Property
-  A-1
-  A-2
-  R-1A
-  R-2
-  R-3
-  B-1
-  B-2

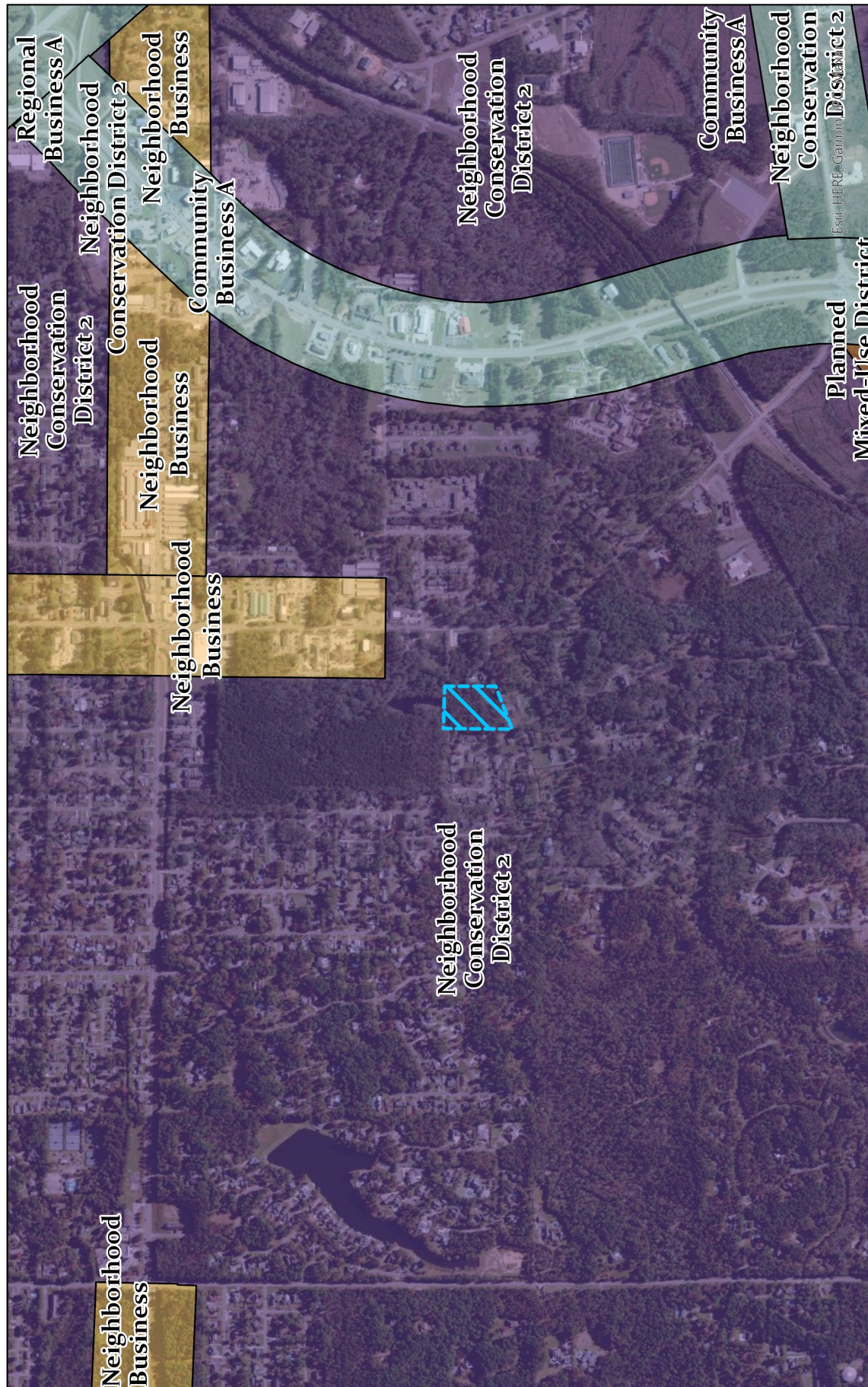
Plat Modification for a
Major Subdivision
111 Pinehills Drive
PPIN: 17198
Flood Zone: X
Ward 3, Forrest County

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice.
Map Exported on: 5/17/2024 3:30 PM



**URBAN
DEVELOPMENT**
PLANNING DIVISION

Center: 89°20'W 31°17'49"N



Future Land Use Map
Legend

- Subject Property
- Community Business A
- Neighborhood Business

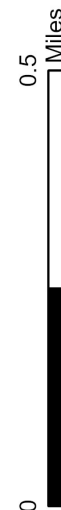
- Neighborhood Conservation District 2
- Planned Mixed-Use District
- Regional Business A

Plat Modification for a
Major Subdivision
111 Pinehills Drive
PPIN: 17198
Flood Zone: X
Ward 3, Forrest County



**URBAN
DEVELOPMENT**
PLANNING DIVISION

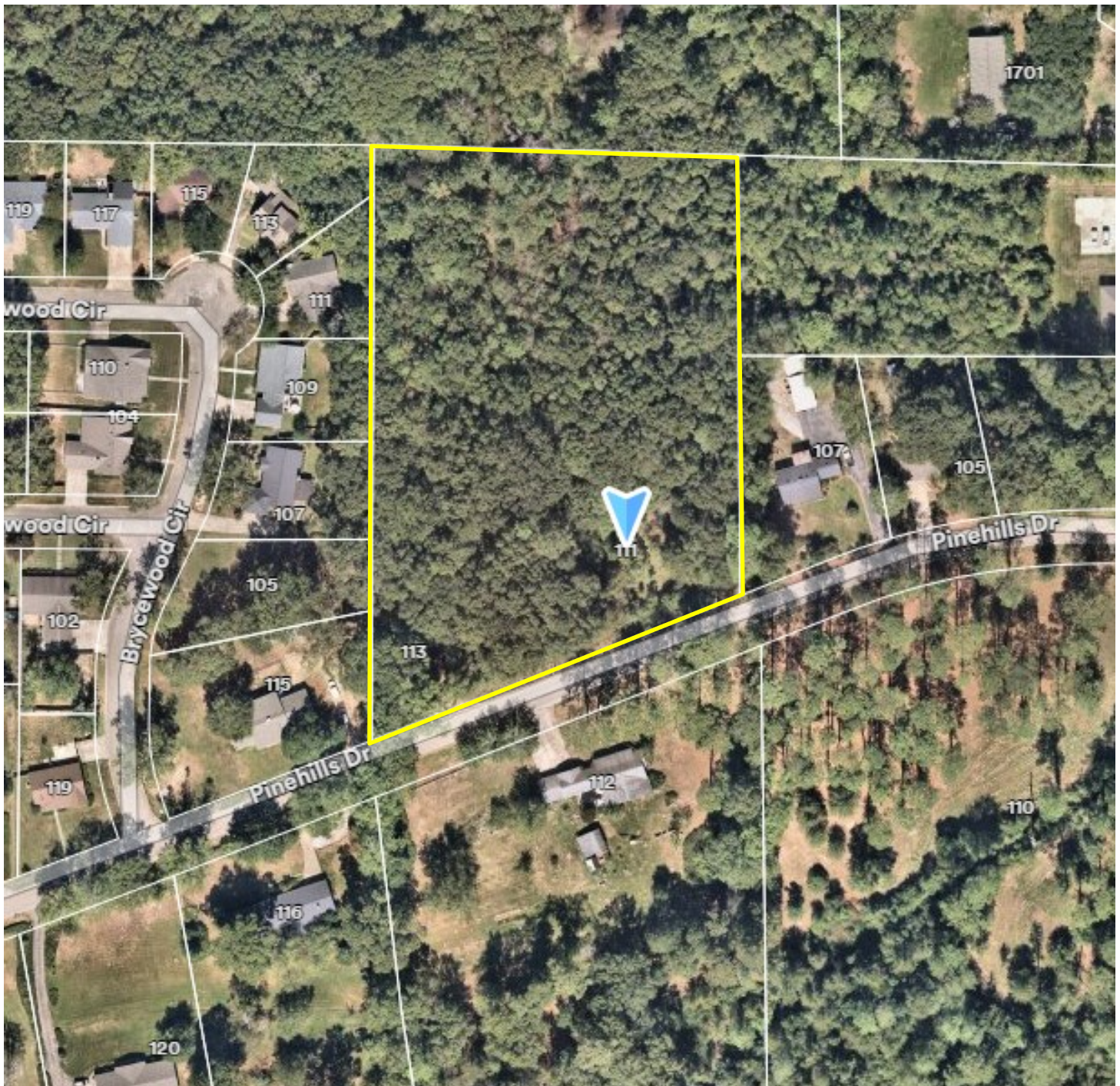
Center: 89°19'59"W 31°17'52"N



DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 5/17/2024 3:29 PM

Site Aerial

Subject property outlined in yellow



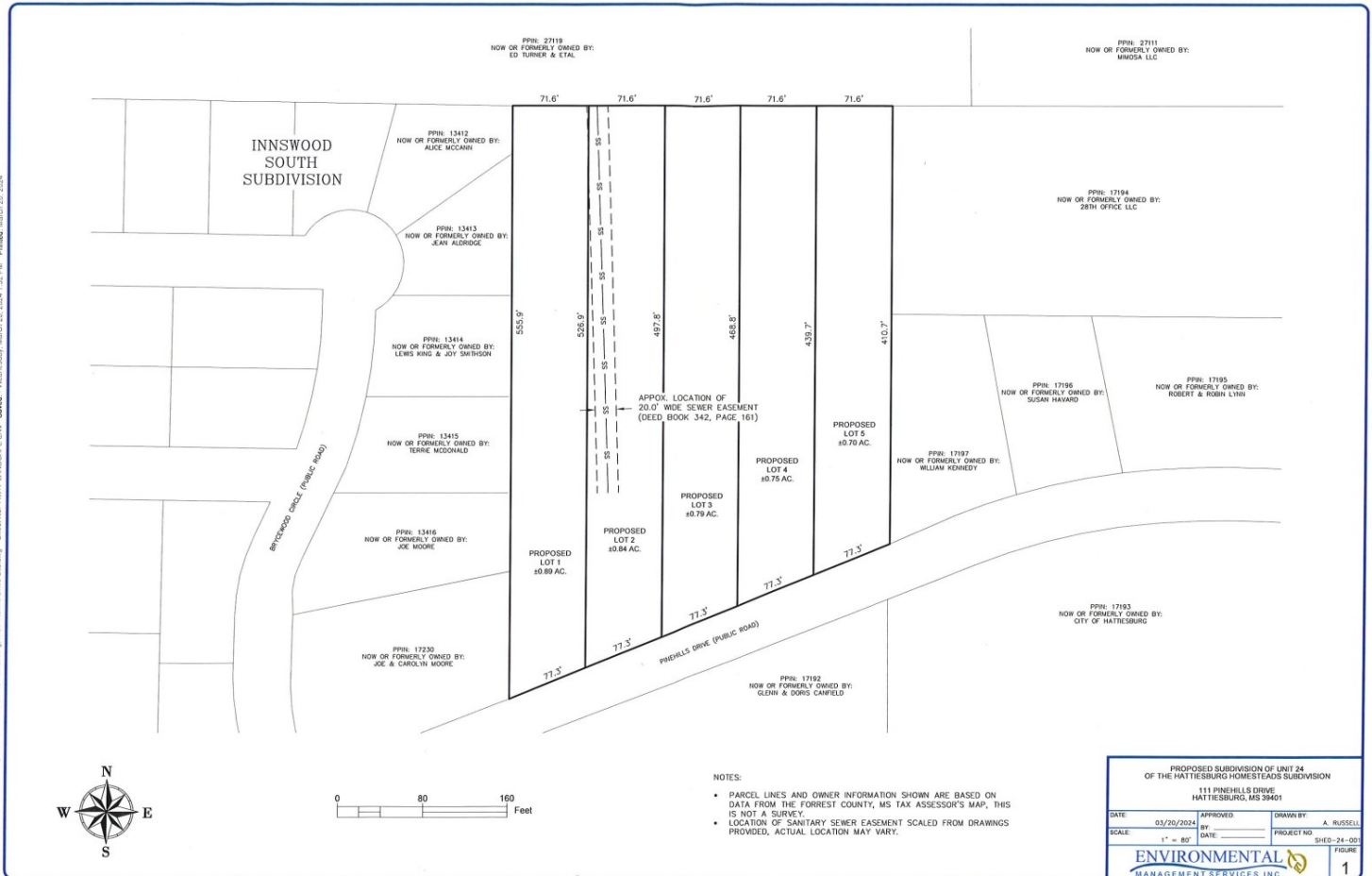
Surrounding Area



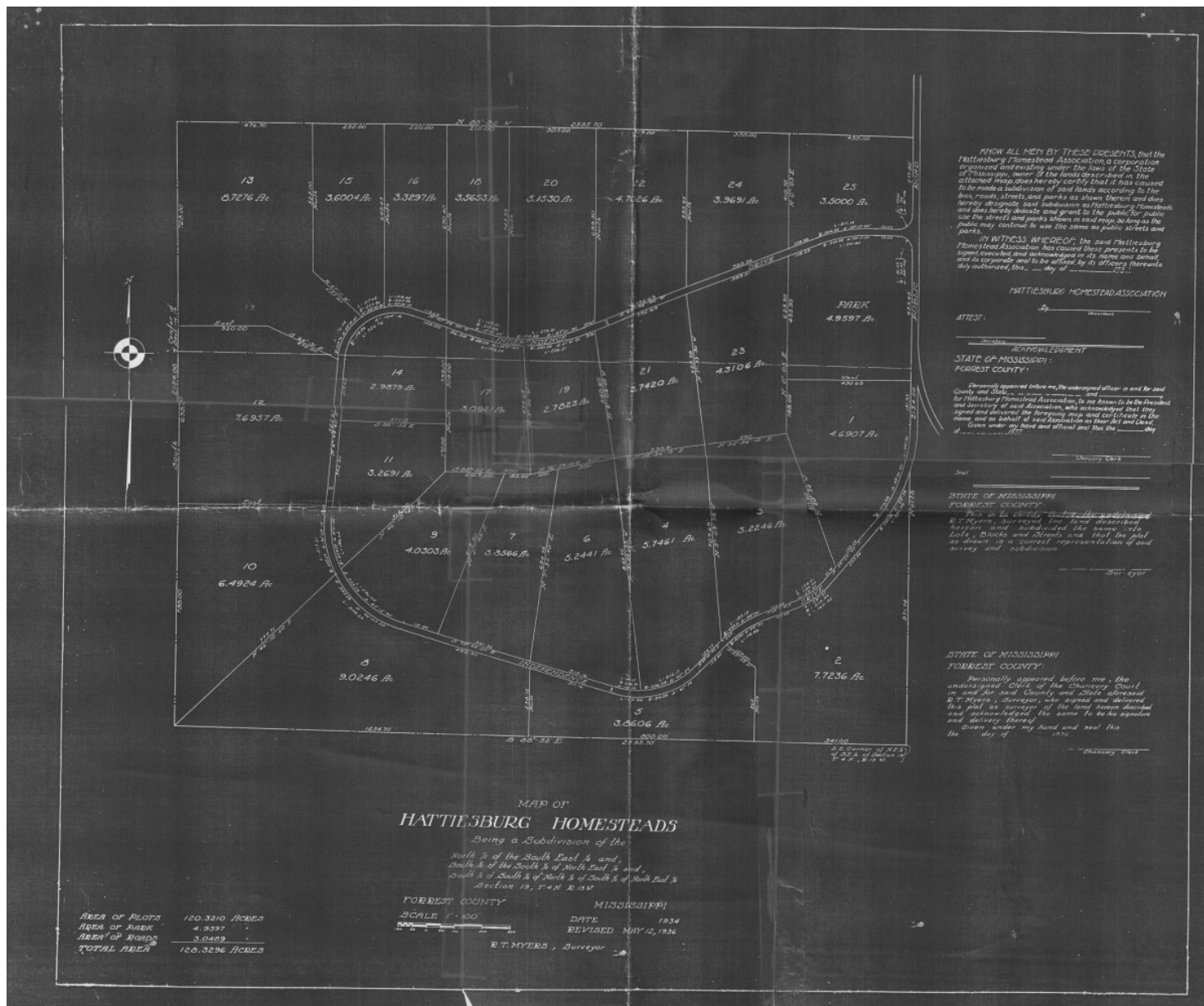
Surrounding Area



\\f10\Projects\Site0 - Jacobo Shempert\11 Pirohills Drive, Hankinsburg, MSP\Inhills Drive Site.dwg Sheet No. 11X17 LANDSAPE ENV Saved: - Wednesday, March 20, 2024 1:52 PM Printed: March 20, 2024



Original "Hattiesburg Homesteads" Survey



Original “Hattiesburg Homesteads”



Photos from the Library of Congress – taken in August 1935 by Arthur Rothstein for the US Farm Security Administration of one of the original “Homesteads”, taken shortly after the Pinehills Subdivision was established.

<https://www.loc.gov/pictures/related/?fi=subject&q=Subsistence%20homesteads--Mississippi>



URBAN DEVELOPMENT PLANNING DIVISION

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)

Hattiesburg, MS 39403-1898

Department of Urban Development

(601) 545-4599 or FAX (601) 545-1962

RECEIVED
MAR 22 2024
BY: [Signature]

APPLICANT:

Applicant Name: JACOB S HEMPER

Project Name: Pine hills

Proposed Use(s): SFH Lots

Project Street Address: 111 Pine hills Dr

PPIN Number(s) (if unknown, can be found on tax receipt): 017198

Application for (check all appropriate types):

- | | |
|--|---|
| ☐ Variance (see below) | ☐ Conditional Use (see below) |
| ☒ Subdividing of Lot, Parcel, or Tract (see p. 12) | ☒ Re-Zoning (see below) |
| ☐ Street or Alley Renaming (see pp. 13-14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (see pp. 13-14) | ☐ Planned Mixed-Use District |

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- | | | |
|---|---|---|
| ☐ Sign | ☐ Setback (front, side, or rear _____) | ☐ Off-Site Parking |
| ☐ Lot Width | ☐ Lot Coverage Area | ☐ Buffer |
| ☐ Open Space | | |
| ☒ Other: <u>divide existing lot into 5 lots</u> | | |

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- | | |
|---|---|
| ☐ Automotive Filling Station | ☐ Telecommunications |
| ☐ Digital Billboard, New | ☐ Digital Billboard, Replacement |
| ☐ Restaurant | ☐ Solar Farm |
| ☐ Other: _____ | |

For Re-Zoning Only, see p. 11:

Existing Zoning: _____

Proposed Zoning: _____

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____ Planner: _____

Parcel Number(s): _____ Historic District(s): _____

Flood Zone(s): _____ Zoning District(s): _____

Project No.: _____

Code Sections:

LDC Section No. _____

Section No. _____

Section No. _____

Section No. _____

Section No. _____

RECEIVED DATE & INITIALS:

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: <u>JACOB SEMPKE</u>		
☐ Applicant	☒ Property Owner	☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: <u>601-270-6761</u>	Fax: _____	Email: <u>jrsempke@gmail.com</u>
Mailing Address: <u>1109 Rushing Ave, Hattiesburg MS 39402</u>		

Secondary:

Name: _____		
☐ Applicant	☐ Property Owner	☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

Other(s):

Name: _____		
☐ Applicant	☐ Property Owner	☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

Name: _____		
☐ Applicant	☐ Property Owner	☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at

Street Address _____ City _____ State _____

on this the 21st day of MARCH, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.

JACOB SHERPER

on this the 21st day of MARCH, 2024.

JACOB SHERPER
Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named

Jacob Sherper

who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21 day of
March, 2024.

Melissa A Brannon
NOTARY PUBLIC

My Commission Expires:



APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT** OF THIS PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **APPLICANT(s)** of the subject property located at

111 Pinehill Ha Hiesley MS
Street Address City State

on this the 21 day of March, 2024

JACOB S HEMPHILL
Applicant (print)

[Signature]
Applicant (signature)

STATE OF MS

COUNTY OF Lamar

Personally came and appeared before me, the within named

Jacob Shempin,
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 21 day of March, 2024.

Melissa A. Brannon
NOTARY PUBLIC

My Commission Expires



PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER
REQUIRED SUBMITTAL INFORMATION

Deadline for applicant to file petition: _____ 5:00pm (End of business day)
Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm
Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm
City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm

There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

****Dates and times are subject to change****

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork MUST be attached to this application:

☒ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)

___ Site & Design Review Committee, if needed.

☒ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)

☒ Electronic/Digital copy of legal description REQUIRED for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com

☒ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)

___ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.

___ Other documents needed (per Planning Division):

___ Maps of digital billboard removal sites ___ Maps of digital billboard replacement sites

___ Documentation on measurements ___ Other: _____

☒ Payment to the City of Hattiesburg for filing application in the amount of \$ 675.10

**You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.**

You will be responsible for maintaining the sign for the duration of the public hearing process.

Required Fees

All fees adopted by Ordinance No. 2977, adopted January 22, 2008, as amended. This is an excerpt from that ordinance:

Public Hearing Fees:

Variance (includes Concept Site Plan Review) -----	\$175.00 per application and one Variance request; plus \$50.00 for each additional variance request within same application
Street/Alley Naming or Re-Naming-----	\$300.00 per application, plus \$100.00 per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval, but prior to effective date.)
Street/Alley Closing -----	\$300.00 per application
(Conditional) Use Permit -----	\$200.00 per application
Zoning Change -----	\$400.00 per application*
(*see PUD or PRD & zoning package rate)	
Planned Unit Development (PUD) or Planned Residential Development (PRD), & (Planned Mixed- Use District PMU) -----	\$400.00 per application (*see PUD or PRD zoning package rate) or (**see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package -----	\$600.00 per package application
Subdivision of Land (Preliminary Plats) -----	\$225.00 per application, plus \$10.00 for each created lot (** see PUD or PRD & Subdivision of Land package rate) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package** -----	\$500.00 per application, plus \$10.00 for each created lot (**see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text -----	\$200.00 per application
Appeal Fees for Proponent or Opponent appeals to City Council -----	\$50.00 per appeal Exempt from fees – Established Neighborhood Associations
Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request -----	\$50.00 (per each 100 mailing labels)

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). **Section 12.4.1** Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.

FOR CONDITIONAL USE APPLICANTS:

Section 12.3.3.1 Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

2. Describe the effects the proposed use of utilities and facilities will have on the community.

3. Describe how the size of the site is appropriate for the proposed use.

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:

6. What is the expected number of customers/employees per day?

7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for _____ vehicles, and _____ ADA vehicles; with _____ loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.

FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- ☐ There was a mistake in the original zoning.
- ☒ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

Detailed explanation of condition(s) most applicable to your request:

PROJECT SUMMARY:

- Applicant requests to modify an existing platted subdivision for new construction of 5 single family residential homes
 - Rezoning of this property was approved by the City Council in 2006, with the condition that the construction of a planned residential development would be completed within 36 months. Otherwise, the zoning would be reverted to A-2 (Ordinance 2943, Minute book 2007-1 page 361)
 - Staff to confirm with City Attorney if the 2006 Ordinance No.2943 is still active and if the zoning is R-1A. Applicant will have to rezone if the ordinance is still active.
- This request will require a public hearing with Planning Commission.
 - A preliminary plat for the major subdivision is required prior to the public hearing. To file a final plat a title abstract is also required.
- For abandoning that portion of the major subdivision, Mississippi State law need to be followed: 17-1-23 and 19-27-31
 - Can run concurrent with the preliminary plat approval and combined with request

Subdividing of Lot, Parcel or Tract Information

1. Property data:

Parent Parcel / Existing lot/parcel/tract contains 2-039K-19-02^{0.00} Square Footage/Acres

Lot Area Requirement: _____

Lot Frontage Requirement: _____

Existing use of lot/parcel/tract _____

To be subdivided into 5 lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots.

Newly subdivided Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1. 1	.89	Y	N	Pinehills		
2. 2	.84	Y	N	Pinehills		
3. 3	.79	Y	N	Pinehills		
4. 4	.75	Y	N	Pinehills		
5. 5	.70	Y	N	Pinehills		
6.						
7.						
8.						
9.						
10.						
11.						
12.						
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel						
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

2. Infrastructure required:

Water/Sewer ☒ Gas ☐ Electric ☒ Telephone ☐ Cable ☐ Streets ☐

Street/Alley Renaming, Closing, or Vacating Information

1. Please indicate specific request(s): ☐ Street ☐ Alley
☐ Closing ☐ Vacating ☐ Naming ☐ Re-Naming
2. Current name of street/alley to be named/re-named, vacated, or closed:

3. Proposed name of street/alley to be named or re-named (If applicable):

4. Describe the portion of the street/alley to be renamed, closed, or vacated (use all bounding or intersecting streets/alleys, from and to):

5. Tax Block(s) and Lot(s) involved in closing request

6. Describe existing land use of properties and number of residents affected by renaming the street/alley within 400 feet.

Type of Land Use of adjacent development	Number of properties adjacent to the existing street	Number of property owners adjacent to the existing street	Number of residents affected by the change of address	
Businesses				
Residences				
Apartments				
Churches/Schools				
Other				

Any additional Information: _____

5. Describe the effect the proposed change will have on existing development and the transportation system within the affected area.

6. Have applications for zoning, variance, building permit, or other applications been filed?

_____ Yes _____ No

If yes, provide reference numbers and dates: _____

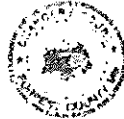
7. Acknowledgment of property owners affected by the street/alley renaming. Include all names and addresses.

8. Obtain from the City's Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named or re-named (need electronic copy)



Attach Acknowledgement of Affected residents/business

As Additional Page(s)



DEED

Bk:1440 Page:412-413

RCD: 02/07/2024 @ 2:35:02:PM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

THIS INSTRUMENT PREPARED BY:

Richard & Thomas, PLLC
132 Westover Drive
Hattiesburg, MS 39402
(601) 602-2457

Indexing Instructions: The property described in this instrument is situated in Unit 24, Hattiesburg Homesteads Subdivision, City of Hattiesburg, Forrest County, Mississippi. Please index accordingly in the sectional index.

RETURN TO:

Richard & Thomas, PLLC
132 Westover Drive
Hattiesburg, MS 39402
(601) 602-2457

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned GRANTOR

GARNER PROPERTY & DEVELOPMENT, LLC,
a Mississippi limited liability company
98 Waterford Place
Hattiesburg, MS 39402
(601) 271-8710

does hereby grant, bargain, sell, convey and warrant unto GRANTEE

SHEMPER PROPERTIES, LLC,
a Mississippi limited liability company
1109 Rushing Avenue
Hattiesburg, MS 39402
(601) 270-6761

the following described real property, lying and being situate in Forrest County, Mississippi, described as follows, to-wit:

All of Unit 24 of the Hattiesburg Homesteads Subdivision, Hattiesburg, Forrest County, Mississippi, as per the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi; all together with all improvements thereon and appurtenances thereunto belonging.

Grantor and Grantee shall pro-rate county and state ad valorem taxes for 2024.

The above warranty and this conveyance is made subject to prior reservations of oil, gas and other minerals by former owners.

The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances.

The above warranty and this conveyance is made subject to any and all covenants, restrictions or conditions of record or in use of the subject property, and any and all rights of way and easements for public roads and public utilities as presently laid out, constructed or in use.

This above warranty and this conveyance is made subject to that sewer easement to City of Hattiesburg recorded in Land Deed Book 342 at Page 161 in the office of the Chancery Clerk of Forrest County, Mississippi.

WITNESS THE SIGNATURE of said limited liability company by its member, after being duly authorized by said company so to sign, execute and deliver the same, on this, the 7th day of February, A.D., 2024.

GARNER PROPERTY & DEVELOPMENT, LLC,
a Mississippi limited liability company

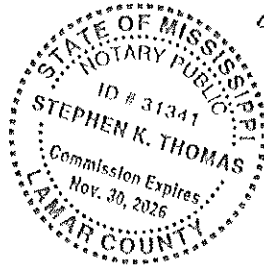
By: 
T. LAKE GARNER, Member

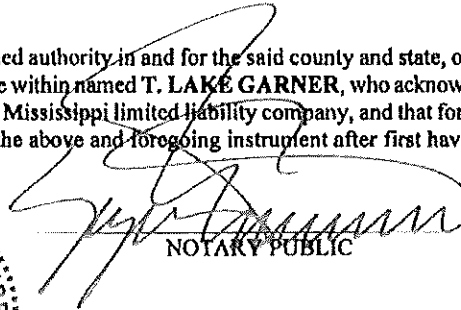
STATE OF MISSISSIPPI

COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 7th day of February, A.D., 2024, within my jurisdiction, the within named **T. LAKE GARNER**, who acknowledged that he is Member of Garner Property & Development, LLC, a Mississippi limited liability company, and that for and on behalf of said company and as its act and deed, he executed the above and foregoing instrument after first having been duly authorized by said company so to do.

My Commission Expires:




NOTARY PUBLIC

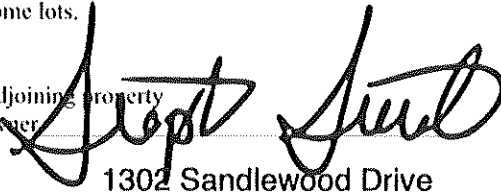
March 19,

2024

111 Pinehills Drive
Hattiesburg, MS 39402

I have seen the proposed lot map and approve Jacob Shemper's
proposal to subdivide the existing 4 acre lot into 5 single family
home lots.

Adjoining property
owner

A handwritten signature in black ink, appearing to read 'Jacob Shemper', is written over a horizontal line.

1302 Sandlewood Drive

Canfield

112 Pine hills

March 19, 2024

111 Pinehills Drive
Hattiesburg, MS 39402

I have seen the proposed lot map and approve Jacob Shemper's proposal to subdivide the existing 4 acre lot into 5 single family home lots.

Adjoining property owner _____

I talked to Mr. Canfield &
his daughter for 1/2 hr. He is not
in favor of this project.

J. Shemper

Kennedy 107 Pinchills

March 19, 2024

111 Pinchills Drive
Hattiesburg, MS 39402

I have seen the proposed lot map and approve Jacob Shemper's proposal to subdivide the existing 4 acre lot into 5 single family home lots.

Adjoining property owner William Kennedy

104 Brycewood

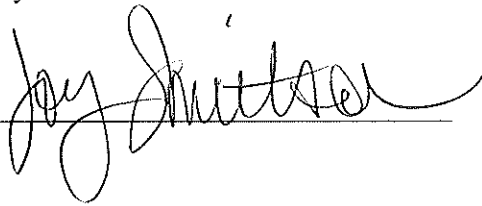
Smithson

March 19, 2024

111 Pinehills Drive
Hattiesburg, MS 39402

I have seen the proposed lot map and approve Jacob Shemper's proposal to subdivide the existing 4 acre lot into 5 single family home lots.

Adjoining property owner

A handwritten signature in black ink, appearing to read "Jay Smithson", is written over a horizontal line. The signature is fluid and cursive.

March 19, 2024

111 Pinehills Drive
Hattiesburg, MS 39402

I have seen the proposed lot map and approve Jacob Shemper's proposal to subdivide the existing 4 acre lot into 5 single family home lots.

Adjoining property owner CHAD HILL, 108 ALEXANDER DRIVE

A handwritten signature in blue ink, appearing to read "Chad Hill", is written over the line of the adjoining property owner's name.

Satcher, Nathaniel

From: Jacob Shemper <jrshemper@gmail.com>
Sent: Friday, April 5, 2024 1:04 PM
To: Satcher, Nathaniel
Subject: Pinehills / SHEMPER

To whom it may concern,

I went door to door and explained to all of the available land owners what I would like to do with the property located at 111 Pinehills Drive. I've provided letters from all the property owners to the planning commission. The only gentleman I spoke with who was not in favor of the project was Mr Canfield. Mr Canfield explained to me numerous times in our meeting about a situation with Wesley Breland. He stated that Mr Breland had at one time tried to put low income housing on the site and that the neighborhood was not in favor of that. I tried to explain to Mr Canfield that these would be higher end single family homes and would improve comps in the neighborhood and would not be low income rentals or any kind of multi family housing. Other than that meeting everyone I spoke with was fine with subdividing the 4 acres into 5 SFH lots.

Regards,

Jacob Shemper

Satcher, Nathaniel

From: Chad Edmonson <chad.f.edmonson@gmail.com>
Sent: Monday, June 3, 2024 7:24 PM
To: Satcher, Nathaniel
Subject: 111 Pinehills Drive

Dear Mr. Satcher -

This email is to wholeheartedly support Jacob Shemper's plan to rezone and subdivide this property to five single family residences. For too long, this property has been an eyesore, and the development will help to fill out the streetscape on this street. These lots will not be materially different in total size (more than 0.75 acres) than the lots on the adjacent Brycewood Circle, and I do not believe this development to be a change to the existing character of the neighborhood. The City of Hattiesburg needs more high quality housing, and this is a perfect spot. Mr. Shemper's project will provide an opportunity for more great families to live in a great neighborhood. As an adjoining property owner, I would welcome some new neighbors.

Best,
Chad Edmonson

Satcher, Nathaniel

From: Stephen Stetelman <Stephen@londonandstetelman.com>
Sent: Tuesday, June 4, 2024 3:10 PM
To: Satcher, Nathaniel
Subject: Pinehills Townhouses

Nathan,

A couple months ago, Jacob Shemper told me about his plan to develop some townhomes in the Innswood area. I think this is a great idea for him personally and for the neighborhood.

I find it odd that there would be any opposition as this area will be greatly improved by this venture-aesthetically and by way of increasing property values.

He has my full endorsement and I wish I could be at the meeting tomorrow to fight on his behalf.

Thanks!



STEPHEN STETELMAN
Commercial Sales & Leasing

stephen@londonandstetelman.com

cell: 601-806-7673

office: 601-268-8770

Satcher, Nathaniel

From: Kent Oliver <kentpoliver@gmail.com>
Sent: Tuesday, June 4, 2024 3:32 PM
To: Satcher, Nathaniel
Subject: Shemper Proposal

Nathan,

I'm reaching out on behalf of a Hattiesburg resident I have tremendous respect for, Jacob Shemper, to publicly express my support for a project he is pursuing to bring 5 single family home lots to Pinehills. As someone who drives this road multiple times a day there is definitely an opportunity to enhance the neighborhood and strengthen the community by adding additional opportunities for families to call the Pinehills area home. It has a great history established through great families and Mr Shemper's vision to continue to build upon its storied history is welcomed.

Thank you,
Kent Oliver

Sent from my iPhone

581

PETITION TO OPPOSE ZONING REQUEST CHANGE AT 111 PINEHILLS DR.

The following list represents the residents of Pinehills that are opposed to the zoning request change requested at 111 Pinehills Dr.

Item: HPC F / HPC E

EXHIBIT E-4

Opposing Views Include:

1. Zoning change will not represent what we love about our neighborhood.
2. Changing the zoning has nothing to do with the construction type/housing that will be built on this lot.
3. By changing the zoning, there will be little to no setbacks from the property lines, therefore lowering the values and taking away privacy of our neighbors.
4. We should not risk what we have and enjoy based on promises from others whose only gain is profit.
5. Our homeowners association has no covenants in place to protect us from what a developer may build.
6. This will set the precedent for potential future developments in the neighborhood, further reducing privacy and increasing housing density.

NAME	ADDRESS
Tennie McDonald	107 Brycewood Circle Hattiesburg MS 39402
Steve Butler	1806 S. 28TH AVE. HATTIESBURG MS 39402
Daisy E. Lucas	201 Pinehills Drive Hattiesburg, MS 39402
Phil E. Lucas	201 Pinehills Dr. HATTIESBURG, MS 39402
Ronnie Jackson	125 pinehills dr. HATTIESBURG, MS 39402
Adam Rauls	137 Pinehills Dr Hattiesburg, MS 39402

PETITION TO OPPOSE ZONING REQUEST CHANGE AT 111 PINEHILLS DR.

The following list represents the residents of Pinehills that are opposed to the zoning request change requested at 111 Pinehills Dr.

Item: HPC F / HPC E

Opposing Views Include:

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4. We should not risk what we have and enjoy based on promises from others whose only gain is profit.
5. Our homeowners association has no covenants in place to protect us from what a developer may build.
6. This will set the precedent for potential future developments in the neighborhood, further reducing privacy and increasing housing density.

NAME	ADDRESS
William G Kennedy	107 PINEHILLS
SLA Canfield	112 Pinehills
Dorian [Signature]	203 Pinehills Drive
Wendy Hatcher	105 Pinehills Drive
[Signature]	116 PINEHILLS DR
Caralyn A. Moon	115 Pinehills

Christopher Lee	225 Pucketts Drive
Jaqueline Polk	230 Pinehills Dr.
Jaqueline Williams	111
Kathy Cousins	113 Elaine circle
Josephelle	115 ELAINE CIRCLE
Aria R Luebbers	115 Elaine Cir
Kamella Myers	116 Elaine Cr
Barbara A. Curry	100 Honeysuckle Dr.
Nelly A. Morrow	107 Honeysuckle Dr.
Erin O'Donnell	235 Pinehills Dr.
Erin O'Donnell	235 Pinehills Dr.
Erin O'Donnell	301 PINEHILLS DR.
Erin O'Donnell	308 Pinehills Dr.
Gay Halper	105 Shady Lane
Kristen Jackson	234 Pinehills Drive



121 Pinedilla DR.

Cameron Jellison

262 Pinehills Dr.

Jay D. Lubitz

205 Pinehills Dr.

Knee Megehee

206 Pinehills Dr.

Chris Maghee

122 Pine Hill Dr.

Dear Anthony

203 1/2 Firehills Dr

Casey Kuhl

202 Pinehills Dr

Georgia Ellen Lee

225 Archhills Drive

Matthew Tucker

101 Melissa Ln

Brittany Tucker

101 melissa Ln

[illegible]

Alice McClann	113 Brycewood Cr
Rev. Joe Wiley	300 Pinchills Dr.
Stella Payton	128 Pine hills
Kathryn Hanzel	240 Pinchills
Opulyn Wiley	300 Pinchills Dr.
Aubrey Confield	112 Pinchills Dr
Betty S Ross	116 Pinchills, Drive
Carolyn Ann Moore	115 Pinchills Dr.
Jane Courtney	201 Pinchills Dr. (Hanging)
Ronnie Lovette	207 Pinchills Dr
Shane Lovette	207 Pinchills Dr.
Janice Day	135 Pinchills Drive
Martha Aldridge	111 Brycewood Circle
Marlene Mulket	110 Brycewood Circle
Delra Wehmann	104 Brycewood Circle
John David Polles	135 Brycewood Circle
Katie Pinkard Lee	123 Brycewood Circle

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Elayne Lockett
2. Rhoda Pickett, Vice Chair
3. Dick Conville
4. Amy Hinton, Chair
5. Rebekah Ray, Secretary
6. Carlos Wilson
7. Charles Dawe
8. Michael Dickerson (Virtual)

Members Absent:

1. Lee Anne Venable
2. Michale Pruitt
3. (vacant seat)

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Kevin Bates, Building Official
6. Wiley Quinn, Director of Urban Development
7. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:03 p.m.

AGENDA REVIEW

Commissioner Pickett made a motion to accept the agenda, seconded by Commissioner Wilson.

Motion:

Made by Commissioner Pickett to approve the agenda

Second:

Made by Commissioner Wilson

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

MINUTES REVIEW

Commissioner Conville made a motion to approve the May 1st minutes, and Commissioner Lockett seconded this motion.

Motion:

Made by Commissioner Conville to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for May 2024.

PLANNING REPORT

The Planning Division opted to skip this presentation for time purposes with the lengthy agenda.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on the case and answered questions from the commissioners. After some discussion, the commission reopened the public hearing portion to speak to Mr. Bowen again.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Ray to approve

Second:

Made by Commissioner Dawe

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		

Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item B:

Richard Hiatt, owner, request approval for a preliminary plat for a major subdivision for a property located on North 30th Avenue, and North 31st Avenue. The proposed subdivision is for single-family residential structures (PPIN 47255, 47277 Ward 1, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Richard Hiatt appeared to speak on behalf of his case and answered questions from commissioners.

Presented by:

1. Richard Hiatt

Proponents:

1. None

Opponents:

1. Helen Lambert

Motion:

Made by Commissioner Dawe

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item C:

Zoning Change Request - Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Clifford Lockhart spoke on behalf of the case and answered questions from the Commissioners. After discussions, the commission reopened the public portion to speak with Mr. Lockhart again.

Presented by:

1. Clifford Lockhart

Proponents:

1. Stella Payton

Opponents:

1. Letter Exhibit

Motion:

Made by Commissioner Conville to deny

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Abstain
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item D:

Request to modify a platted subdivision - Tripperlee, LLC. owner, request approval to alter the platted subdivision known as "Sutherland and Reeves Survey" to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Tripp spoke on behalf of his case answering questions from the commissioners.

Presented by:

1. Steven Tripp

Proponents:

1. None

Opponents:

1. Laurne McClain

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item E:

Zoning Change Request - Jacob Shemper, owner, requests approval for rezoning from A-2 (Agricultural Residential) to R-1A (Single-family residential) for a property located at 111 Pinehills Drive. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Shemper came up and spoke on behalf of the development. The applicant decided not to refute the opposition of the neighborhood.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megene
8. Joy Lubritz
9. Adam Rowls
10. Stella Payton
11. Margret Murkwald
12. John Jackson
13. Dorian Shoemaker
14. Clifford Lockhart
15. Debra Helms
16. Susie Hebert
17. Steve Zary
18. Jocelyn Wiley

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett		X	
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)		X	
Charles Dawe	X		
Michael Pruitt			Absent

Item F:

Major Subdivision Request - Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as "Hattiesburg Homestead Survey" to subdivide the property into 5 single-family residential lots. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case in combination with Agenda Item E. Both items were discussed together though the votes were taken individually. This item was not considered when the proceeding item was denied.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megene
8. Joy Lubritz
9. Adam Rowl
10. Stella Payton
11. Margret Murkwald
12. John Jackson
13. Dorian Shoemake
14. Clifford Lockhart
15. Debra Helmentort
16. Susie Hebert
17. Steve Zary
18. Jocilyn Wiley

Motion:

No motion made as the Zoning Change was denied.

Second:**Vote:**

Board Member	Yea	Nay	Other
Elayne Lockett			

Rhoda A. Pickett			
Dick Conville			
Amy Hinton			
Rebekah Ray			
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)			
Charles Dawe			
Michael Pruitt			Absent

Item G:

Zoning Change Request - Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Hunter Andrews Spoke on behalf of the case.

Presented by:

1. Hunter Andrews

Proponents:

1. Clifford Lockhart
2. Margret Murkwalter

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)	X		

Charles Dawe	X		
Michael Pruitt			Absent

A motion was made by Chair Hinton seconded by Commissioner Ray and voted in favor by all present to recess the meeting to Wednesday, June 12, 2024.

Wednesday, June 12, 2024, the members present declared the Hattiesburg Planning Commission meeting open and in session at 1:30 p.m.

Item H:

Request to modify a platted subdivision - Stephen Ward, owner, requests approval to alter the platted subdivision known as “Hawkins and Thompson Subdivision” to subdivide the properties located at 145 W 5th Street and 116 Columbia Street to create two separate single-family residential lots (PPIN 17253 and 17254, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Steven Ward spoke on behalf of the property.

Presented by:

1. Steven Ward

Proponents:

1. Ophellia Jenkins

Opponents:

1. None

Motion:

Made by Commissioner Hinton to approve

Second:

Made by Commissioner Pruitt

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		

Michael Pruitt	X		
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Item I:

Major Subdivision Request – Josh Morris, owner, John Anglin, engineer, and Craig Flanagan, representative, request approval for a preliminary plat for a major subdivision for a property located on Shadow Ridge Drive. The proposed subdivision will be Phase III of the Shadow Ridge Subdivision (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

The Planning Staff introduced the case. Mr. John Anglin spoke on behalf of the development.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve with the condition that the land-locked common area in the rear of lots 30-41 be corrected through the dissolution of the common area into the surrounding lots, to create access to the road, to be combined with the golf course, or some combination of these recommendations.

Second:

Made by Commissioner Hinton

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item K:

Land Development Code Text Amendment Request - The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 12. More specifically, the changes are concerning subdivision regulations and bond requirements for new subdivisions. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions around the types of bonds and the penalties came to the forefront. The item was tabled and a committee was formed to provide a recommendation to the Planning Commission. The committee consisted of Commissioners:

1. Dawe
2. Dickerson
3. Ray

Presented by:

1. Mr. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Pickett to table the case and form a committee to review for further recommendations.

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item L:

Land Development Code Text Amendment Request – (Tabled from May 2024): The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 4 and 6. More specifically, the changes are related to regulatory flood zone properties within the A-1 zoning district to increase the minimum lot size requirement and reduce the total developable area. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions occurred around flood zones, citywide impacts, and the Community Ratings System (CRS) program.

Presented by:

1. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. Lisa Collins

Motion:

Made by Commissioner Pickett to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

OTHER BUSINESS

No other business came before the board.

Adjournment:

The meeting was adjourned at 3:00 p.m.

Motion:

Made by Commissioner Pickett

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Amy Hinton, Vice Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council

From: Cory Long, Planning Administrator, Nathan Satcher, Planner II

cc: Ann Jones, Chief Administrative Officer

Date: Tuesday, June 18, 2024

Re: Adopt an Ordinance amending a comprehensive zoning district map to change properties located on South Street and 4th Street from R-1C (Single-family residential) to B-2 (Neighborhood Business) as requested by Hattiesburg Public School District, owner, and Hunter Andrews, engineer. Planning Commission recommended approval on June 5th, 2024.
File Number: 2024-177
Minute Book #

Summary

Zoning Change Request - Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).

Recommendation Statement

Planning Commission recommended approval on June 5th, 2024.

Please place this on the June 18, 2024 City Council meeting for consideration.

June HPC Item: G
Hattiesburg Public School District, owner, and Hunter Andrews, engineer
Request for: **Zoning Change From R-1C to B-2**



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Hattiesburg Public School District, owner, and Hunter Andrews, engineer

Address of Property:	County:	PPIN:	Ward:
South Street / Stadium Drive	Forrest	26633, 26636	2

Request: **Zoning Change From R-1C to B-2**

Purpose of Request:

Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).

History / Background:

The applicant met with staff in a pre-application meeting to discuss the development of an additional parking lot for Hattiesburg High School on vacant property they own near the school. The parking lot would span across three parcels, two of which are zoned R-1C, with the remaining lot (which directly fronts Stadium Drive) being zoned B-2. To establish a stand-alone parking lot, the parcels zoned R-1C require a zoning change.

At the time of this request, the recent text amendment that would allow this type of use on an R-3 parcel was not in effect and would not have been applicable to the applicant when they submitted an application. The zoning would need to be a minimum of B-2 to establish a parking lot, which one of their lots already is. B-2 allows for the use as a parking lot for the proposed property, but if approved, would also create a zoning buffer requirement for it's adjacency to residentially zoned properties. The applicant has proposed a parking design that encroaches on that zoning buffer and is also requesting a variance for relief.

The parking lot design has been reviewed by the site and design review committee, but has not yet been approved. The applicant will also need to collapse the parcels into a single parcel and will be required before the ordinance can be approved by City Council.

Applicant Summary: * See Attached *

Applicable Regulations:

June HPC Item: G
Hattiesburg Public School District, owner, and Hunter Andrews, engineer
Request for: **Zoning Change From R-1C to B-2**

SECTION 4 Zoning Districts Established

R-1C Single-Family Residential: The purpose of the R-1C District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space.

B-2 Neighborhood Business: The purpose of the B-2 District is to provide for retail and personal service uses in locations convenient to residential neighborhoods consistent with comprehensive planning policies. This district is consistent with the Neighborhood Business District in the Comprehensive Plan.

SECTION 6 6.1 District Dimensional Standards

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
R-1C	5,000/ 50	1 per lot	-	20	-	10	25	35 feet or 3 stories	50%	-
R-2	4,000/ 40	2 per lot	-	20	-	10	20	35 feet or 3 stories	50%	-
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-
B-1	0/100	-	.75	20	25	0 or 15	0	35 feet or 3 stories	80%	20
B-2	4,000/ 100	-	0.75	0	10	0 or 10	0	35 feet or 3 stories	80%	20

Present Zoning: The parcels are currently zoned R-1C Single-Family Residential

Present Use: Vacant / Undeveloped

Future Land Use: Neighborhood Conservation District 1

Surrounding Zoning:
North: B-2 Neighborhood Business
South: R-1C Single-Family Residential
East: R-1C Single-Family Residential
West: B-2 Neighborhood Business

Letters or

June HPC Item: G
Hattiesburg Public School District, owner, and Hunter Andrews, engineer
Request for: **Zoning Change From R-1C to B-2**

Concerns stated: The Planning Division has not received any letters of concern as of the writing of this report on May 28th, 2024.

Option: **Basis for approval (Zoning Change):**

- I. There was a mistake in the original zoning
- II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
- III. Annexation

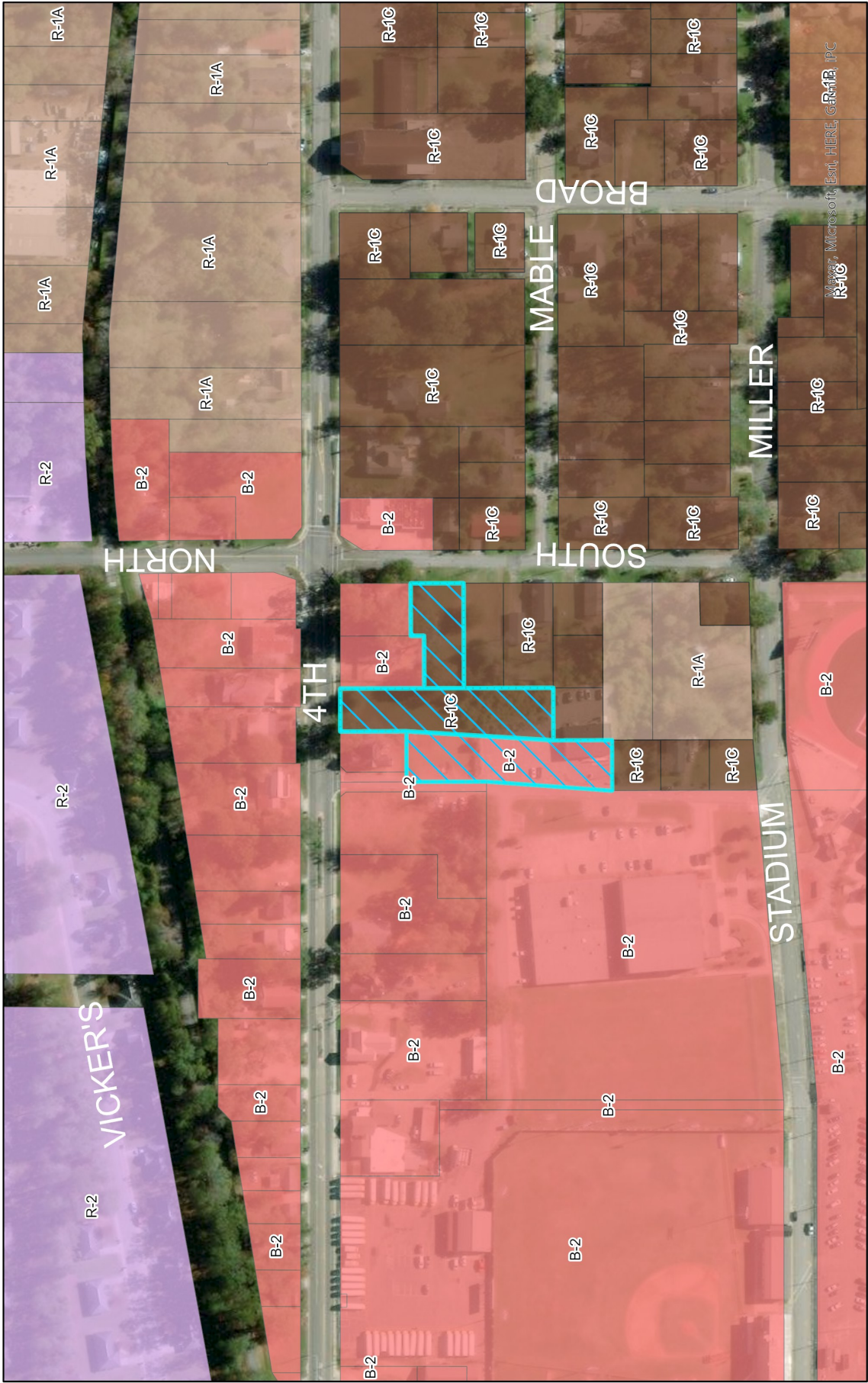
Recommend **approval** or **denial** of the request for a Zoning Change

SUBJECT PARCEL

Property on South Street / Stadium Drive—Zoning Change Request

Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).





Zoning Map

- R-1A
- R-1B
- R-1C
- R-2
- B-2
- Subject Property

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 5/8/2024 5:35 PM





**URBAN
DEVELOPMENT**
PLANNING DIVISION

Center: 89°18'23"W 31°19'54"N

Stadium Drive
Zoned B-2; R-1C
PPIN: 26632, 26633, & 26636
Flood Zone: X
Ward 4, Forrest County



Zoning Map

-  Neighborhood Business
-  Neighborhood Conservation District 1
-  Subject Property

Stadium Drive
Zoned B-2; R-1C
PPIN: 26632, 26633, & 26636
Flood Zone: X
Ward 4, Forrest County



**URBAN
DEVELOPMENT
PLANNING DIVISION**

Center: 89°18'22"W 31°19'52"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 5/8/2024 5:36 PM

Site Aerial



— — — Area requested for rezone request for parking lot

Surrounding Area

North of proposed zoning change on W 4th Street, largely zoned B-2

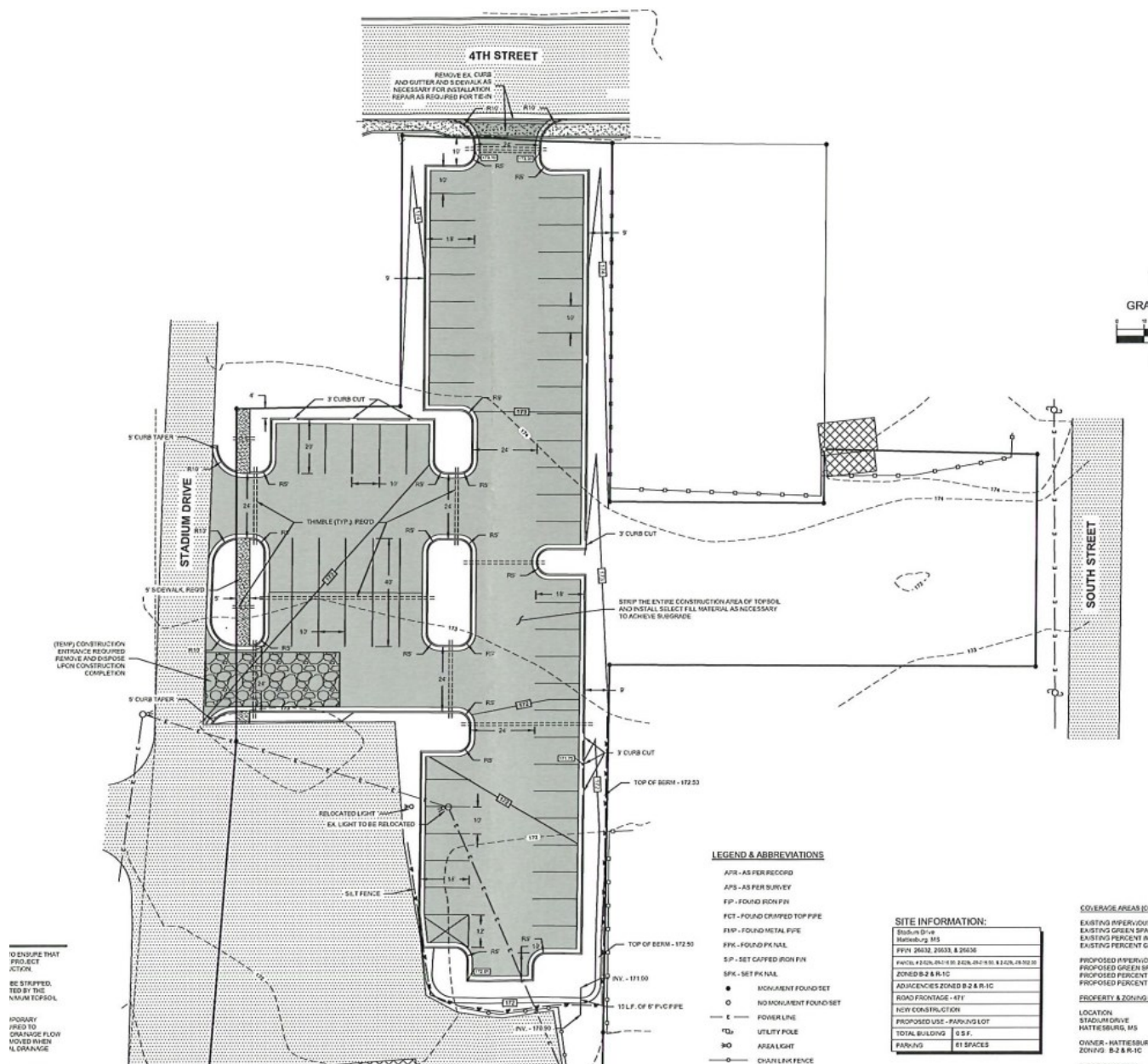


Adjacent Parking lot for Hattiesburg High School, south of the proposed zoning change



Preliminary Design of Parking Lot

Note: Zoning changes are not bound to site plans and are subject to change





URBAN DEVELOPMENT PLANNING DIVISION

RECEIVED
MAR 25 2024

BY: MS

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)

Hattiesburg, MS 39403-1898

Department of Urban Development

(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Hattiesburg Public School District

Project Name: Stadium Drive Parking Lot

Proposed Use(s): Parking lot

Project Street Address: Stadium Drive

PPIN Number(s) (if unknown, can be found on tax receipt): 26632, 26633, & 26636

Application for (check all appropriate types):

- | | |
|---|---|
| ☒ Variance (see below) | ☐ Conditional Use (see below) |
| ☐ Subdividing of Lot, Parcel, or Tract (see p. 12) | ☒ Re-Zoning (see below) |
| ☐ Street or Alley Renaming (see pp. 13-14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (see pp. 13-14) | ☐ Planned Mixed-Use District |

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- | | | |
|---|---|--|
| ☐ Sign | ☐ Setback (front, side, or rear _____) | ☐ Off-Site Parking |
| ☐ Lot Width | ☐ Lot Coverage Area | ☒ Buffer |
| ☒ Other: <u>10' green strip</u> | ☐ Open Space | |

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- | | |
|---|---|
| ☐ Automotive Filling Station | ☐ Telecommunications |
| ☐ Digital Billboard, New | ☐ Digital Billboard, Replacement |
| ☐ Restaurant | ☐ Solar Farm |
| ☐ Other: _____ | |

For Re-Zoning Only, see p. 11:

Existing Zoning: B-2 & R-1C

Proposed Zoning: B-2

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____ Planner: _____

Parcel Number(s): _____ Historic District(s): _____

Flood Zone(s): _____ Zoning District(s): _____

Project No.: _____

Code Sections:

LDC Section No. _____

Section No. _____

Section No. _____

Section No. _____

Section No. _____

RECIVED DATE & INITIALS:

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: Hunter Andrews

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☒ Engineer

☐ Other (please specify): _____

Phone: 601-408-7703 Fax: _____ Email: hunter@andrewsengineering.net

Mailing Address: P.O. Box 1935

Secondary:

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Other(s):

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at
301 Mamie Street Hattiesburg MS
Street Address City State
on this the 22nd day of March, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition. N/A

on this the 22nd day of March, 2024.

Hattiesburg Public Schools
Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

Robert L. Williams
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22nd day of
March, 2024.

[Signature]
NOTARY PUBLIC

My Commission Expires:

12/22/25

Last updated 7/31/2023



APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT** OF THIS PETITION, **ONLY** IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the APPLICANT(s) of the subject property located at

Street Address _____ City _____ State _____

on this the _____ day of _____, 20____.

Applicant (print)

Applicant (signature)

STATE OF _____

COUNTY OF _____

Personally came and appeared before me, the within named

_____,
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the _____ day of _____, 20____.

NOTARY PUBLIC

My Commission Expires:

PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER
REQUIRED SUBMITTAL INFORMATION

Deadline for applicant to file petition: _____ 5:00pm (End of business day)
Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm
Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm

City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm

There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

****Dates and times are subject to change****

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork **MUST** be attached to this application:

- ☒ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)
- ☒ Site & Design Review Committee, if needed.
- ☒ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- ☒ Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- ☒ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)
- ☐ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.
- ☒ Other documents needed (per Planning Division):
 - ____ Maps of digital billboard removal sites ____ Maps of digital billboard replacement sites
 - ____ Documentation on measurements ____ Other: _____
- ☐ Payment to the City of Hattiesburg for filing application in the amount of \$_____.

**You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.**

You will be responsible for maintaining the sign for the duration of the public hearing process.

Required Fees

All fees adopted by Ordinance No. 2977, adopted January 22, 2008, as amended. This is an excerpt from that ordinance:

Public Hearing Fees:

Variance (includes Concept Site Plan Review) ----- and one Variance request; plus \$50.00 for each additional variance request within same application	\$175.00 per application
Street/Alley Naming or Re-Naming----- plus \$100.00 per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval, but prior to effective date.)	\$300.00 per application,
Street/Alley Closing -----	\$300.00 per application
(Conditional) Use Permit -----	\$200.00 per application
Zoning Change ----- (*see PUD or PRD & zoning package rate)	\$400.00 per application*
Planned Unit Development (PUD) or Planned Residential Development (PRD), & (Planned Mixed-Use District PMU) ----- (*see PUD or PRD zoning package rate) or (**see PUD or PRD & Subdivision of Land package rate)	\$400.00 per application
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package ----- application	\$600.00 per package
Subdivision of Land (Preliminary Plats) ----- plus \$10.00 for each created lot (** see PUD or PRD & Subdivision of Land package rate) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.	\$225.00 per application,
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package** ----- plus \$10.00 for each created lot (**see PUD or PRD & Subdivision of Land package rate)	\$500.00 per application,
Change in Land Development Code Text -----	\$200.00 per application
Appeal Fees for Proponent or Opponent appeals to City Council ----- Exempt from fees -- Established Neighborhood Associations	\$50.00 per appeal
Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request ----- mailing labels)	\$50.00 (per each 100

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). **Section 12.4.1** Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

Due to the property dimensions and the required parking space and drive isle dimensions, a narrower green space and buffer will be needed to make use of the property.

2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

No knowledge of other lands being denied similar requests.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

There is a need for additional parking at Hattiesburg High School. Without the requested variances, the property will not provide adequate parking.

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

Without the requested variances, the property will not provide adequate parking.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

Only the minimum variances are being requested.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

It does not.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.

FOR CONDITIONAL USE APPLICANTS:

Section 12.3.3.1 Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

2. Describe the effects the proposed use of utilities and facilities will have on the community.

3. Describe how the size of the site is appropriate for the proposed use.

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:

6. What is the expected number of customers/employees per day?

7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for _____ vehicles, and _____ ADA vehicles; with _____ loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.

FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- ☐ There was a mistake in the original zoning.
- ☒ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

Detailed explanation of condition(s) most applicable to your request:

The surrounding properties are zoned B-2. A B-2 zoning is required for a parking lot. The parking lot will serve the Hattiesburg Public School District.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Subdividing of Lot, Parcel or Tract Information

1. Property data:

Parent Parcel / Existing lot/parcel/tract contains _____ Square Footage/Acres

Lot Area Requirement: _____

Lot Frontage Requirement: _____

Existing use of lot/parcel/tract _____

To be subdivided into _____ lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots.

Newly subdivided Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel						
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

2. Infrastructure required:

Water/Sewer _____ Gas _____ Electric _____ Telephone _____ Cable _____ Streets _____

Street/Alley Renaming, Closing, or Vacating Information

1. Please indicate specific request(s): ☐ Street ☐ Alley
 ☐ Closing ☐ Vacating ☐ Naming ☐ Re-Naming
2. Current name of street/alley to be named/re-named, vacated, or closed:

3. Proposed name of street/alley to be named or re-named (If applicable):

4. Describe the portion of the street/alley to be renamed, closed, or vacated (use all bounding or intersecting streets/alleys, from and to):

5. Tax Block(s) and Lot(s) involved in closing request

6. Describe existing land use of properties and number of residents affected by renaming the street/alley within 400 feet.

Type of Land Use of adjacent development	Number of properties adjacent to the existing street	Number of property owners adjacent to the existing street	Number of residents affected by the change of address	
Businesses				
Residences				
Apartments				
Churches/Schools				
Other				

Any additional Information: _____

5. Describe the effect the proposed change will have on existing development and the transportation system within the affected area.

6. Have applications for zoning, variance, building permit, or other applications been filed?

_____ Yes _____ No

If yes, provide reference numbers and dates: _____

7. Acknowledgment of property owners affected by the street/alley renaming. Include all names and addresses.

8. Obtain from the City's Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named or re-named (need electronic copy)

Attach Acknowledgement of Affected residents/business

As Additional Page(s)

STATE OF MISSISSIPPI

COUNTY OF FORREST

2007 OCT 31 PM 12:14
126726

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100, Dollars
(10.00), and other good and valuable consideration, not herein mentioned, the receipt and
sufficiency of all of which is hereby acknowledged, **ROBERT J. MARTIN**, the grantor
herein, does hereby grant, bargain, sell, convey and warrant unto, **HATTIESBURG
PUBLIC SCHOOL DISTRICT**, the grantee herein, the following described lands,
together with any and all improvements thereon and appurtenances thereunto belonging,
said lands being more particularly described as follows, to-wit:

A Part of the Northeast Quarter of the Northwest Quarter (NE ¼ of NW ¼) of Section Nine (9), Township Four (4) North, Range Thirteen (13) West, in the County of Forrest, State of Mississippi, and more particularly described as follows to wit: Beginning 20 feet West and 142.75 feet South of the Northeast corner of the Northeast Quarter of the Northwest Quarter (NE ¼ of NW ¼) of said Section, Township and Range, and run thence West for Distance of 79.3 feet; thence run South for a distance of 20 feet; thence run West for a distance of 79.3 feet; thence South of a distance of 60 feet; thence run East for a distance of 158.60 feet; thence run North for a distance of 80 feet to the point of beginning.

The above warranty and this conveyance is subject to any and all valid and outstanding oil, gas and other mineral leases, reservations, exceptions and conveyances.

Taxes for the year of 2007 shall be prorated as of the date of this instrument and assumed by the Grantees herein. It is specifically agreed and understood that taxes for the current year are prorated based upon previous years' taxes.

Subject to any covenants, restrictions and easements affecting the subject property which may be of record in the Office of the Chancery Clerk of Forrest County, Mississippi.

Percy Watson
P.O. Box 1767
Hattiesburg 39403

BOOK 1024 PAGE 0283

GRANTORS' ADDRESS:

3162 Hwy 49 E.
Collins, Ms 39482
PHONE: 601-307-3564

GRANTEE'S ADDRESS

301 Mamie Street
Hattiesburg, MS 39401
PHONE: (601) 582-5070

WITNESS MY SIGNATURE, on this the 25th day of June, A.D., 2007.

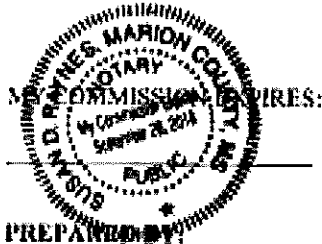
Robert J. Martin
ROBERT J. MARTIN

STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLY came and appeared before me, the undersigned authority in and for said county and state, the within named **ROBERT J. MARTIN**, who acknowledged that he signed, executed and delivered the above and foregoing instrument on the day and year therein mentioned as her own voluntary act and deed.

WITNESS MY SIGNATURE AND SEAL, of office on this the 25th day of June, A.D., 2007.

Susan D. Payne
ROTARY PUBLIC



PREPARED BY:
TSI-TITLE SERVICES, LLC
7 WOODSTONE PLAZA, SUITE 7
HATTIESBURG, MISSISSIPPI 39402
PHONE: 601-264-3500

BOOK 1024 PAGE 0284

Chancery Clerk Please Index Int A Part of the Northeast Quarter of the Northwest
Quarter (NE ¼ of NW ¼) of Section Nine (9), Township Four (4) North, Range
Thirteen (13) West, in the County of Forrest, State of Mississippi

Prepared by:
Percy W. Watson, Esq.
Attorney at Law
Post Office Box 1767
Hattiesburg, MS 39403
(601)545-1051
MSB#6994

INDEXING INSTRUCTIONS:
4th Street, Section 9,
T4N R13W
City of Hattiesburg,
Forrest County, Mississippi

Return to:
Percy W. Watson, Esq.
Attorney at Law
Post Office Box 1767
Hattiesburg, MS 39403
(601)545-1051

**STATE OF MISSISSIPPI
COUNTY OF FORREST**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid
and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,
We,

KEITH MARTIN, BURNEY MARTIN and DONNA GATES
8374 Chickamauga Trail
Shreveport, LA 71107
(318) 550-8623;

do hereby grant, bargain, sell, convey and warrant unto:

HATTIESBURG PUBLIC SCHOOL DISTRICT
301 Mamie Street
Hattiesburg, MS 39401
(601) 582-5078 ;

all of our interest, right and title in the following described property lying and being situated in the
County of **Forrest**, State of Mississippi, and being more particularly described as follows, to-wit:

**Inst. 706650
Bk 1154 Pg 0574**

Begin 30 feet South and 178 2/3 feet West of the Northeast corner of the NE 1/4 of the NW 1/4; thence South 327.75 feet; thence West 79.3 feet; thence North 327.75 feet to 4th Street, thence East 79.3 feet to beginning; Section 9, Township 4 North, Range 13 West, Forrest County, Mississippi, location being 614 W. 4th Street.

The grantors hereby certify that they are the sole and only heirs at law of Burney W. Martin, who died on May 17, 2009, in Stone County, Mississippi.

The above warranty and this conveyance is made subject to any and all valid and outstanding oil, gas and mineral leases, exceptions, reservations and conveyances.

The grantors hereby certify that the above described property does not now and has never constituted a part of their homestead.

WITNESS OUR SIGNATURES on this the 3rd day of June, A.D., 2013.



KEITH MARTIN



BURN EY MARTIN



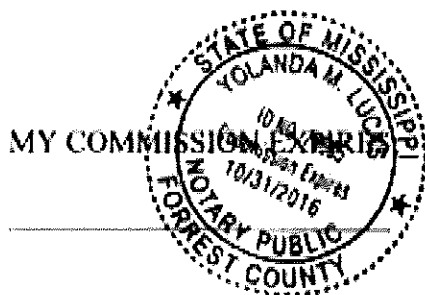
DONNA GATES

Inst. 706650
Bk 1154 Pg 0575

STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 3rd day of June, 2013, within my jurisdiction, the within named **KEITH MARTIN**, who acknowledged that he signed, executed and delivered the above and foregoing instrument.

SWORN TO AND SUBSCRIBED TO BEFORE ME on this the 3rd day of June, A.D., 2013.

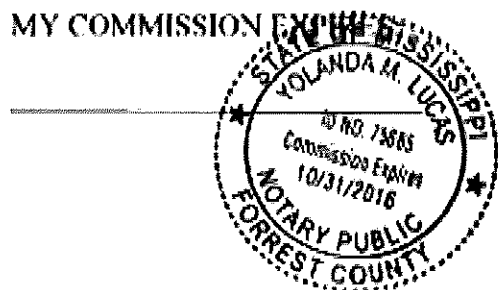


Yolanda M. Lucas
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 3rd day of June, 2013, within my jurisdiction, the within named **BURNEY MARTIN**, who acknowledged that he signed, executed and delivered the above and foregoing instrument.

SWORN TO AND SUBSCRIBED TO BEFORE ME on this the 3rd day of June, A.D., 2013.



Yolanda M. Lucas
NOTARY PUBLIC

Inst. 706650
Bk 1154 Pg 0576

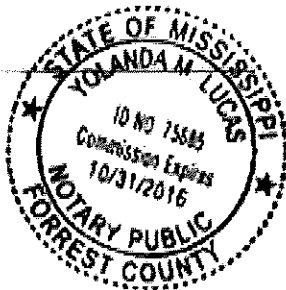
STATE OF MISSISSIPPI
COUNTY OF FORREST

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 3rd day of June, 2013, within my jurisdiction, the within named **DONNA GATES** who acknowledged that she signed, executed and delivered the above and foregoing instrument.

SWORN TO AND SUBSCRIBED TO BEFORE ME on this the 3rd day of June, A.D., 2013.

Yolanda M. Lucas
NOTARY PUBLIC

MY COMMISSION EXPIRES:



Inst. 706650
Bk 1154 Pg 0577

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

COMMENCING AT A METAL PIPE AT THE NW CORNER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI; THENCE RUN S89°13'31"E FOR 2417.50' TO A CONCRETE MONUMENT ON THE SOUTHERN RIGHT-OF-WAY OF 4TH STREET FOR THE POINT OF BEGINNING; THENCE RUN S87°54'04"E ALONG SAID RIGHT-OF-WAY FOR 78.20' TO A CAPPED IRON PIN; THENCE RUN S0°09'22"W FOR 132.88' TO A CRIMPED TOP PIPE; THENCE RUN S89°35'11"E FOR 79.24' TO A METAL PIPE; THENCE RUN N0°09'22"E FOR 20.00'; THENCE RUN S88°36'47"E FOR 79.40' TO AN IRON PIN ON THE WESTERN RIGHT-OF-WAY OF SOUTH STREET; THENCE RUN S0°06'52"W ALONG SAID RIGHT-OF-WAY FOR 78.58' TO AN IRON PIN; THENCE RUN N89°45'52"W FOR 158.34' TO A CAPPED IRON PIN; THENCE RUN S0°35'48"W FOR 136.14' TO AN IRON PIN; THENCE RUN S0°35'48"W FOR 75.00' TO A CAPPED IRON PIN; THENCE RUN N89°44'00"W FOR 77.40'; THENCE RUN S0°17'18"W FOR 8.86' TO A PK NAIL; THENCE RUN N89°13'08"W FOR 76.50' TO A PK NAIL ON THE EASTERN RIGHT-OF-WAY OF STADIUM DRIVE; THENCE RUN N4°26'30"E ALONG SAID RIGHT-OF-WAY FOR 190.95' TO A PK NAIL; THENCE RUN N0°10'05"W ALONG SAID RIGHT-OF-WAY FOR 123.31' TO A CAPPED IRON PIN; THENCE RUN N89°09'04"E FOR 60.81' TO A CAPPED IRON PIN; THENCE RUN N0°13'04"E FOR 100.21' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 1.45 ACRES MORE OR LESS.

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at
301 MAMIE STREET HATTIESBURG MS
Street Address City State
on this the 22 day of MARCH, 2024

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition N/A

on this the 22 day of MARCH, 2024.

Hattiesburg Public Schools
Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named

Robert L. Williams
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 22nd day of
March, 2024.

[Signature]
NOTARY PUBLIC

My Commission Expires:

12/22/25

Last updated 7/31/2023



Prepared by: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403-1898
(601)545-4550

Return to: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403
(601)545-4550

INDEXING INSTRUCTIONS:

**ZONING CHANGE FOR PROPERTIES LOCATED ON SOUTH STREET AND WEST
4TH STREET**

ORDINANCE NUMBER _____

**OF THE CITY OF HATTIESBURG, MISSISSIPPI AN ORDINANCE CHANGING AND
AMENDING THE COMPREHENSIVE ZONING DISTRICT MAP, ADOPTED AS PART
OF THE LAND DEVELOPMENT CODE ORDINANCE NO. 3209, AS AMENDED, OF
THE CITY OF HATTIESBURG, MISSISSIPPI FOR PROPERTIES LOCATED ON
SOUTH STREET AND WEST 4TH STREET (PPIN 26633 AND 26636; PARCEL 2-029L-
09-015.00 AND 2-029L-09-002.00) OF FORREST CO., WARD 2 FROM SECTION 4.5.6, R-
1C (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO SECTION 4.5.9 B-2
(NEIGHBORHOOD BUSINESS DISTRICT)**

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HATTIESBURG,
MISSISSIPPI:

SECTION 1. That the Comprehensive Zoning District Map, adopted as part of the Comprehensive Zoning Ordinance No. 3209, as amended, of the City of Hattiesburg, Mississippi, be and the same is hereby changed and amended. The Hattiesburg Planning Commission recommended to Approve said change in zoning for the following reasons:

The character of the neighborhood has changed substantially so that rezoning is clearly justified, and there is a public need for the rezoning.

SECTION 2.: Except as hereby expressly changed and amended, the aforesaid Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 3.: Legal Description of Properties

PPIN 26633 AND 26636

A PARCEL OF LAND BEING PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS ARE BASED ON GRID NORTH)

COMMENCING AT A METAL PIPE AT THE NW CORNER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI; THENCE RUN S89°13'31"E FOR 2417.50' TO A CONCRETE MONUMENT ON THE SOUTHERN RIGHT-OF-WAY OF 4TH STREET FOR THE POINT OF BEGINNING; THENCE RUN S87°54'04"E ALONG SAID RIGHT-OF-WAY FOR 78.20' TO A CAPPED IRON PIN; THENCE RUN S0°09'22"W FOR 132.88' TO A CRIMPED TOP PIPE; THENCE RUN S89°35'11"E FOR 79.24' TO A METAL PIPE; THENCE RUN N0°09'22"E FOR 20.00'; THENCE RUN S88°36'47"E FOR 79.40' TO AN IRON PIN ON THE WESTERN RIGHT-OF-WAY OF SOUTH STREET; THENCE RUN S0°06'52"W ALONG SAID RIGHT-OF-WAY FOR 78.58' TO AN IRON PIN; THENCE RUN N89°45'52"W FOR 158.34' TO A CAPPED IRON PIN; THENCE RUN S0°35'48"W FOR 136.14' TO AN IRON PIN; THENCE RUN S0°35'48"W FOR 75.00' TO A CAPPED IRON PIN; THENCE RUN N89°44'00"W FOR 77.40'; THENCE RUN S0°17'18"W FOR 8.86' TO A PK NAIL; THENCE RUN N89°13'08"W FOR 76.50' TO A PK NAIL ON THE EASTERN RIGHT-OF-WAY OF STADIUM DRIVE; THENCE RUN N4°26'30"E ALONG SAID RIGHT-OF-WAY FOR 190.95' TO A PK NAIL; THENCE RUN N0°10'05"W ALONG SAID RIGHT-OF-WAY FOR 123.31' TO A CAPPED IRON PIN; THENCE RUN N89°09'04"E FOR 60.81' TO A CAPPED IRON PIN; THENCE RUN N0°13'04"E FOR 100.21' BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 1.45 ACRES MORE OR LESS.

SECTION 4.: Except as hereby expressly changed and amended, the aforesaid Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 5.: That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Council member _____ seconded by Council member _____ and was adopted by the following vote to-wit:

YEAS:

NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the _____ day of _____ A.D., 2024.

(S E A L)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

THE above and foregoing Ordinance having been submitted to and approved by the Mayor,
this the _____ day of _____ A.D., 2024.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Elayne Lockett
2. Rhoda Pickett, Vice Chair
3. Dick Conville
4. Amy Hinton, Chair
5. Rebekah Ray, Secretary
6. Carlos Wilson
7. Charles Dawe
8. Michael Dickerson (Virtual)

Members Absent:

1. Lee Anne Venable
2. Michale Pruitt
3. (vacant seat)

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Kevin Bates, Building Official
6. Wiley Quinn, Director of Urban Development
7. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:03 p.m.

AGENDA REVIEW

Commissioner Pickett made a motion to accept the agenda, seconded by Commissioner Wilson.

Motion:

Made by Commissioner Pickett to approve the agenda

Second:

Made by Commissioner Wilson

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

MINUTES REVIEW

Commissioner Conville made a motion to approve the May 1st minutes, and Commissioner Lockett seconded this motion.

Motion:

Made by Commissioner Conville to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for May 2024.

PLANNING REPORT

The Planning Division opted to skip this presentation for time purposes with the lengthy agenda.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on the case and answered questions from the commissioners. After some discussion, the commission reopened the public hearing portion to speak to Mr. Bowen again.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Ray to approve

Second:

Made by Commissioner Dawe

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		

Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item B:

Richard Hiatt, owner, request approval for a preliminary plat for a major subdivision for a property located on North 30th Avenue, and North 31st Avenue. The proposed subdivision is for single-family residential structures (PPIN 47255, 47277 Ward 1, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Richard Hiatt appeared to speak on behalf of his case and answered questions from commissioners.

Presented by:

1. Richard Hiatt

Proponents:

1. None

Opponents:

1. Helen Lambert

Motion:

Made by Commissioner Dawe

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item C:

Zoning Change Request - Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Clifford Lockhart spoke on behalf of the case and answered questions from the Commissioners. After discussions, the commission reopened the public portion to speak with Mr. Lockhart again.

Presented by:

1. Clifford Lockhart

Proponents:

1. Stella Payton

Opponents:

1. Letter Exhibit

Motion:

Made by Commissioner Conville to deny

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Abstain
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item D:

Request to modify a platted subdivision - Tripperlee, LLC. owner, request approval to alter the platted subdivision known as "Sutherland and Reeves Survey" to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Tripp spoke on behalf of his case answering questions from the commissioners.

Presented by:

1. Steven Tripp

Proponents:

1. None

Opponents:

1. Laurne McClain

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item E:

Zoning Change Request - Jacob Shemper, owner, requests approval for rezoning from A-2 (Agricultural Residential) to R-1A (Single-family residential) for a property located at 111 Pinehills Drive. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Shemper came up and spoke on behalf of the development. The applicant decided not to refute the opposition of the neighborhood.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megenece
8. Joy Lubritz
9. Adam Rowls
10. Stella Payton
11. Margret Murkwaldar
12. John Jackson
13. Dorian Shoemake
14. Cifford Lockhart
15. Debra Helmintorter
16. Susie Hebert
17. Steve Zary
18. Jocelyn Wiley

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett		X	
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)		X	
Charles Dawe	X		
Michael Pruitt			Absent

Item F:

Major Subdivision Request - Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as “Hattiesburg Homestead Survey” to subdivide the property into 5 single-family residential lots. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case in combination with Agenda Item E. Both items were discussed together though the votes were taken individually. This item was not considered when the proceeding item was denied.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megenee
8. Joy Lubritz
9. Adam Rowlis
10. Stella Payton
11. Margret Murkwaldner
12. John Jackson
13. Dorian Shoemake
14. Cifford Lockhart
15. Debra Helmintorter
16. Susie Hebert
17. Steve Zary
18. Jocilyn Wiley

Motion:

No motion made as the Zoning Change was denied.

Second:**Vote:**

Board Member	Yea	Nay	Other
Elayne Lockett			

Rhoda A. Pickett			
Dick Conville			
Amy Hinton			
Rebekah Ray			
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)			
Charles Dawe			
Michael Pruitt			Absent

Item G:

Zoning Change Request - Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Hunter Andrews Spoke on behalf of the case.

Presented by:

1. Hunter Andrews

Proponents:

1. Clifford Lockhart
2. Margret Murkwalter

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)	X		

Charles Dawe	X		
Michael Pruitt			Absent

A motion was made by Chair Hinton seconded by Commissioner Ray and voted in favor by all present to recess the meeting to Wednesday, June 12, 2024.

Wednesday, June 12, 2024, the members present declared the Hattiesburg Planning Commission meeting open and in session at 1:30 p.m.

Item H:

Request to modify a platted subdivision - Stephen Ward, owner, requests approval to alter the platted subdivision known as “Hawkins and Thompson Subdivision” to subdivide the properties located at 145 W 5th Street and 116 Columbia Street to create two separate single-family residential lots (PPIN 17253 and 17254, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Steven Ward spoke on behalf of the property.

Presented by:

1. Steven Ward

Proponents:

1. Ophellia Jenkins

Opponents:

1. None

Motion:

Made by Commissioner Hinton to approve

Second:

Made by Commissioner Pruitt

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		

Michael Pruitt	X		
----------------	---	--	--

Item I:

Major Subdivision Request – Josh Morris, owner, John Anglin, engineer, and Craig Flanagan, representative, request approval for a preliminary plat for a major subdivision for a property located on Shadow Ridge Drive. The proposed subdivision will be Phase III of the Shadow Ridge Subdivision (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

The Planning Staff introduced the case. Mr. John Anglin spoke on behalf of the development.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve with the condition that the land-locked common area in the rear of lots 30-41 be corrected through the dissolution of the common area into the surrounding lots, to create access to the road, to be combined with the golf course, or some combination of these recommendations.

Second:

Made by Commissioner Hinton

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item K:

Land Development Code Text Amendment Request - The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 12. More specifically, the changes are concerning subdivision regulations and bond requirements for new subdivisions. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions around the types of bonds and the penalties came to the forefront. The item was tabled and a committee was formed to provide a recommendation to the Planning Commission. The committee consisted of Commissioners:

1. Dawe
2. Dickerson
3. Ray

Presented by:

1. Mr. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Pickett to table the case and form a committee to review for further recommendations.

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item L:

Land Development Code Text Amendment Request – (Tabled from May 2024): The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 4 and 6. More specifically, the changes are related to regulatory flood zone properties within the A-1 zoning district to increase the minimum lot size requirement and reduce the total developable area. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions occurred around flood zones, citywide impacts, and the Community Ratings System (CRS) program.

Presented by:

1. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. Lisa Collins

Motion:

Made by Commissioner Pickett to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

OTHER BUSINESS

No other business came before the board.

Adjournment:

The meeting was adjourned at 3:00 p.m.

Motion:

Made by Commissioner Pickett

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Amy Hinton, Vice Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council

From: Cory Long, Planning Administrator, Nathan Satcher, Planner II

cc: Ann Jones, Chief Administrative Officer

Date: Tuesday, June 18, 2024

Re: Adopt an Ordinance amending a comprehensive zoning district map to change a property located at 102 South Street from R-1C (Single-Family Residential) to R-3 (Multi-family residential, as requested by Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner. Planning Commission recommended denial on June 5th, 2024.
File Number: 2024-173
Minute Book #

Summary

Zoning Change Request - Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).

Recommendation Statement

Planning Commission recommended denial on June 5th, 2024.

Please place this on the June 18, 2024 City Council meeting for consideration.

June HPC Item: C
Clifford Lockhart, representative, and Matthew Bailey, owner
Request for: **Zoning Change From R-1C to R-3**



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Clifford Lockhart, representative, and Matthew Bailey, owner

Address of Property:	County:	PPIN:	Ward:
102 South Street	Forrest	19729	2

Request: **Zoning Change From R-1C to R-3**

Purpose of Request: Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).

History / Background: The applicant met with staff in a pre-application meeting to discuss reactivating a 4-plex structure as a legal multi-family residential zoned property. The current zoning of the property, R-1C, does not permit this use and has since lost any conforming status since it has been vacant for 6+ months. Rezoning the property to R-3 would allow it to be reactivated as a 4-plex if approved.

The property is also within the North Main Historic District and any exterior changes are subject to approval by the Hattiesburg Historic Conservation Commission.

Applicant Summary: * See Attached *

Applicable Regulations:

SECTION 2

2.4.4 Nonconforming Uses.

A legal nonconforming use is a use existing legally at the time of the passage of this Code, or the time of annexation into the City's jurisdiction, which does not by reason of use conform to the regulations of the district in which it is located. A use established after the passage of this Code which does not conform to regulations of the district in which it is located shall be considered an illegal nonconforming use and is a violation of this Code. Legal nonconforming uses of land or structures may continue only in accordance with all of the following provisions.

2.4.4.4 Reestablishment Restricted. A legal nonconforming use,

June HPC Item: C
 Clifford Lockhart, representative, and Matthew Bailey, owner
 Request for: **Zoning Change From R-1C to R-3**

when discontinued or abandoned, shall not be resumed.

Discontinuance or abandonment shall be defined as:

- i. When land used for a legal nonconforming use ceases to be used in a bona fide manner or a period of six consecutive calendar months.
- ii. When a building designed or arranged for a nonconforming use ceases to be used in a bona fide manner as a legal nonconforming use for a continuous period of six consecutive calendar months.
- iii. When a building designed or arranged for a conforming use shall cease to be used in a bona fide manner as a legal nonconforming use for a period of six consecutive calendar months

SECTION 4

Zoning Districts Established

R-1C Single-Family Residential: The purpose of the R-1C District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space.

R-3 Multi-Family Residential District: The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.

SECTION 6

6.1 District Dimensional Standards

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
R-1C	5,000/ 50	1 per lot	-	20	-	10	25	35 feet or 3 stories	50%	-
R-2	4,000/ 40	2 per lot	-	20	-	10	20	35 feet or 3 stories	50%	-
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-

Present Zoning:

The parcel is currently zoned R-1C Single-Family Residential

June HPC Item: C
Clifford Lockhart, representative, and Matthew Bailey, owner
Request for: **Zoning Change From R-1C to R-3**

Present Use: Unoccupied 4-plex

Future Land Use: Neighborhood Conservation District 1

Surrounding Zoning: North: B-2 Neighborhood Business
South: R-1C Single-Family Residential
East: R-1C Single-Family Residential
West: R-1C Single-Family Residential

Letters or Concerns stated: The Planning Division has not received any letters of concern as of the writing of this report on May 17th, 2024.

Option: **Basis for approval (Zoning Change):**
I. There was a mistake in the original zoning
II. The character of the neighborhood has changed substantially so that rezoning is clearly justified **and** there is a public need for the rezoning
III. Annexation

Recommend **approval** or **denial** of the request for a Zoning Change

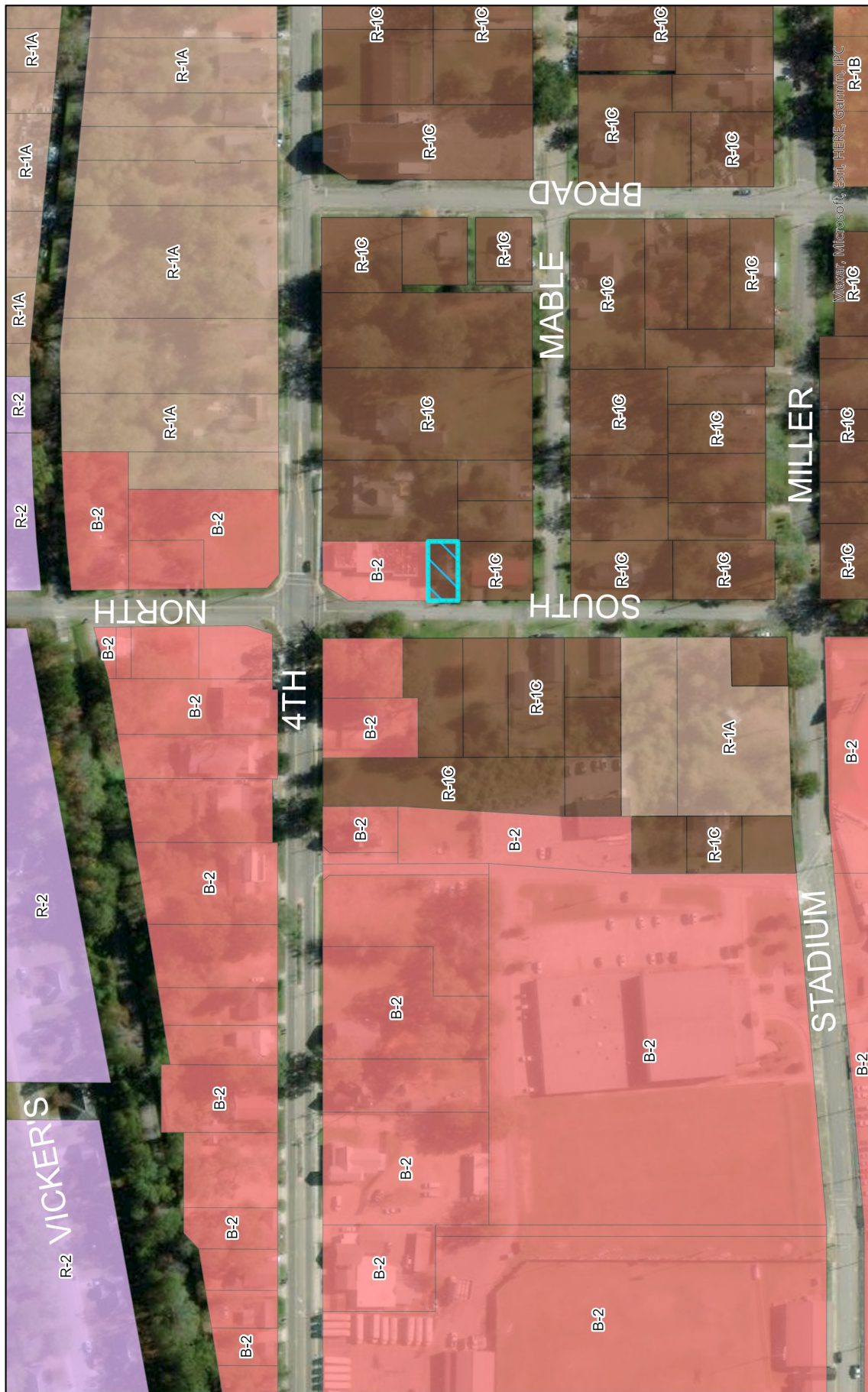
SUBJECT PARCEL

102 South Street—Zoning Change Request

Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner

Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).





Zoning Map

- R-1A
- R-1B
- R-1C
- R-2
- B-2
- Subject Property: 102 South Street

102 South Street
Zoned R-1C
PPIN: 19729
Flood Zone: X
Ward 4, Forrest County

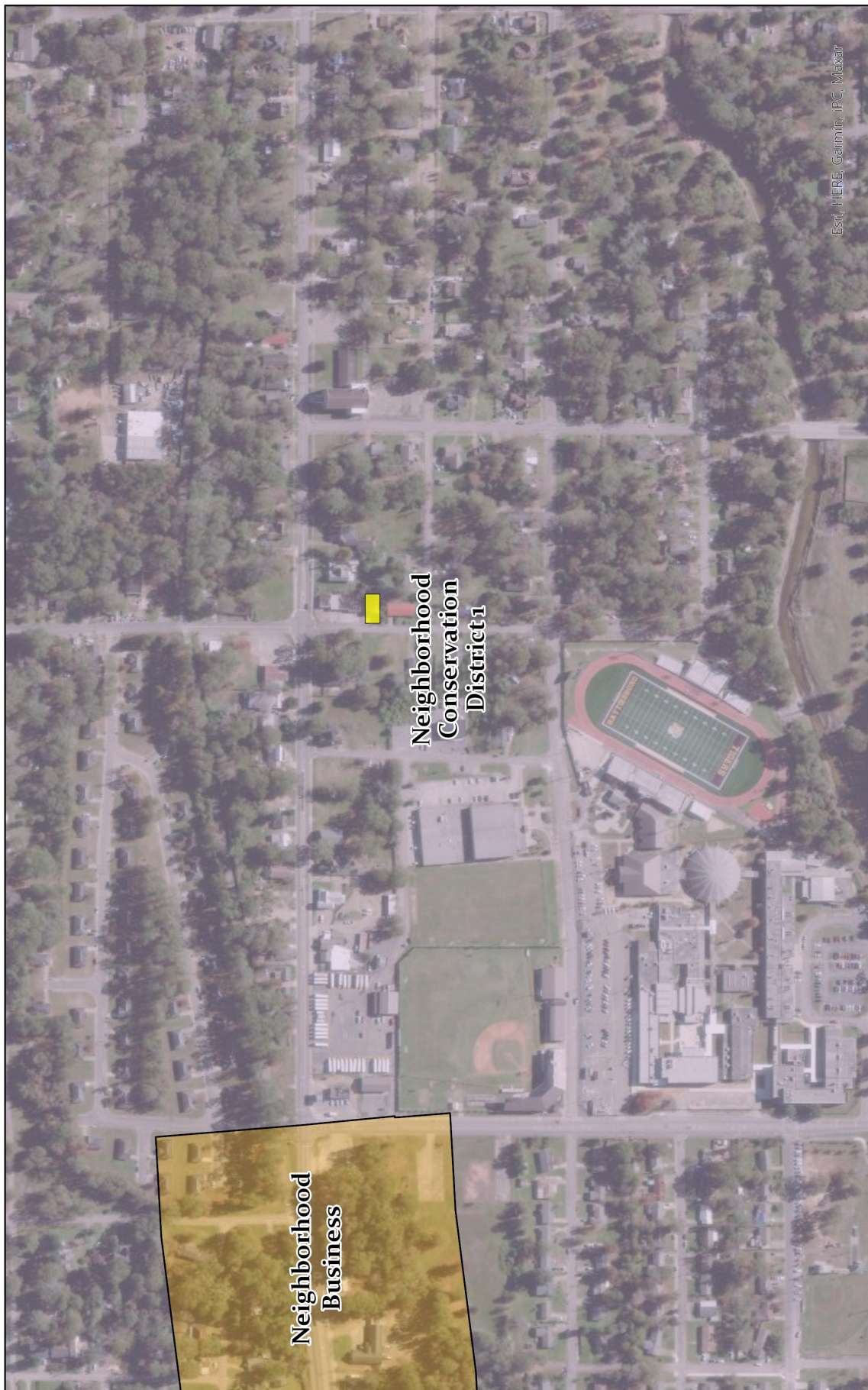


**URBAN
DEVELOPMENT**
PLANNING DIVISION

Center: 89°18'22"W 31°19'53"N



DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice.



Esri, HERE, Garmin, IGC, Maxar

Zoning Map

 Subject Property: 102 South Street

102 South Street
Zoned R-1C
PPIN: 19729
Flood Zone: X
Ward 4, Forrest County



**URBAN
DEVELOPMENT**
PLANNING DIVISION

Center: 89°18'23"W 31°19'52"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice.

Site Aerial



Site Aerial

Northern and Southern Directions: B-2 and



Site Aerial

East and Western Directions: R-1C



RECEIVED
MAR 05 2024



**URBAN
DEVELOPMENT
PLANNING DIVISION**

BY: NS
Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)

Hattiesburg, MS 39403-1898

Department of Urban Development

(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Clifford M. Lockhart

Project Name: 102 South Street

Proposed Use(s): Multi-Family

Project Street Address: 102 South Street

PPIN Number(s) (if unknown, can be found on tax receipt): 19729

Application for (check all appropriate types):

- | | |
|---|---|
| ☐ Variance (see below) | ☐ Conditional Use (see below) |
| ☐ Subdividing of Lot, Parcel, or Tract (see p. 12) | ☒ Re-Zoning (see below) |
| ☐ Street or Alley Renaming (see pp. 13-14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (see pp. 13-14) | ☐ Planned Mixed-Use District |

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- | | | |
|---------------------------------------|---|---|
| ☐ Sign | ☐ Setback (front, side, or rear _____) | ☐ Off-Site Parking |
| ☐ Lot Width | ☐ Lot Coverage Area | ☐ Buffer |
| ☐ Other: _____ | ☐ Open Space | |

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- | | |
|---|---|
| ☐ Automotive Filling Station | ☐ Telecommunications |
| ☐ Digital Billboard, New | ☐ Digital Billboard, Replacement |
| ☐ Restaurant | ☐ Solar Farm |
| ☐ Other: _____ | |

For Re-Zoning Only, see p. 11:

Existing Zoning: R-1C

Proposed Zoning: R-3 B-2

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____ Planner: _____

Parcel Number(s): _____ Historic District(s): _____

Flood Zone(s): _____ Zoning District(s): _____

Project No.: _____

Code Sections:

LDC Section No. _____

Section No. _____

Section No. _____

Section No. _____

Section No. _____

RECEIVED DATE & INITIALS:

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: <u>Matthew H. Bailey</u>		
☐ Applicant	☒ Property Owner	☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: <u>443-677-8270</u>	Fax: _____	Email: <u>mhbailey51@gmail.com</u>
Mailing Address: <u>26 Woodland Road</u> <u>Hattiesburg, MS. 39401</u>		

Secondary:

Name: <u>Jackie D. Bailey</u>		
☐ Applicant	☒ Property Owner	☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: <u>443-928-0491</u>	Fax: _____	Email: <u>19phh94@gmail.com</u>
Mailing Address: <u>26 Woodland Road</u> <u>Hattiesburg, MS. 39401</u>		

Other(s):

Name: <u>Clifford M. Lockhart</u>		
☒ Applicant	☐ Property Owner	☒ Representative ☐ Agent ☒ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: <u>601-329-9922</u>	Fax: _____	Email: <u>cliffordlockhart@aol.com</u>
Mailing Address: <u>26 Woodland Road</u> <u>Hattiesburg, MS. 39401</u>		

Name: _____		
☐ Applicant	☐ Property Owner	☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at
102 SOUTH STREET, NARBESBURG, MISSISSIPPI 39401
Street Address City State

on this the 5TH day of MARCH, 2024.

In the matter of this request, the property owner further authorizes the following named person(s) to represent them at the public hearing on this petition.

CLIFFORD M. LOCKHART

on this the 5TH day of MARCH, 2024.

Matthew H. Bailey

Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF MS

COUNTY OF FORREST

Personally came and appeared before me, the within named

Matthew H. Bailey

who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of March, 2024.

Angela T. Lee
NOTARY PUBLIC

My Commission Expires:

July 30, 2025



OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at
102 South Street, Hattiesburg, Mississippi 39401
Street Address City State

on this the 5TH day of MARCH, 2024

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.

CLIFFORD M. LOCKHART

on this the 5TH day of MARCH, 2024.

JACKIE D. BAILEY

Property Owner (print)

Jackie D. Bailey

Property Owner (signature)

STATE OF MS

COUNTY OF Forrest

Personally came and appeared before me, the within named

Jackie D. Bailey

who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of
MARCH, 2024.

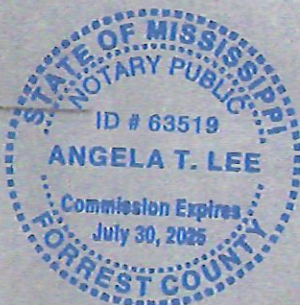
Angela T. Lee

NOTARY PUBLIC

My Commission Expires:

July 30, 2025

Last updated 11/11/2013



APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE APPLICANT OF THIS PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the APPLICANT(s) of the subject property located

at 102 South St, Hattiesburg MS 39401
Street Address City State

on this the 5th day of March, 20 24

Clifford M Lockhart
Applicant (print)

[Signature]
Applicant (signature)

STATE OF MS

COUNTY OF Forrest

Personally came and appeared before me, the within named

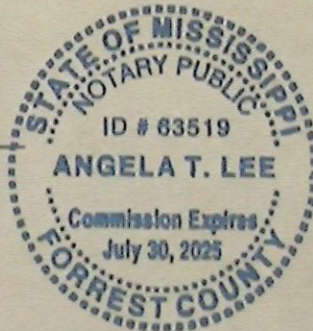
Clifford M Lockhart
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 5th day of March, 20 24.

Angela T Lee
NOTARY PUBLIC

My Commission Expires:

July 30, 2025



FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- ☐ There was a mistake in the original zoning.
- ☐ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

Detailed explanation of condition(s) most applicable to your request:

"See attachments"

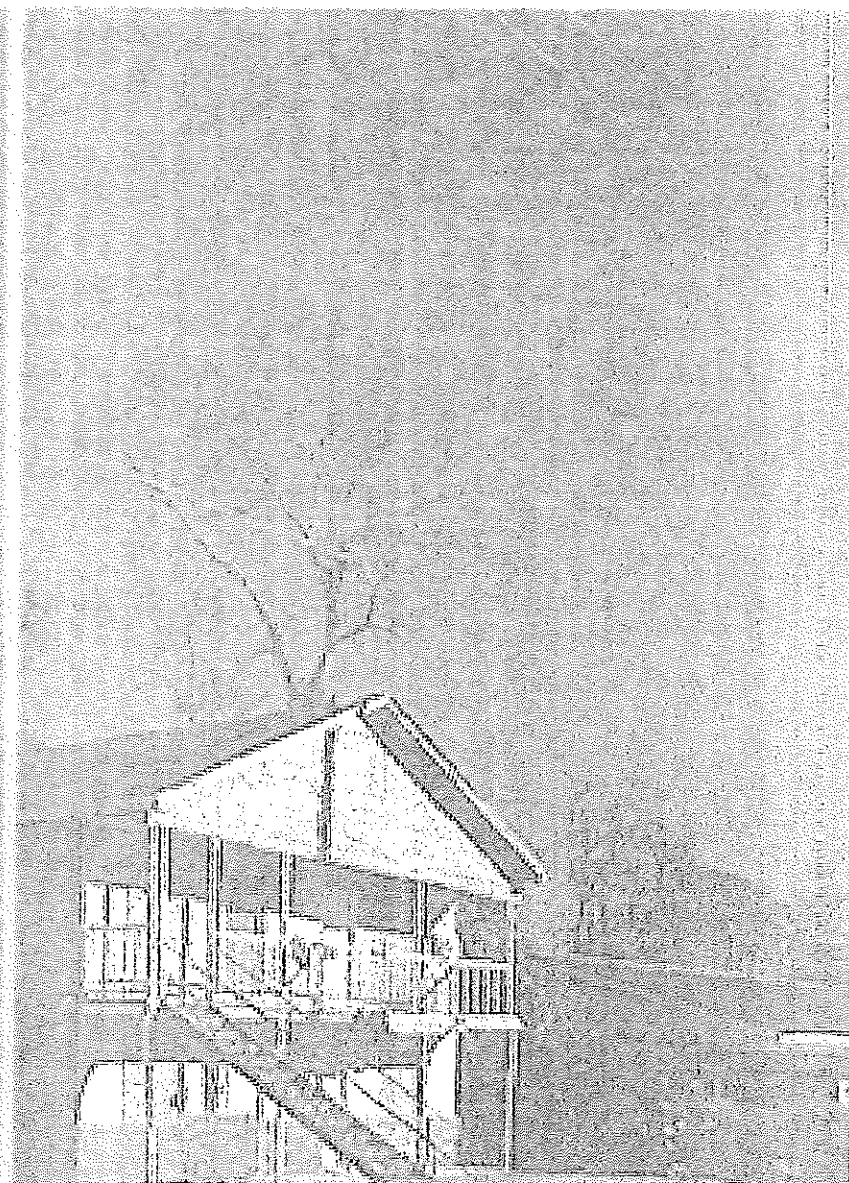
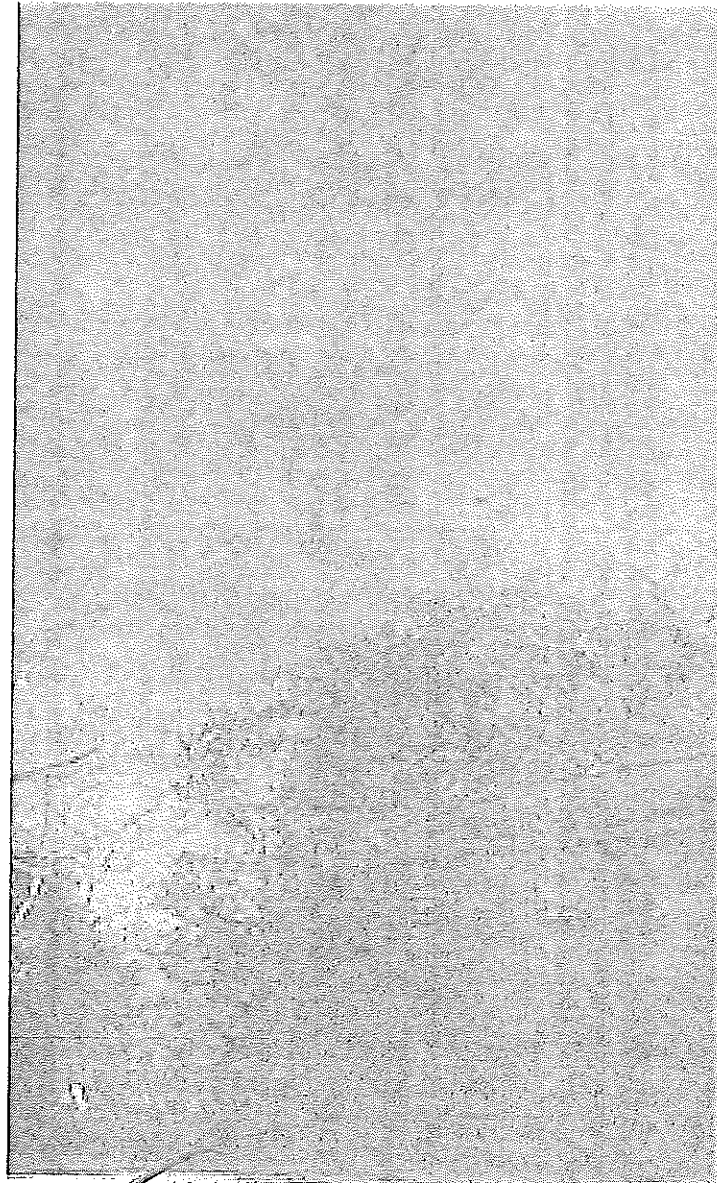
This is a four-unit apartment building. It was originally built as a multifamily.

The area was zoned to reflect that. We would like to rezone this unit for multifamily. This unit has been multifamily since initial Construction. Our goal is to provide affordable housing in the area. The structure was built as four one-bedroom units for multifamily. The area is currently surrounded by commercial businesses: Moore's Lock & Key, Smith Painting, Barbershop & Store, and the school at the end of south St.

We are requesting that the location zoning be returned to multifamily. We were informed by the historic district representative that the unit has been rezoned as single-family because the particular structure has gone for more than six months without electrical surface. As a result, the grandfather clause expired.

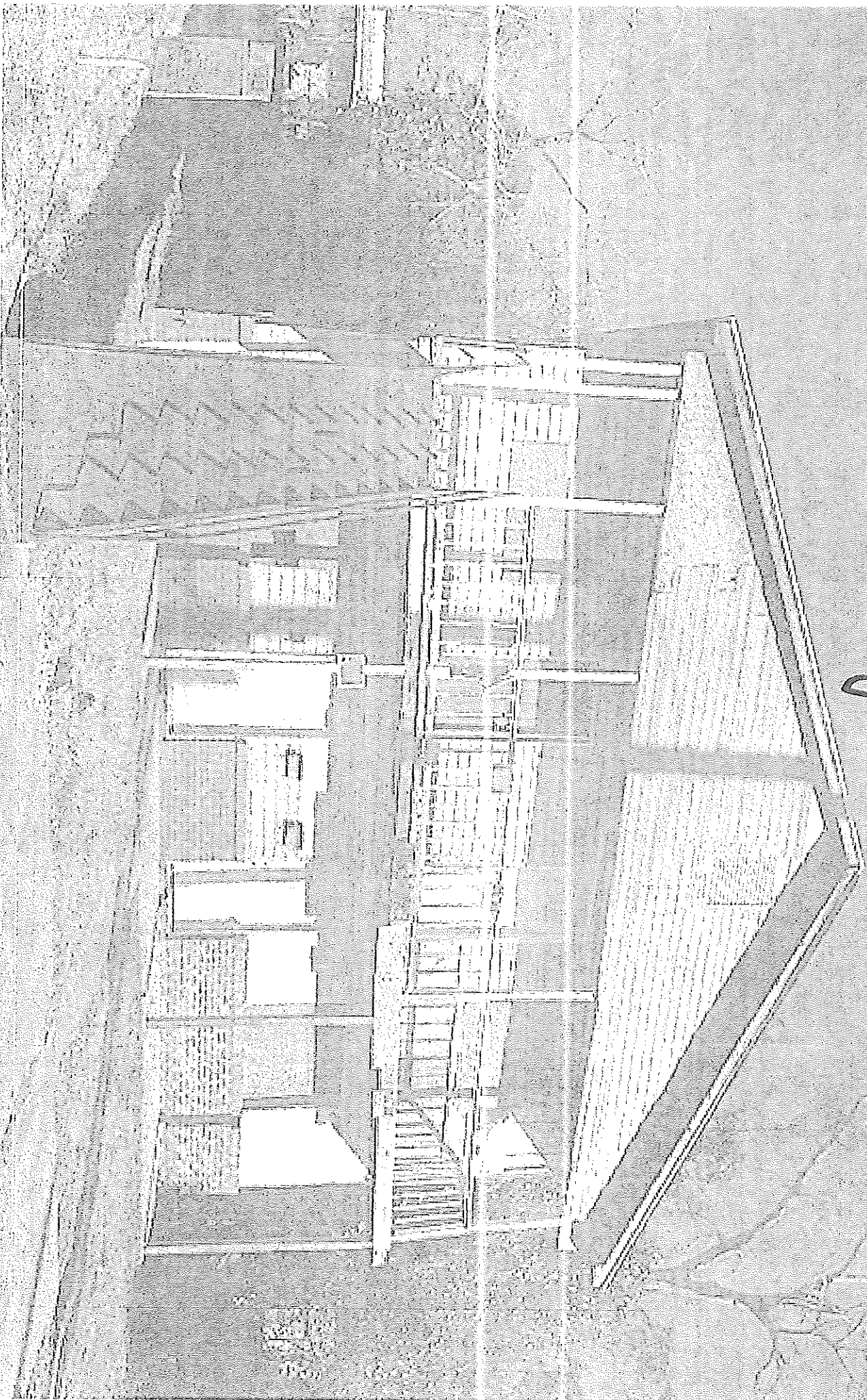
This building was sold as a multifamily dwelling. When we purchased the building, it was with the understanding that it was a multifamily unit. We are requesting the zoning to be returned to that zoning intention. So, we can provide for small single families. The cost is substantial to convert a multifamily dwelling into a single-family house that has four separate entrances. This would take away from the historical cultural elements of the property that are requirements of the historical committee.

Please see attached photos.

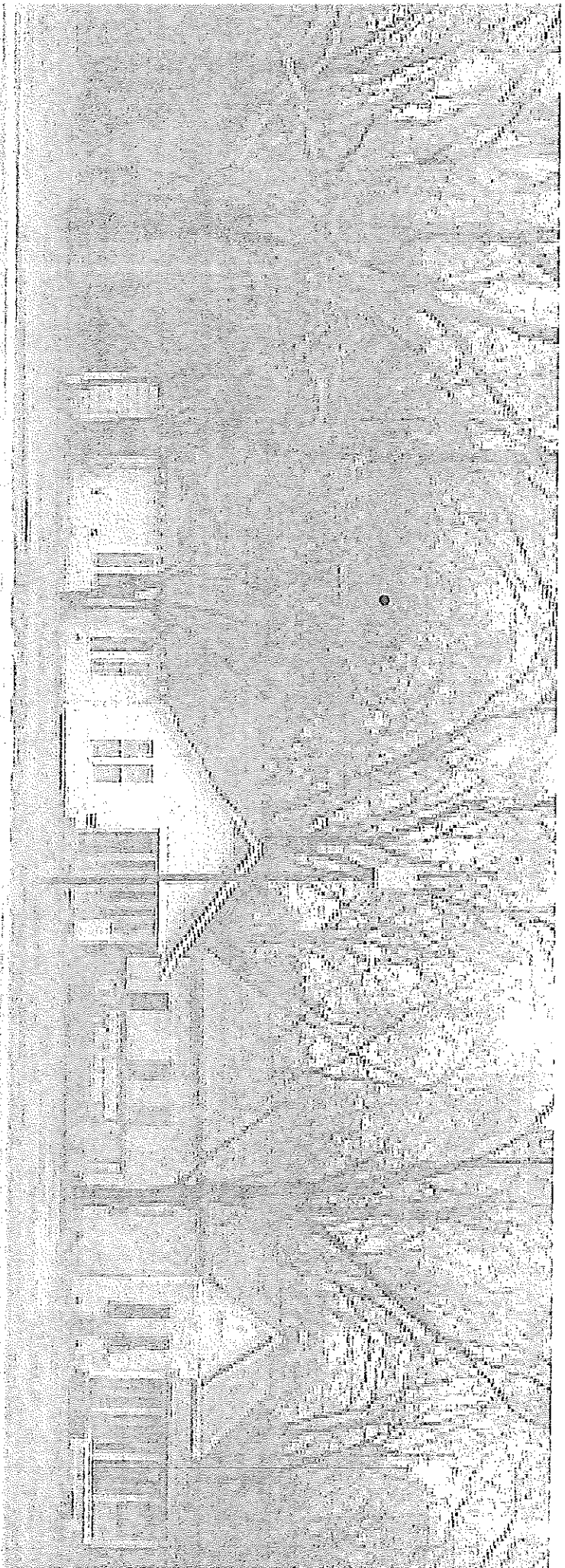


↑
Commercial
Lot

Property Requesting to
be Rezoned as Multi-Family



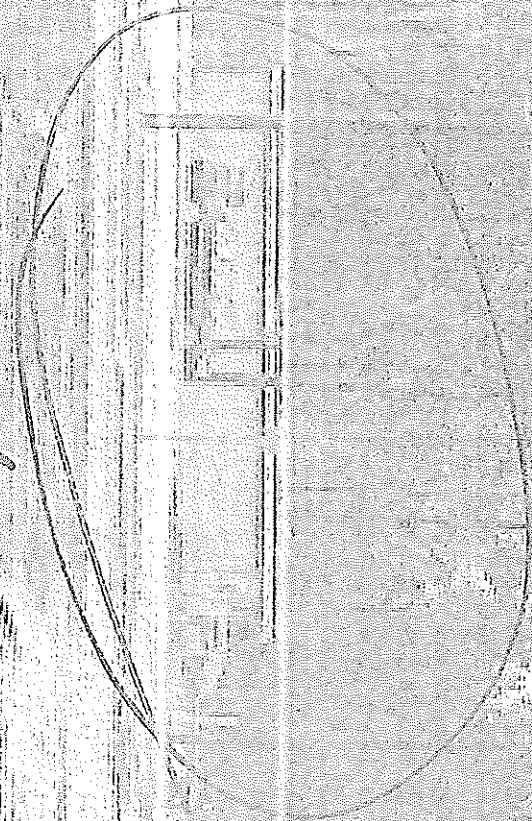
W.D.
Commercial
Building Corner to 10th
South
Street



Commercial

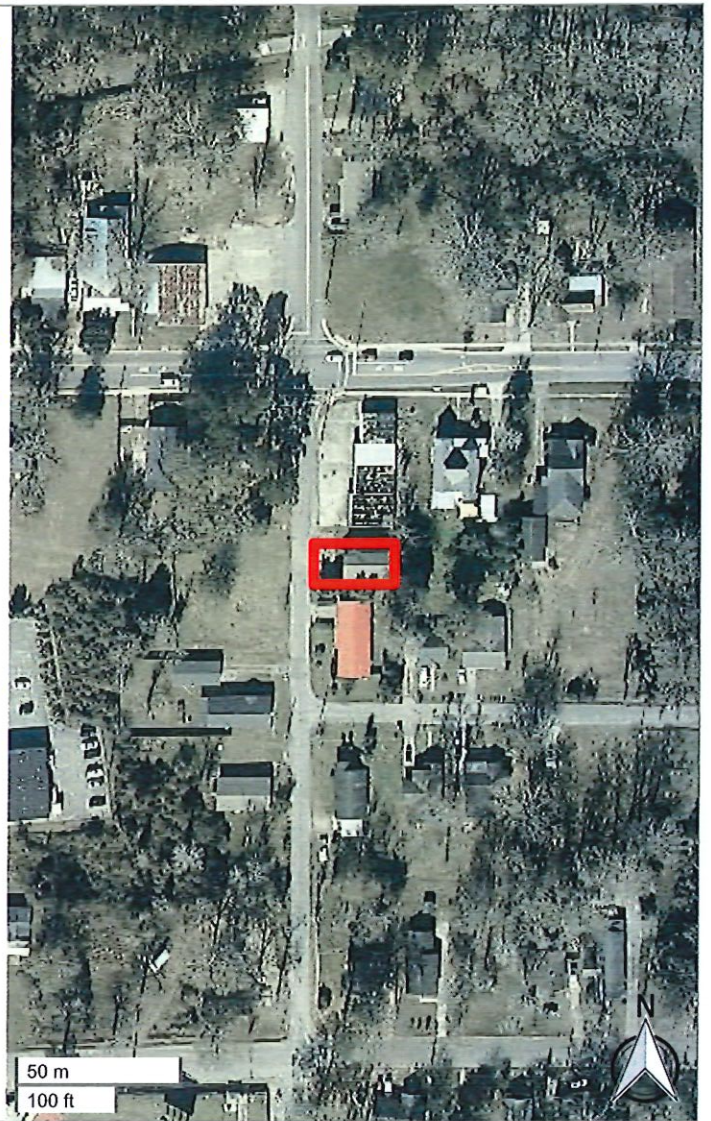
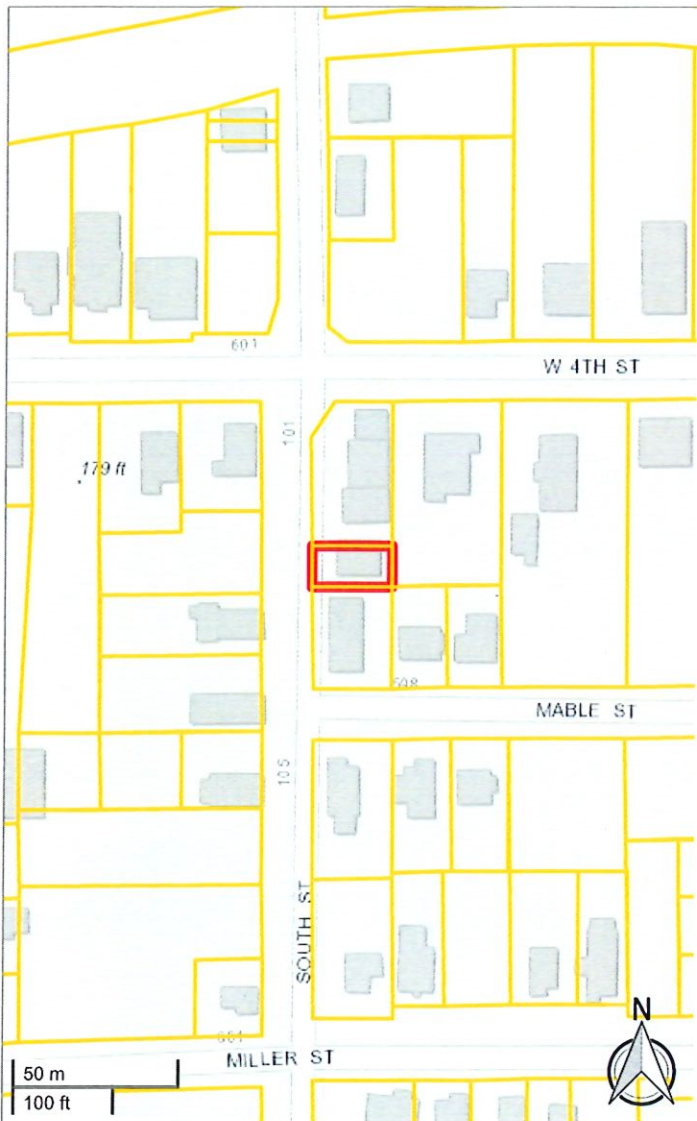


Commercial



Commercial

4-William Shop
Kish + South + Smith
Commercial



Forrest County, MS

Forrest County online map access is provided as a public service, as is, as available and without warranties, expressed or implied. Content published on this website is for informational purposes only, and is not intended to constitute a legal record nor should it be substituted for the advice or services of a licensed professional. Parcel map information is prepared for the inventory of real property found within County jurisdiction and is compiled from recorded deeds, plats, and other public documents in accordance with Land Records Technical Specifications for Base, Cadastral and Digital Mapping Systems. Users are hereby notified that the aforementioned public record sources should be consulted for verification of information. With limited exception, data available on this website originates from Forrest County Land Records GIS and is maintained for the internal use of the County. The County of Forrest and the Website Provider disclaim all responsibility and legal liability for the content published on this website. The user agrees that Forrest County and its Assigns shall be held harmless from all actions, claims, damages or judgments arising out of the use of County data.



Forrest County Tax Assessor/Collector
601 Main St
Hattiesburg, MS 39401
(601) 582-8228

Date Printed: 3/6/2024

PPIN:	19729
PARCEL_ID:	2-029K-09-035.00
OWNERNAME:	COOPER FREDERICK
ADDRESS1:	26 DAVID LEE PRICE LN
ADDRESS2:	
CITY:	SILVER CREEK
STATE:	MS
ZIP:	39663
SECTION:	09
TOWNSHIP:	04N
RANGE:	13W
LEGAL1:	COMM AT THE NE/COR OF OF LOT 11 OF
LEGAL2:	THE JOHN KAMPER SUB BLK B SOUTH
LEGAL3:	140.7' TO POB SOUTH 39.7' WEST 79'
TAX_DIST:	1110
CULT_AC1:	0
CULT_AC2:	0
UNCULT_AC1:	0
UNCULT_AC2:	0
TOTAL_AC:	0
CULT_VAL1:	4850
CULT_VAL2:	0
UNCUL_VAL1:	0
UNCUL_VAL2:	0
LAND_VAL:	4850
IMP_VAL1:	0
IMP_VAL2:	20980
TOTALVALUE:	25830
EXEMPT_COD:	0
HOMESTEAD:	
DEED_BOOK:	1343
DEED_PAGE:	0657
DEED_DATE:	8/3/2020
SITUS_ADDR:	102 SOUTH STREET

Forrest County, MS



3/6/2024, 3:53:49 PM

ROAD_LN forrest_ms_ac Anno

Parcels forrest_ms_dim forrest_ms_parcelno

4:46

5G



South St

South St

South St

South St

HIBBLER NATHANIEL
& FELICIA KAY

100

BON

102 South St

COOPER FREDERICK

+

MACKBEL CALVIN &
YANCY

WOODS
CAMILYA



0 ft

Distance

LIVE



✓ Distance

Area

CLEAR

PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER
REQUIRED SUBMITTAL INFORMATION

Deadline for applicant to file petition: _____ 5:00pm (End of business day)

Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm

Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm

City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm

There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

****Dates and times are subject to change****

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork MUST be attached to this application:

___ ☒ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)

___ ☒ Site & Design Review Committee, if needed.

☒ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)

___ Electronic/Digital copy of legal description REQUIRED for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com

☒ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)

___ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.

___ Other documents needed (per Planning Division):

___ Maps of digital billboard removal sites ___ Maps of digital billboard replacement sites
___ Documentation on measurements ___ Other: _____

☒ Payment to the City of Hattiesburg for filing application in the amount of \$ 400.00

You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.

You will be responsible for maintaining the sign for the duration of the public hearing process.

To:

Planning@katieobungMS.com

From:

Cleffed M. Rockhart

* Legal description & Warranty Deed
for 102 South Street

PREPARED BY AND UPON RECORDING RETURN TO:

PARKER LAW FIRM, PLLC

Post Office Box 1762

Purvis, MS 39475

Chasen Ty Smith (MS Bar #106526)

Telephone: (601) 794-2683

INSTRUCTIONS TO CHANCERY CLERK: Part of Lot 11, Block "B" of the John Kamper Subdivision, Forrest County, Mississippi.

**STATE OF MISSISSIPPI
COUNTY OF FORREST**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 Dollars (\$10.00), and other good and valuable considerations, not herein mentioned, the receipt, adequacy and sufficiency of all of which is hereby irrevocably acknowledged and confessed, unto ***HAIS AND HARLZ REAL ESTATE AND RENOVATIONS, LLC, a Mississippi limited liability company, and HAILEY SHELBY, Individually,*** as Grantor(s) herein, (collectively, the "Grantor"), whose Address is P. O. Box 18655, Hattiesburg, MS 39404, Telephone: 404-987-4134, does hereby grant, bargain, convey and warrant unto ***MATTHEW BAILEY and wife, JACKIE BAILEY, as joint tenants with full rights of survivorship and not as tenants in common,*** as Grantee herein (collectively, the "Grantees"), as Grantee(s) herein (collectively, the "Grantee"), whose Address is 5217 Rising Sun Lane, Ellicott City, MD 21043, Telephone: ⁴⁴³⁻⁶⁷⁷⁻⁸²⁷⁰ 443-928-0491, the following described real property, subject to the exceptions, reservations, covenants, agreements, waivers and other matters set forth below, to-wit:

SEE ATTACHED EXHIBIT "A"

- (1) any and all leases, exceptions, reservations and/or conveyances, together with release of damages, of or related to oil, gas and/or other minerals of every kind and character, all other minerals which may be produced in connection with oil and gas including sulphur and any other gases or elements, all salt domes, carbon dioxide, and/or any geothermal energy resources, and any and all easements, rights, privileges and/or immunities related or pertaining to any of the foregoing;
- (2) any and all easements and/or rights-of-way, whether of record or of use, which affect the property herein;
- (3) the Covenants, Restrictions and Subdivision Regulations which may be on file of Forrest County, Mississippi and all amendments thereto heretofore or hereafter adopted.
- (4) any law, ordinance or governmental regulation restricting, regulating or relating to (i) the occupancy, use or enjoyment of the property conveyed or any part thereof; (ii) the character, dimensions or location of any improvement now or hereafter erected on the property conveyed or any part thereof; (iii) a separation in ownership or a change in the dimensions or area of the property conveyed or any part thereof or any parcel of which the property conveyed or any part thereof is or was a part; or (iv) environmental protection, or the effect of any violation of said laws, ordinances or governmental regulation;
- (5) all County and State ad valorem taxes and other assessments and levies for the current and subsequent years, including, but not limited to, those assessments provided for in the Declaration (as herein defined);
- (6) it is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration of this date is incorrect, then the Grantor agrees to pay to the Grantee or their successors and/or assigns, any amount which is deficit on an actual pro-ration and likewise, the Grantee agrees to pay to the Grantor, any amount overpaid by Grantor.

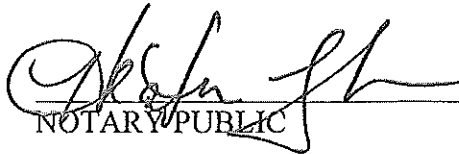
WITNESS THE SIGNATURE of the Grantor on this the 23rd day of February 2024.

Hais and Harlz Real Estate and Renovations, LLC, a Mississippi limited liability company, and Hailey Shelby, Individually


BY: HAILEY SHELBY, Member

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, on this 23rd day of February 2024, within my jurisdiction, the within-named **HAILEY SHELBY**, who acknowledged that she is authorized by *Hais and Harlz Real Estate and Renovations, LLC, a Mississippi limited liability company, and Hailey Shelby, Individually* and that for and on behalf of *Hais and Harlz Real Estate and Renovations, LLC, a Mississippi limited liability company*, she executed the above and forgoing instrument, after first having been duly authorized by said Limited Liability Company to do so.


NOTARY PUBLIC

My commission expires

11.9.24
(SEAL)

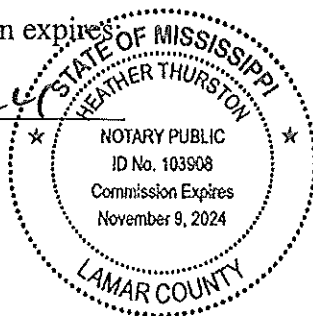
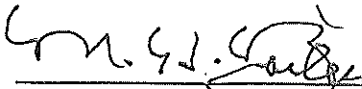


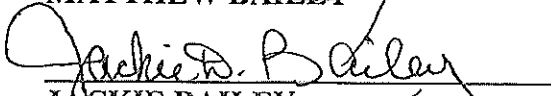
EXHIBIT "A"

A part of Lot 11, Block "B" of the John Kamper Subdivision, Hattiesburg, Forrest County, Mississippi, and more particularly described as follows:

Commencing at the Northeast corner of the above said Lot 11, Block "B"; thence South and along the East line of said Lot 11 for 140.7 feet to the Point of Beginning; thence continue South and along the East line of said Lot 11 for 39.7 feet; thence West 79 feet to the East margin of South Street; thence North and along the East margin of South Street 39.7 feet; thence East 79 feet to the Point of Beginning.

DEED ACCEPTED BY:


MATTHEW BAILEY


JACKIE BAILEY

OBJECTION TO 102 SOUTH STREET REZONING REQUEST

TO: Planning Commission of the City of Hattiesburg

EXHIBIT C-1

FROM: Trace West, LLC, BNO, LLC, Chad Edmonson and David Ott

Re: Zoning change Request for 102 South Street by Lockhart/Bailey from R-1C to R-3

Date: June 5, 2024 Meeting of the Planning Commission

Basis for Objections:

This is a single-family dwelling neighborhood. While South Street is on the edge near Hattiesburg High School, it is in the North Main Historic District which was and remains mostly a single family neighborhood. Certainly all of the structures surrounding the subject property are single family.

While others can speak to details more accurately, the North Main Historic District was and still remains home to a great inventory of historic homes and was where many of those before us who worked and labored to build Hattiesburg lived. It is where I grew up. Unfortunately, at some point a few multi family apartments were allowed to be built, probably because the City was not enforcing the zoning laws or perhaps some other reasons allowed these multi family units to be built among these single family homes, but they did not belong there then and they do not belong there now and almost without exception they create problems for this neighborhood. We urge the Planning Commission to deny the request to re-zone this property or any others in this area to allow multifamily apartments.

Specific to this unit, it has been condemned, it has been allowed to deteriorate and it should have been torn down long ago. This is the case with many of the apartments that have been allowed in this neighborhood.

Who we are:

Chad and I own the two companies named above (and some others) that together/collectively own a lot of property in the North Main Historic District. We have or are in the process of redoing about 20 historic homes in the neighborhood and multiple commercial properties as well. We continue to invest heavily in this neighborhood and believe in a bright future for it. That future is endangered by allowing zoning changes that do not contribute to the overall future positive development of the neighborhood and failure to enforce zoning and code violations. If the code had been enforced, we understand that this property would have been demolished by the City.

Our request to the Planning Commission:

We ask that the Planning Commission deny the request to rezone the property at 102 South Street.

Respectfully submitted,



David Ott

Prepared by: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403-1898
(601)545-4550

Return to: City of Hattiesburg
City Clerk's Office
P.O. Box 1898
Hattiesburg, MS 39403
(601)545-4550

INDEXING INSTRUCTIONS:

ORDINANCE NUMBER _____

ZONING CHANGE FOR 102 SOUTH STREET

OF THE CITY OF HATTIESBURG, MISSISSIPPI AN ORDINANCE CHANGING AND AMENDING THE COMPREHENSIVE ZONING DISTRICT MAP, ADOPTED AS PART OF THE LAND DEVELOPMENT CODE ORDINANCE NO. 3209, AS AMENDED, OF THE CITY OF HATTIESBURG, MISSISSIPPI FOR A PROPERTY LOCATED AT 102 SOUTH STREET (PPIN 19729; PARCEL 2-029K-09-035.00) OF FORREST CO., WARD 2 FROM SECTION 4.5.6, R-1C (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO SECTION 4.5.7, R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) DISTRICT.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HATTIESBURG,
MISSISSIPPI:

SECTION 1. That the Comprehensive Zoning District Map, adopted as part of the Comprehensive Zoning Ordinance No. 3209, as amended, of the City of Hattiesburg, Mississippi, be and the same is hereby changed and amended. The Hattiesburg Planning Commission recommended to Approve said change in zoning for the following reasons:

The character of the neighborhood has changed substantially so that rezoning is clearly justified, and there is a public need for the rezoning.

SECTION 2.: Except as hereby expressly changed and amended, the aforesaid Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 3.: Legal Description of Property

1 – PPIN 19728

A part of Lot 11, Block "B" of the John Kamper Subdivision, Hattiesburg, Forrest County, Mississippi, and more particularly described as follows:

Commencing at the Northeast corner of the above said Lot 11, Block "B"; thence South and along the East line of said Lot 11 for 140.7 feet to the Point of Beginning; thence continue South and along the East line of said Lot 11 for 39.7 feet; thence West 79 feet to the East margin of South Street; thence North and along the East margin of South Street 39.7 feet; thence East 79 feet to the Point of Beginning.

SECTION 4.: Except as hereby expressly changed and amended, the aforesaid Comprehensive Zoning District Map and the Land Development Code Ordinance No. 3209, as amended, of said City of Hattiesburg, Mississippi, shall be and remain in full force and form as adopted.

SECTION 5.: That this Ordinance take effect and be in force thirty (30) days from and after passage as provided by law.

The foregoing Ordinance having been reduced to writing, the same was introduced by Council member _____ seconded by Council member _____ and was adopted by the following vote to-wit:

YEAS:

NAYS:

THE President thereby declared the motion carried and the foregoing Ordinance adopted and approved, this the _____ day of _____ A.D., 2024.

(S E A L)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

THE above and foregoing Ordinance having been submitted to and approved by the Mayor, this the _____ day of _____ A.D., 2024.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Elayne Lockett
2. Rhoda Pickett, Vice Chair
3. Dick Conville
4. Amy Hinton, Chair
5. Rebekah Ray, Secretary
6. Carlos Wilson
7. Charles Dawe
8. Michael Dickerson (Virtual)

Members Absent:

1. Lee Anne Venable
2. Michale Pruitt
3. (vacant seat)

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Kevin Bates, Building Official
6. Wiley Quinn, Director of Urban Development
7. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:03 p.m.

AGENDA REVIEW

Commissioner Pickett made a motion to accept the agenda, seconded by Commissioner Wilson.

Motion:

Made by Commissioner Pickett to approve the agenda

Second:

Made by Commissioner Wilson

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

MINUTES REVIEW

Commissioner Conville made a motion to approve the May 1st minutes, and Commissioner Lockett seconded this motion.

Motion:

Made by Commissioner Conville to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for May 2024.

PLANNING REPORT

The Planning Division opted to skip this presentation for time purposes with the lengthy agenda.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on the case and answered questions from the commissioners. After some discussion, the commission reopened the public hearing portion to speak to Mr. Bowen again.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Ray to approve

Second:

Made by Commissioner Dawe

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		

Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item B:

Richard Hiatt, owner, request approval for a preliminary plat for a major subdivision for a property located on North 30th Avenue, and North 31st Avenue. The proposed subdivision is for single-family residential structures (PPIN 47255, 47277 Ward 1, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Richard Hiatt appeared to speak on behalf of his case and answered questions from commissioners.

Presented by:

1. Richard Hiatt

Proponents:

1. None

Opponents:

1. Helen Lambert

Motion:

Made by Commissioner Dawe

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item C:

Zoning Change Request - Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Clifford Lockhart spoke on behalf of the case and answered questions from the Commissioners. After discussions, the commission reopened the public portion to speak with Mr. Lockhart again.

Presented by:

1. Clifford Lockhart

Proponents:

1. Stella Payton

Opponents:

1. Letter Exhibit

Motion:

Made by Commissioner Conville to deny

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Abstain
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item D:

Request to modify a platted subdivision - Tripperlee, LLC. owner, request approval to alter the platted subdivision known as "Sutherland and Reeves Survey" to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Tripp spoke on behalf of his case answering questions from the commissioners.

Presented by:

1. Steven Tripp

Proponents:

1. None

Opponents:

1. Laurne McClain

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item E:

Zoning Change Request - Jacob Shemper, owner, requests approval for rezoning from A-2 (Agricultural Residential) to R-1A (Single-family residential) for a property located at 111 Pinehills Drive. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Shemper came up and spoke on behalf of the development. The applicant decided not to refute the opposition of the neighborhood.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megenee
8. Joy Lubritz
9. Adam Rowls
10. Stella Payton
11. Margret Murkwaldar
12. John Jackson
13. Dorian Shoemake
14. Cifford Lockhart
15. Debra Helmintorter
16. Susie Hebert
17. Steve Zary
18. Jocelyn Wiley

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett		X	
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)		X	
Charles Dawe	X		
Michael Pruitt			Absent

Item F:

Major Subdivision Request - Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as “Hattiesburg Homestead Survey” to subdivide the property into 5 single-family residential lots. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case in combination with Agenda Item E. Both items were discussed together though the votes were taken individually. This item was not considered when the proceeding item was denied.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megenee
8. Joy Lubritz
9. Adam Rowlis
10. Stella Payton
11. Margret Murkwaldner
12. John Jackson
13. Dorian Shoemake
14. Cifford Lockhart
15. Debra Helmintorter
16. Susie Hebert
17. Steve Zary
18. Jocilyn Wiley

Motion:

No motion made as the Zoning Change was denied.

Second:**Vote:**

Board Member	Yea	Nay	Other
Elayne Lockett			

Rhoda A. Pickett			
Dick Conville			
Amy Hinton			
Rebekah Ray			
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)			
Charles Dawe			
Michael Pruitt			Absent

Item G:

Zoning Change Request - Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Hunter Andrews Spoke on behalf of the case.

Presented by:

1. Hunter Andrews

Proponents:

1. Clifford Lockhart
2. Margret Murkwalter

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)	X		

Charles Dawe	X		
Michael Pruitt			Absent

A motion was made by Chair Hinton seconded by Commissioner Ray and voted in favor by all present to recess the meeting to Wednesday, June 12, 2024.

Wednesday, June 12, 2024, the members present declared the Hattiesburg Planning Commission meeting open and in session at 1:30 p.m.

Item H:

Request to modify a platted subdivision - Stephen Ward, owner, requests approval to alter the platted subdivision known as “Hawkins and Thompson Subdivision” to subdivide the properties located at 145 W 5th Street and 116 Columbia Street to create two separate single-family residential lots (PPIN 17253 and 17254, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Steven Ward spoke on behalf of the property.

Presented by:

1. Steven Ward

Proponents:

1. Ophellia Jenkins

Opponents:

1. None

Motion:

Made by Commissioner Hinton to approve

Second:

Made by Commissioner Pruitt

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		

Michael Pruitt	X		
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Item I:

Major Subdivision Request – Josh Morris, owner, John Anglin, engineer, and Craig Flanagan, representative, request approval for a preliminary plat for a major subdivision for a property located on Shadow Ridge Drive. The proposed subdivision will be Phase III of the Shadow Ridge Subdivision (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

The Planning Staff introduced the case. Mr. John Anglin spoke on behalf of the development.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve with the condition that the land-locked common area in the rear of lots 30-41 be corrected through the dissolution of the common area into the surrounding lots, to create access to the road, to be combined with the golf course, or some combination of these recommendations.

Second:

Made by Commissioner Hinton

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item K:

Land Development Code Text Amendment Request - The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 12. More specifically, the changes are concerning subdivision regulations and bond requirements for new subdivisions. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions around the types of bonds and the penalties came to the forefront. The item was tabled and a committee was formed to provide a recommendation to the Planning Commission. The committee consisted of Commissioners:

1. Dawe
2. Dickerson
3. Ray

Presented by:

1. Mr. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Pickett to table the case and form a committee to review for further recommendations.

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item L:

Land Development Code Text Amendment Request – (Tabled from May 2024): The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 4 and 6. More specifically, the changes are related to regulatory flood zone properties within the A-1 zoning district to increase the minimum lot size requirement and reduce the total developable area. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions occurred around flood zones, citywide impacts, and the Community Ratings System (CRS) program.

Presented by:

1. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. Lisa Collins

Motion:

Made by Commissioner Pickett to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

OTHER BUSINESS

No other business came before the board.

Adjournment:

The meeting was adjourned at 3:00 p.m.

Motion:

Made by Commissioner Pickett

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Amy Hinton, Vice Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Nathan Satcher, Planner II, Cory Long, Planning Administrator
cc: Ann Jones, Chief Administrative Officer
Date: Tuesday, June 18, 2024
Re: Approve a preliminary plat for a major subdivision requested by Richard Hiatt, owner, for a property located on North 30th Avenue, and North 31st Avenue.
File Number: 2024-172
Minute Book #

Summary

Richard Hiatt, owner, request approval for a preliminary plat for a major subdivision for a property located on North 30th Avenue, and North 31st Avenue. The proposed subdivision is for single-family residential structures (PPIN 47255, 47277 Ward 1, Forrest County).

Recommendation Statement

Planning Commission Recommended Approval on June 5th, 2024

Please place this on the June 18, 2024 City Council meeting for consideration.



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Richard Hiatt, Owner

Address of Property:	Tax Parcels/Ward:	PPIN:	Ward:
North 31st Avenue	2-028F-06-043.00	26375	1

Request: **Preliminary Plat Approval for Major Subdivision**

Purpose of Request: To request a **preliminary plat for a Major Subdivision** located on North 31st Avenue, Forrest County, Ward 1. The proposed name for the subdivision is "Wood Glen Addition." (PPINs and 26375).

History / Background: The applicant met with the Pre-application team regarding the subdivision of an existing parcel adjacent to 715 N 31st Ave into five separate lots. The proposed lots meet the required dimensional standards for the current zoning district. The proposed subdivision is infill development, and no roads will be created with this subdivision and utilities are already available along the street frontage.

This subdivision was originally proposed as the creation of 6 lots, including 715 N 31st Ave at the November 2023 Planning Commission hearing. After presenting the case to the public, the property owner at 715 N 31st Ave opposed the subdivision of his land, where staff then realized a complete application was not on file and removed the case from the agenda. The property had originally been deeded off without properly being subdivided by the City.

Since that meeting, the applicant (Hiatt) and the property owner at 715 N 31st Ave have resolved the subdivision error through a minor subdivision, where it is now a legal (minor) subdivision with the City of Hattiesburg. The plat for that subdivision, titled "Goldsmith Manner" was recorded legally with the Forrest County Chancery Clerk on February 28th, 2024 and a copy is included with this report.

The remaining portion of the lot is now being proposed for subdivision into 5 separate lots, using the same dimensions as previously presented at the November 2023 Planning Commission, just excluding the property at 715 N 31st.

Request for: **Preliminary Plat Approval for Major Subdivision**

All dimensional standards, standards of design, and other applicable standards from the Land Development Code apply for infill construction for the R-1A zoning district.

Applicant Summary:

* See Attached *

Applicable Regulations:**SECTION 4****Zoning Districts Established**

R-1A Single-Family Residential District: The purpose of the R-1A District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only compatible supporting institutional uses and open space.

SECTION 6**Dimensional Standards and Measurements****Table 6.1 Dimensional Standards**

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
R-1A	10,000/50	1 per lot	-	30	-	10	25	35 feet or 3 stories	50%	-

6.4 Yard Setback Modifications for Infill and Redevelopment areas

On infill and redevelopment sites, the Director may reduce side yard setbacks and lot width requirements to permit development on existing lots as follows.

6.4.1 Side Yards. A minimum of five feet of green strip shall be maintained as a minimum side yard. In lieu of this requirement, a zero-lot line maintenance agreement providing a minimum five-foot maintenance easement may be granted by the adjacent property owner.

SECTION 11**Administration and Enforcement**

11.10.1.8 Subdivision Violations. The owner of a subdivision shall not transfer title to any lot in such subdivision until such time as the final plat has been approved by the appropriate authority as outlined in this Code and duly recorded in the office of the Chancery Clerk of Forrest County or Lamar County, Mississippi. Transfers prior to such

Request for: **Preliminary Plat Approval for Major Subdivision**

approval and recording shall be deemed a violation of this Code and shall be subject to any and all remedies available to the City.

11.10.1.9 Recording Violations.

The Chancery Clerks of Forrest County and Lamar County, Mississippi shall not receive, file or record a plat of a subdivision within the jurisdiction of this Land Development Code without prior approval of the appropriate authority as outlined in this Code. Plats recorded prior to such approval shall be deemed unlawful and invalid

SECTION 12

Process and Procedures

Categories of Development Approvals

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

12.3.2.4 Final Plat.

- i. No Significant Change. Final plats of major subdivisions that are substantially the same as the approved preliminary plat, as determined by the Site and Design Review Committee, shall be approved administratively.
- ii. Significant Change. Final plats that exhibit any significant deviation from the approved preliminary plat, as determined by the Site Plan Review Committee, shall require approval by the Planning Commission.

12.3.2.5 Recording.

In order to be an official and legal plat, the final approved plat must be recorded along with all applicable covenants, deed restrictions and property owners' association documents with the Chancery Clerk of Forrest or Lamar County, as appropriate. The City Engineer shall ensure that the City records this information in a timely fashion.

Present Zoning: The parcels are currently zoned R-1A Single-Family Residential

Present Use: Vacant / Residential

Future Land Use: Neighborhood Conservation District 2

Surrounding Zoning

Request for: **Preliminary Plat Approval for Major Subdivision**

and Land Use:

North: R-1A Single-Family Residential

South: R-1A Single-Family Residential

East: R-1A Single-Family Residential

West: R-1A Single-Family Residential

Letters or

Concerns stated:

Concerns were addressed at the November 2023 Hattiesburg Planning Commission with two neighbors. The property owner at 715 N 31st Ave has since completed a minor subdivision with the applicant, where that property will no longer be included in the currently proposed subdivision.

Option:

Approve or deny a preliminary plat for a major subdivision in the City of Hattiesburg.

Planning Commission must deem that all of the following approval criteria must be met before granting approval for the Preliminary Plat for a Major Subdivision:

12.3.2 Preliminary Plat Approval for Major Subdivisions

12.3.2.1 Approval Criteria.

- i. Conformance with the Hattiesburg Comprehensive Plan.
- ii. Conformance with the standards of the zoning district.
- iii. Conformance with other standards and requirements of this Code and other City policies and regulations.
- iv. Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision.
- v. Determination that the project will have little or no adverse or negative impacts upon the natural environment.

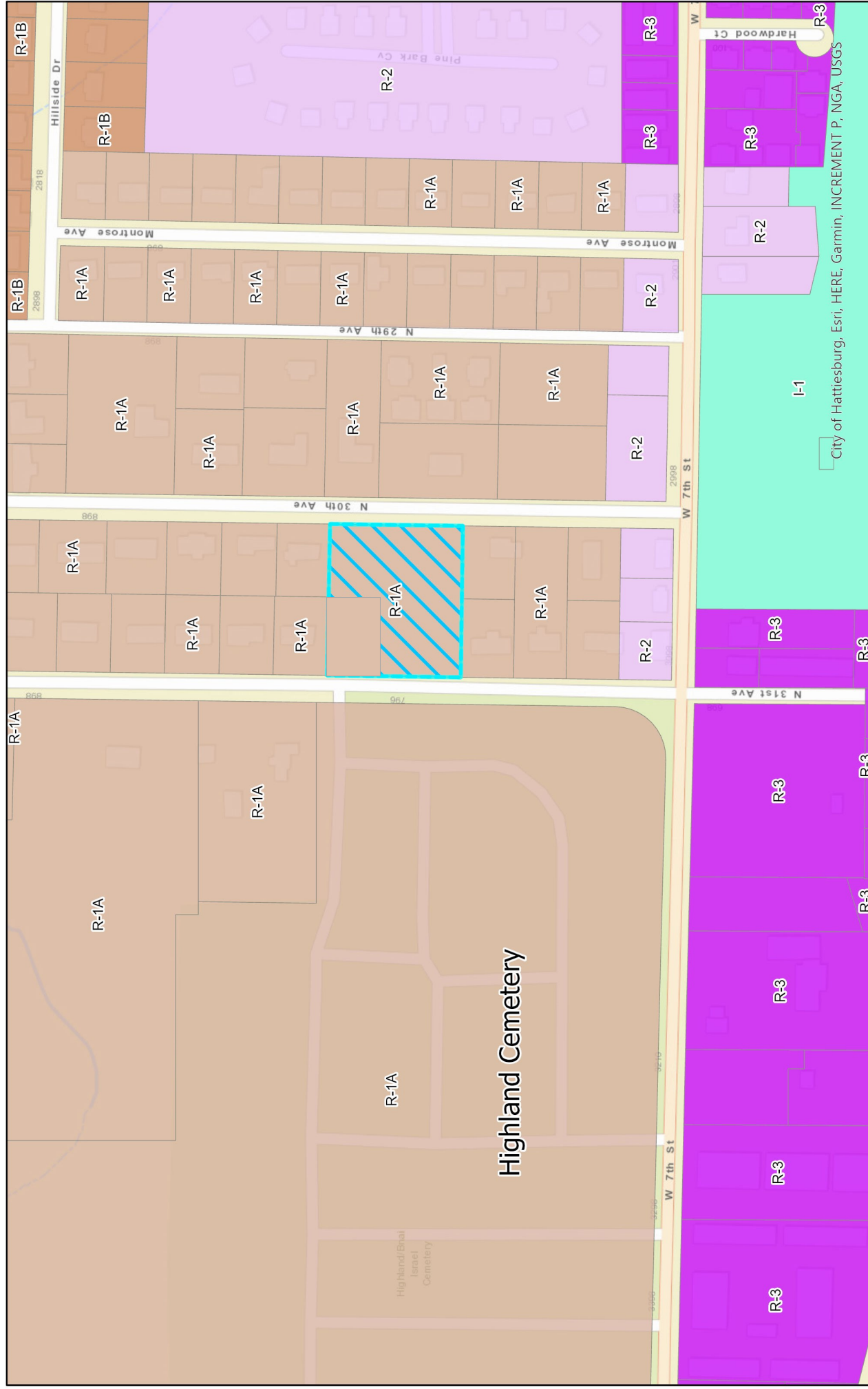
SUBJECT PARCEL

N 31st Avenue — Major Subdivision

Richard Hiatt, Owner

The petitioner requests approval for approval for a preliminary plat for a major subdivision located at N 31st Avenue, Forrest County, Ward 1. The proposed name for the subdivision is “Wood Glen Addition.” (PPIN 26375).





Legend

-  R-1A
 R-1B
 R-2
 R-3
 I-1
 R-2
 City Boundaries



Site Information

N 31st Ave

Proposed Location for a Major Subdivision to create the "Wood Glen Addition" Subdivision



**URBAN
DEVELOPMENT
PLANNING DIVISION**

Forrest County, Ward 1

Site Aerial



Site Aerial

Northern and Southern Directions: R-1A Single-Family Residential



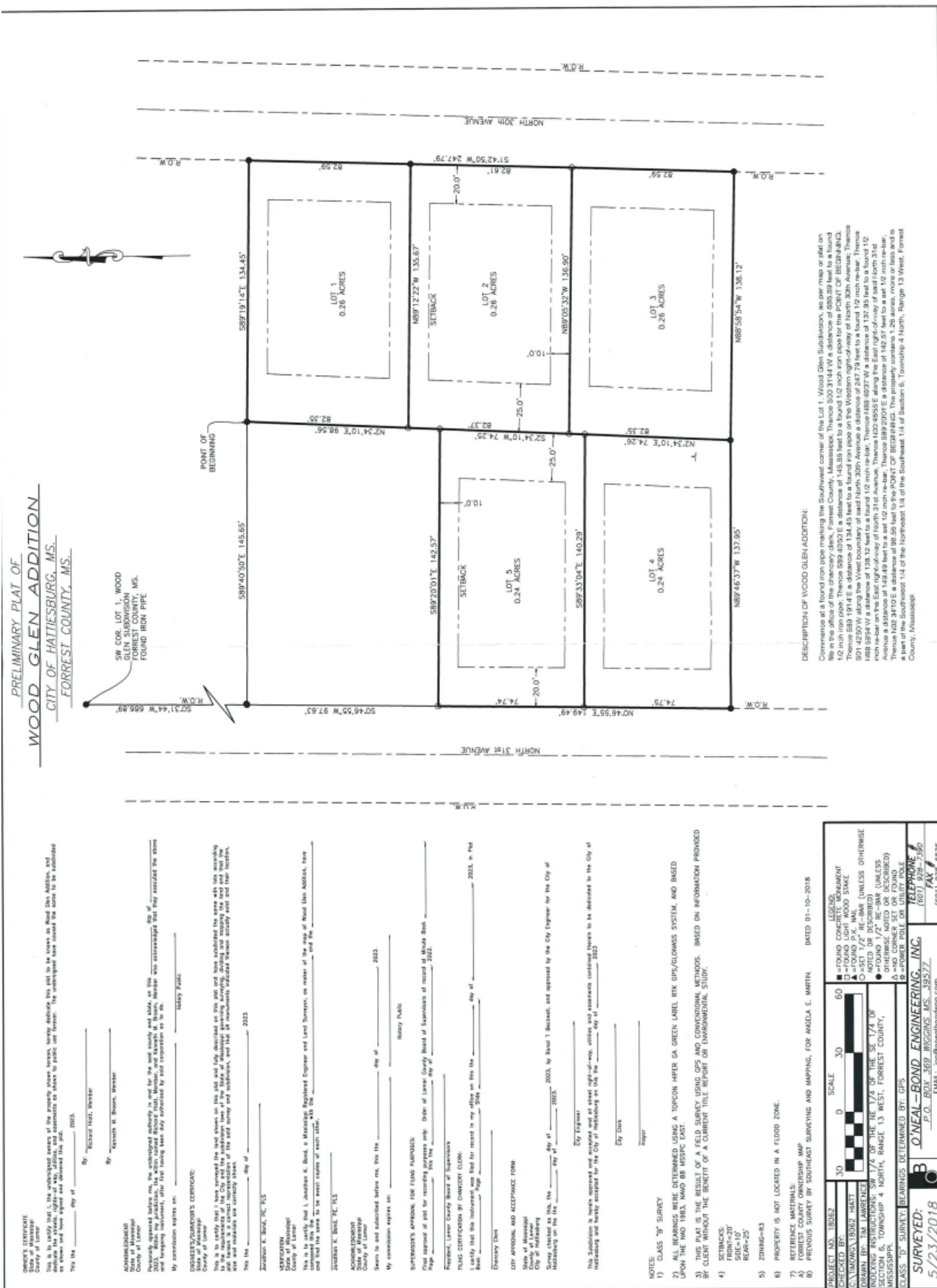
Site Aerial

East and Western Directions: R-1A Single-Family Residential



Highland Cemetery

Preliminary Plat





**URBAN
DEVELOPMENT
PLANNING DIVISION**

Public Hearing Application
P.O. BOX 1898 (200 Forrest Street/39401)
Hattiesburg, MS 39403-1898
Department of Urban Development
(601) 545-4599 or FAX (601) 545-1962

RECEIVED
MAR 01 2024

BY: *NS*

APPLICANT:

Applicant Name: RICHARD HIATT
Project Name: WOOD GLEN ADDITION
Proposed Use(s): RESIDENTIAL HOMES
Project Street Address: N. 30TH AVE + N. 31ST AVE
PPIN Number(s) (if unknown, can be found on tax receipt): 26 375

Application for (check all appropriate types):

- | | |
|--|--|
| ☐ Variance (see below) | ☐ Conditional Use (see below) |
| ☒ Subdividing of Lot, Parcel, or Tract (see p. 12) | ☐ Re-Zoning (see below) |
| ☐ Street or Alley Renaming (see pp. 13-14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (see pp. 13-14) | ☐ Planned Mixed-Use District |

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- | | | |
|---------------------------------------|---|---|
| ☐ Sign | ☐ Setback (front, side, or rear _____) | ☐ Off-Site Parking |
| ☐ Lot Width | ☐ Lot Coverage Area | ☐ Buffer |
| ☐ Open Space | | |
| ☐ Other: _____ | | |

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- | | |
|---|---|
| ☐ Automotive Filling Station | ☐ Telecommunications |
| ☐ Digital Billboard, New | ☐ Digital Billboard, Replacement |
| ☐ Restaurant | ☐ Solar Farm |
| ☐ Other: _____ | |

For Re-Zoning Only, see p. 11:

Existing Zoning: _____
Proposed Zoning: _____

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____	Planner: _____
Parcel Number(s): _____	Historic District(s): _____
Flood Zone(s): _____	Zoning District(s): _____
Project No.: <i>4</i>	
Code Sections:	
LDC Section No. _____	
Section No. _____	
Section No. _____	
Section No. _____	
Section No. _____	

RECIVED DATE & INITIALS:

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at

N. 30TH AND N. 31ST AVE HATTIESBURG MS
Street Address City State

on this the 29TH day of FEBRUARY, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.

RICHARD HATT

on this the 29TH day of FEBRUARY, 2024.

KEN BROOM
Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF Mississippi

COUNTY OF Lamar

Personally came and appeared before me, the within named

Ken Broom,

who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1st day of
March, 2024.

[Signature]
NOTARY PUBLIC

My Commission Expires:

July 20, 2027

★ STATE OF MISSISSIPPI ★
JESSICA S. MIXON, NOTARY PUBLIC
FORREST COUNTY
MY COMMISSION EXPIRES JULY 20, 2027
COMMISSION NUMBER 368668

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: RICHARD HIATT

☒ Applicant ☒ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: 601-408-9393 Fax: _____ Email: RICHHIATT@COMCAST.NET

Mailing Address: 15 KEYSTONE DR. STE C HATTESBURG, MS 39402

Secondary:

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Other(s):

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **OWNER(s)** of the subject property located at

N. 30TH AND N. 31ST AVE HATTIESBURG MS
Street Address City State

on this the 29TH day of FEBRUARY, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.

RICHARD HIATT

on this the 29TH day of FEBRUARY, 2024.

RICHARD HIATT
Property Owner (print)

Richard Hiatt
Property Owner (signature)

STATE OF Mississippi

COUNTY OF Lamar

Personally came and appeared before me, the within named

Richard Hiatt

who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1ST day of
March, 2024.

Jessica S. Mixon
NOTARY PUBLIC

★ STATE OF MISSISSIPPI ★
JESSICA S. MIXON, NOTARY PUBLIC
FORREST COUNTY
MY COMMISSION EXPIRES JULY 20, 2027
COMMISSION NUMBER 368668

My Commission Expires:

July 20, 2027

APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE **APPLICANT** OF THIS PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **APPLICANT(s)** of the subject property located at
N. 30TH AND N. 31ST AVE HATTIESBURG MS
Street Address City State
on this the 29TH day of FEBRUARY, 2024.

RICHARD HIATT
Applicant (print)
Richard Hiatt
Applicant (signature)

STATE OF Mississippi
COUNTY OF Lamar

Personally came and appeared before me, the within named Richard Hiatt,
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 1st day of March, 2024.
Jessica S. Mixon
NOTARY PUBLIC

My Commission Expires:
July 20, 2027

★ STATE OF MISSISSIPPI ★
JESSICA S. MIXON, NOTARY PUBLIC
FORREST COUNTY
MY COMMISSION EXPIRES JULY 20, 2027
COMMISSION NUMBER 368668

PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER

REQUIRED SUBMITTAL INFORMATION

Deadline for applicant to file petition: _____ 5:00pm (End of business day)

Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm

Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm

City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm

There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

Dates and times are subject to change

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork MUST be attached to this application:

___ Site Diagram (11” x 17” preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)

___ Site & Design Review Committee, if needed.

___ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)

___ Electronic/Digital copy of legal description REQUIRED for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com

___ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)

___ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.

___ Other documents needed (per Planning Division):

___ Maps of digital billboard removal sites ___ Maps of digital billboard replacement sites
___ Documentation on measurements ___ Other: _____

___ Payment to the City of Hattiesburg for filing application in the amount of \$ 275⁰⁰.

**You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.**

You will be responsible for maintaining the sign for the duration of the public hearing process.

Required Fees

All fees adopted by Ordinance No. 2977, adopted January 22, 2008, as amended. This is an excerpt from that ordinance:

Public Hearing Fees:

Variance (includes Concept Site Plan Review) -----	\$175.00 per application and one Variance request; plus \$50.00 for each additional variance request within same application
Street/Alley Naming or Re-Naming-----	\$300.00 per application, plus \$100.00 per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval, but prior to effective date.)
Street/Alley Closing -----	\$300.00 per application
(Conditional) Use Permit -----	\$200.00 per application
Zoning Change -----	\$400.00 per application* (*see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD), & (Planned Mixed-Use District PMU) -----	\$400.00 per application (*see PUD or PRD zoning package rate) or (**see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package -----	\$600.00 per package application
Subdivision of Land (Preliminary Plats) -----	\$225.00 per application, + 50 plus \$10.00 for each created lot (** see PUD or PRD & Subdivision of Land package rate) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package** -----	\$500.00 per application, plus \$10.00 for each created lot (**see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text -----	\$200.00 per application
Appeal Fees for Proponent or Opponent appeals to City Council -----	\$50.00 per appeal Exempt from fees – Established Neighborhood Associations
Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request -----	\$50.00 (per each 100 mailing labels)

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). **Section 12.4.1** Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

- 1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

- 2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.

FOR CONDITIONAL USE APPLICANTS:

Section 12.3.3.1 Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

2. Describe the effects the proposed use of utilities and facilities will have on the community.

3. Describe how the size of the site is appropriate for the proposed use.

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:

6. What is the expected number of customers/employees per day?

7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for _____ vehicles, and _____ ADA vehicles; with _____ loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.

FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- ☐ There was a mistake in the original zoning.
- ☐ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

Detailed explanation of condition(s) most applicable to your request:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Subdividing of Lot, Parcel or Tract Information

1. Property data:
Parent Parcel / Existing lot/parcel/tract contains 1.26 Square Footage/Acres
Lot Area Requirement: R-1A 10,000 SQ FT MIN.
Lot Frontage Requirement: 50 FT
Existing use of lot/parcel/tract RESIDENTIAL
To be subdivided into 5 lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots.

Newly subdivided Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1.	.126 A	YES	NO	N. 30 TH AVE		
2.	.126 A	YES	NO	N. 30 TH AVE		
3.	.126 A	YES	NO	N. 30 TH AVE		
4.	.124 A	YES	NO	N. 31 ST AVE		
5.	.124 A	YES	NO	N. 31 ST AVE		
6.						
7.						
8.						
9.						
10.						
11.						
12.						
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel						
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

2. Infrastructure required:
Water/Sewer _____ Gas _____ Electric _____ Telephone _____ Cable _____ Streets _____

Street/Alley Renaming, Closing, or Vacating Information

1. Please indicate specific request(s):

☐ Street☐ Alley

☐ Closing☐ Vacating☐ Naming☐ Re-Naming
2. Current name of street/alley to be named/re-named, vacated, or closed:
3. Proposed name of street/alley to be named or re-named (If applicable):
4. Describe the portion of the street/alley to be renamed, closed, or vacated (use all bounding or intersecting streets/alleys, from and to):
5. Tax Block(s) and Lot(s) involved in closing request
6. Describe existing land use of properties and number of residents affected by renaming the street/alley within 400 feet.

Type of Land Use of adjacent development	Number of properties adjacent to the existing street	Number of property owners adjacent to the existing street	Number of residents affected by the change of address	
Businesses				
Residences				
Apartments				
Churches/Schools				
Other				

Any additional Information:

5. Describe the effect the proposed change will have on existing development and the transportation system within the affected area.

6. Have applications for zoning, variance, building permit, or other applications been filed?

Yes

No

If yes, provide reference numbers and dates:

7. Acknowledgment of property owners affected by the street/alley renaming. Include all names and addresses.

8. Obtain from the City’s Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named or re-named (need electronic copy)

Attach Acknowledgement of Affected residents/business

As Additional Page(s)



DEED

Bk:1384 Page:535-537

RCD: 01/04/2022 @ 2:23:09:PM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

Prepared without the benefit of a title examination by:

Lockett Land Title, Inc.

Joseph M. Gianola, Jr. (MSB No. 101972)

63 98 Place Boulevard

Hattiesburg, Mississippi 39402

(601)450-0065

File No. 21-3630H

Return to:

Richard Hiatt

15 Keystone Dr.

Hattiesburg, MS 39402

(601) 296-9906

INDEXING INSTRUCTIONS: NE 1/4 of SE 1/4, Section 6, T4N, R13W, Forrest County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor,

HIBRO INVESTMENTS, LLC,
a Mississippi limited liability company
5119 Old Hwy. 11, Suite A
Hattiesburg, MS 39402
(601)404-4040

does hereby grant, bargain, sell, convey and warrant unto the Grantee,

RICHARD HIATT,
a married man
15 Keystone Dr.
Hattiesburg, MS 39402
(601)296-9906

the following described real property lying and being situated in Forrest County, Mississippi, and being more particularly described as follows, to-wit:

Tract 1:

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the Chancery Clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 feet to a found ½ inch iron pipe; Thence S89°40'50"E a distance of 145.65 feet to a found ½ inch iron pipe for the POINT OF BEGINNING; Thence S89°19'14"E a distance of 134.45 feet to a found iron pipe on the Western right-of-way of North 30th Avenue; Thence S01°42'50"W along the West boundary of said North 30th Avenue a distance of 82.59 feet to a found crimped pipe; Thence N89°12'22"W a distance of 135.67 feet to a set ½ inch re-bar; Thence N02°34'10"E a distance of 82.35 feet to the POINT OF BEGINNING. The property contains 0.26 acres more or less and is a part of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi.

AND ALSO Tract 2:

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the chancery clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 feet to a found ½ inch iron pipe; Thence S89°40'50"E a distance of 145.65 feet to a found ½ inch iron pipe; Thence S02°34'10"E a distance of 82.35 feet to a set ½ inch re-bar for the POINT OF BEGINNING; Thence S89°12'22"E a distance of 135.67 feet to a found iron pipe on the Western right-of-way of North 30th Avenue; Thence S01°42'50"W along the West boundary of said North 30th Avenue a distance of 82.61 feet to a set ½ inch re-bar; Thence N89°05'32"W a distance of 136.90 feet to a set ½ inch re-bar; Thence N02°34'10"E a distance of 82.37 feet to the POINT OF BEGINNING. The property contains 0.26 acres more or less and is a part of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi.

AND ALSO Tract 3:

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the chancery clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 feet to a found ½ inch iron pipe; Thence S89°40'50"E a distance of 145.65 feet to a found ½ inch iron pipe; Thence S02°34'10"E a distance of 164.72 feet to a set ½ inch re-bar for the POINT OF BEGINNING; Thence S89°05'32"E a distance of 136.90 feet to a set ½ inch re-bar on the Western right-of-way of North 30th Avenue; Thence S01°42'50"W along the West boundary of said North 30th Avenue a distance of 82.59 feet to a found iron pipe; Thence N89°58'54"W a distance of 138.12 feet to a found ½ inch pipe; Thence N02°34'10"E a distance of 82.35 feet to the POINT OF BEGINNING. The property contains 0.26 acres more or less and is a part of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

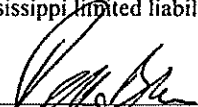
This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agree to pay to the Grantee or their assigns any amount which is deficit on an actual pro-ration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by Grantor.

WITNESS THE SIGNATURE of the Grantor on the date of its respective acknowledgment.

HIBRO INVESTMENTS, LLC,
a Mississippi limited liability company

By: 
Ken Broom, Member

STATE OF MISSISSIPPI
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named, Ken Broom, who acknowledged that he is a Member of Hibro Investments, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and forgoing instrument, after first having been duly authorized by said limited liability company to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th of December, 2021.


NOTARY PUBLIC

My Commission Expires: 9-3-23



FORREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/4/2022 2:23:09 PM AND RECORDED IN DEED BOOK:1384 PAGE:535



DEED

Bk:1384 Page:538-540

RCD: 01/04/2022 @ 2:23:56:PM

FORREST COUNTY, MS

LANCE C. REID CHANCERY CLERK

Prepared without the benefit of a title examination by:

Luckett Land Title, Inc.

Joseph M. Gianola, Jr. (MSB No. 101972)

63 98 Place Boulevard

Hattiesburg, Mississippi 39402

(601)450-0065

File No. 21-3628H

Return to:

Ken Broom

5119 Old Hwy 11, Ste. A

Hattiesburg, MS 39402

(601)450-4040

**INDEXING INSTRUCTIONS: Northeast ¼ of the Southeast ¼ of Section 6, Township 4 North, Range 13
West, Forrest County, Mississippi**

STATE OF MISSISSIPPI

COUNTY OF FORREST

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor,

HIBRO INVESTMENTS, LLC,
a Mississippi limited liability company
5119 Old Hwy. 11
Hattiesburg, MS 39402
(601) 450-4040

does hereby grant, bargain, sell, convey and warrant unto the Grantee,

KEN BROOM,
a married man
5119 Old Hwy 11
Hattiesburg, MS 39402
(601) 450-4040

the following described real property lying and being situated in Forrest County, Mississippi, and being more particularly described as follows, to-wit:

Parcel A:

Commence at a found iron pipe marking the Southwest corner of Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the Chancery Clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 to a found ½ inch iron pipe; Thence S00°46'55"W along the East right-of-way of North 31st Avenue a distance of 97.63 feet to a set ½ inch re-bar for the POINT OF BEGINNING. Thence S89°20'01"E a distance of 142.57 feet to a set ½ inch re-bar; Thence S02°34'10"W a distance of 74.25 feet to a set ½ inch re-bar; Thence N00°46'55"E along the right-of-way of North 31st Avenue a distance of 74.74 feet to the POINT OF BEGINNING. The property contains 0.24 acres more or less and is a part of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi.

AND ALSO Parcel B:

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the chancery clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 feet to a found ½ inch iron pipe; Thence S00°46'55"W along the East right-of-way of North 31st Avenue a distance of 172.37 feet to a set ½ inch re-bar for the POINT OF BEGINNING; Thence S89°33'04"E a distance of 140.29 feet to a set ½ inch re-bar; Thence S02°34'10"W a distance of 74.26 feet to a found ½ inch pipe; Thence N89°46'37"W a distance of 137.95 feet to a found ½ inch re-bar on the East right-of-way of North 31st Avenue; Thence N00°46'55"E along the East right-of-way of North 31st Avenue a distance of 74.75 feet to the POINT OF BEGINNING. The property contains 0.24 acres more or less and is a part of the Southwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi.

This conveyance and the warranty hereof is subject to any and all prior and outstanding leases, exceptions, reservations and/or conveyances of oil, gas and/or other minerals and any geothermal energy resources lying in, on and under the above described real property.

This conveyance and the warranty hereof is subject to any environmental condition existing upon the subject property which would cause said property to be in violation of any State and/or Federal Environmental Protection Act.

This conveyance and the warranty hereof is subject to any and all other easements and rights-of-way, whether of record or of use, which affect the real property hereby conveyed.

This conveyance and the warranty hereof is subject to any and all Covenants and Restrictions of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agree to pay to the Grantee or their assigns any amount which is deficit on an actual pro-ration and likewise, the Grantee agrees to pay to the Grantor any amount overpaid by Grantor.

WITNESS THE SIGNATURE of the Grantor on the date of its respective acknowledgment.

HIBRO INVESTMENTS, LLC,
a Mississippi limited liability company

By: 
Richard Hiatt, Member

STATE OF MISSISSIPPI

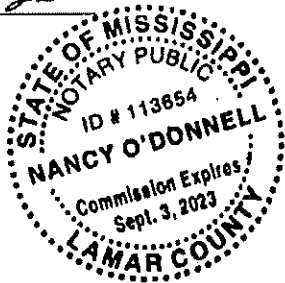
COUNTY OF LAMAR

Personally appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named, Richard Hiatt, who acknowledged that he is a Member of Hibro Investments, LLC, a Mississippi limited liability company, and that for and on behalf of the said limited liability company, and as its act and deed he executed the above and forgoing instrument, after first having been duly authorized by said limited liability company to do so.

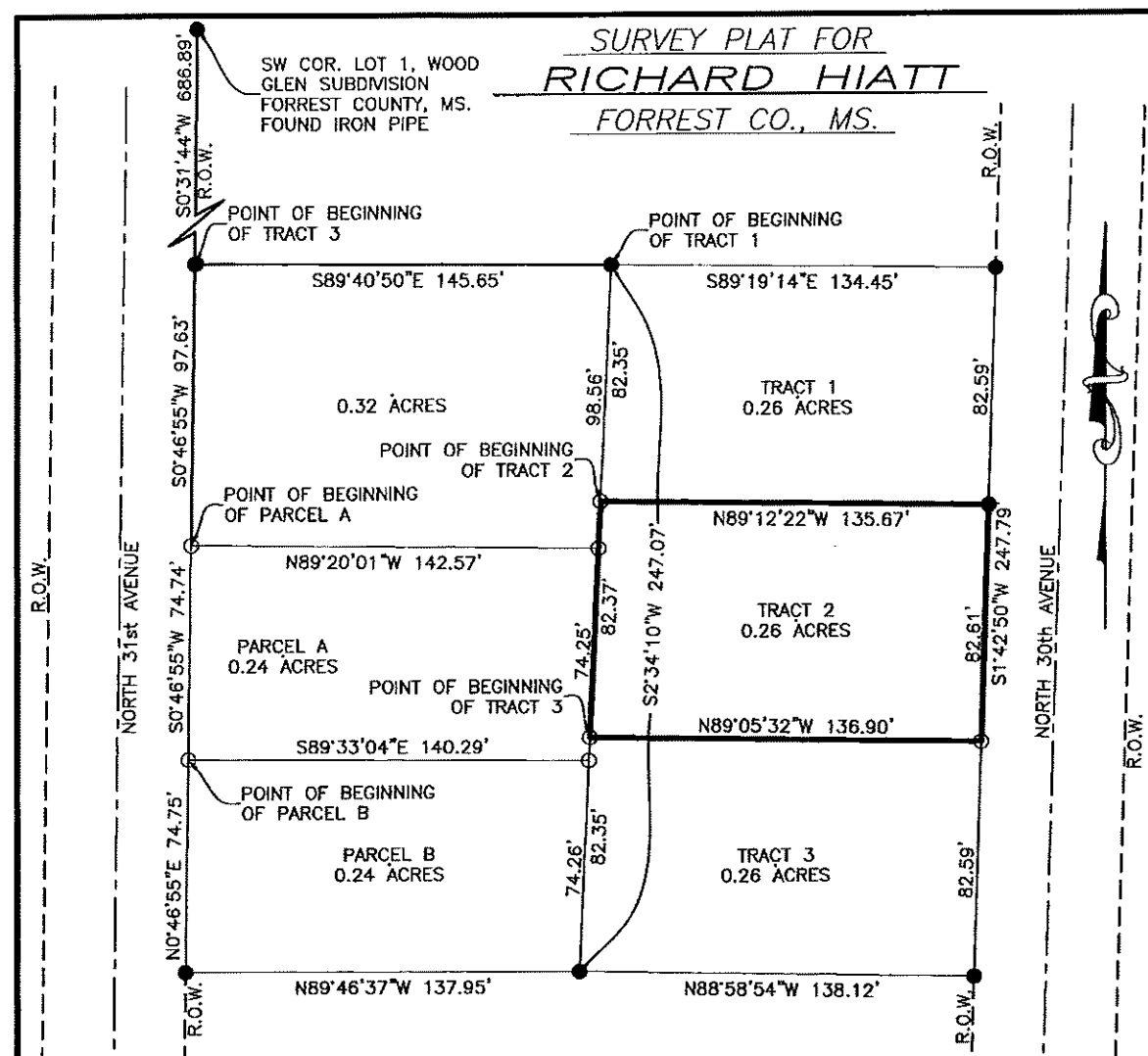
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 29th of December, 2021.

Nancy O'Donnell
NOTARY PUBLIC

My Commission Expires: 9-3-23



FOREST COUNTY, MS LANCE C. REID
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/4/2022 2:23:56 PM AND RECORDED IN DEED BOOK:1384 PAGE:538



DESCRIPTION OF TRACT 2:

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the chancery clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 feet to a found 1/2 inch iron pipe; Thence S89°40'50"E a distance of 145.65 feet to a found 1/2 inch iron pipe; Thence S02°34'10"E a distance of 82.35 feet to a set 1/2 inch re-bar for the POINT OF BEGINNING; Thence S89°12'22"E a distance of 135.67 feet to a found iron pipe on the Western right-of-way of North 30th Avenue; Thence S01°42'50"W along the West boundary of said North 30th Avenue a distance of 82.61 feet to a set 1/2 inch re-bar; Thence N89°05'32"W a distance of 136.90 feet to a set 1/2 inch re-bar; Thence N02°34'10"E a distance of 82.37 feet to the POINT OF BEGINNING. The property contains 0.26 acres more or less and is a part of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi.

NOTES:

- 1) ALL BEARINGS WERE DETERMINED USING A TOPCON HIPER GA GREEN LABEL RTK GPS/GLONASS SYSTEM, AND BASED UPON THE NAD 1983, NAVD 88 MSSPC EAST.
- 2) THIS PLAT IS THE RESULT OF A FIELD SURVEY USING GPS AND CONVENTIONAL METHODS. BASED ON INFORMATION PROVIDED BY CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ENVIRONMENTAL STUDY.
- 3) REFERENCE MATERIALS:
 - A) FORREST COUNTY OWNERSHIP MAP
 - B) PREVIOUS SURVEY BY SOUTHEAST SURVEYING AND MAPPING, FOR ANGELA E. MARTIN. DATED 01-10-2018

PROJECT NO. 18062	SCALE	LEGEND:
CHECKED BY:	50 0 50 100	■ = FOUND CONCRETE MONUMENT
C:\TIMDWG\18062 HIATT		□ = FOUND LIGHT WOOD STAKE
DRAWN BY: TIM LAWRENCE		▲ = FOUND P.K. NAIL
INDEXING INSTRUCTIONS: SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI.		○ = SET 1/2" RE-BAR (UNLESS OTHERWISE NOTED OR DESCRIBED)
CLASS "D" SURVEY: BEARINGS DETERMINED BY: GPS		● = FOUND 1/2" RE-BAR (UNLESS OTHERWISE NOTED OR DESCRIBED)
SURVEYED: 5/23/2018	O'NEAL-BOND ENGINEERING, INC.	△ = NO CORNER SET OR FOUND
	P.O. BOX 369 WIGGINS MS. 39577	* = POWER POLE OR UTILITY POLE
	EMAIL: jon@onealbondeng.com	
	TELEPHONE (601) 928-7390	
	FAX (601) 928-5526	

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the chancery clerk, Forrest County, Mississippi; Thence S03 31'44" W a distance of 656.69 feet to a found 1/2 inch iron pipe; Thence S89 40'50" E a distance of 145.65 feet to a found 1/2 inch iron pipe for the POINT OF BEGINNING; Thence S89 19'14" E a distance of 134.45 feet to a found iron pipe on the Western right-of-way of North 30th Avenue; Thence S01 42'50" W along the West boundary of said North 30th Avenue a distance of 247.79 feet to a found 1/2 inch re-bar; Thence N58 55'54" W a distance of 138.12 feet to a found 1/2 inch re-bar; Thence N88 45'37" W a distance of 137.95 feet to a found 1/2 inch re-bar on the East right-of-way of North 31st Avenue; Thence N00 45'55" E along the East right-of-way of said North 31st Avenue a distance of 149.49 feet to a 1/2 inch re-bar; Thence S88 20'01" E a distance of 142.57 feet to a 1/2 inch re-bar; Thence N32 34'10" E a distance of 99.55 feet to the POINT OF BEGINNING. The property contains 1.26 acres, more or less and is a part of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 4 North, Range 13 West, Forrest County, Mississippi.

OWNER'S CERTIFICATE
State of Mississippi
County of Forrest

This is to certify that I, the undersigned owners of the property shown hereon as "Reserved for future development", hereby dedicate this plot to be known as Wood Glen Addition, and dedicate the streets, rights-of-way, utilities, and easements as shown to public use forever. The undersigned have caused the same to be subdivided as shown and have signed and delivered this plat.

This the 26th day of February, 2024.
By: Richard H. Hatt
Richard H. Hatt, Member
By: Kenneth M. Broom
Kenneth M. Broom, Member

ACKNOWLEDGMENT
State of Mississippi
County of Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 26th day of February, 2024. Within my jurisdiction, the within named Richard Hatt, Member, and Kenneth M. Broom, Member who acknowledged that they executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.
My commission expires on: July 20, 2027 Jessica S. Nixon
Notary Public

OWNER'S CERTIFICATE
State of Mississippi
County of Forrest

This is to certify that I, the undersigned owners of the property shown hereon as "Lot 1", hereby dedicate this plot to be known as Goldsmith Manner, and dedicate the streets, rights-of-way, utilities, and easements as shown to public use forever. The undersigned have caused the same to be subdivided as shown and have signed and delivered this plat.

This the 27th day of February, 2024.
By: David W. Goldsmith, II
David W. Goldsmith, II
By: Emily J. McCallister Goldsmith
Emily J. McCallister Goldsmith

ACKNOWLEDGMENT
State of Mississippi
County of Forrest

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of February, 2024. Within my jurisdiction, the within named David W. Goldsmith, II, and Emily J. McCallister Goldsmith, Member, who acknowledged that they executed the above and foregoing instrument, after first having been duly authorized by said corporation to do so.
My commission expires on: July 20, 2027 Jessica S. Nixon
Notary Public

ENGINEER'S/SURVEYOR'S CERTIFICATE
State of Mississippi
County of Forrest

This is to certify that I have surveyed the land shown on this plat and fully described on this plat and have subdivided the same with lots according to the requirements of the City and the subdivision laws of the State of Mississippi governing surveying, dividing and mapping the land and that the plat hereon is a correct representation of the said survey and subdivision, and that all monuments indicated therein actually exist and their location, size and materials are correctly shown.

This the 26th day of February, 2024.
By: Jonathan K. Bond, P.E., PLS
Jonathan K. Bond, P.E., PLS

VERIFICATION
State of Mississippi
County of Forrest

This is to certify that I, Jonathan K. Bond, a Mississippi Registered Engineer and Land Surveyor, as maker of the map of Goldsmith Manner, have compared this the original with the Duplicate and the 2 copies and find them to be exact copies of each other.
By: Jonathan K. Bond, P.E., PLS
Jonathan K. Bond, P.E., PLS

ACKNOWLEDGMENT
State of Mississippi
County of Forrest

Sworn to and subscribed before me, this the 22 day of February, 2024.
My commission expires on: 6/18/2024 Robin C. Lott
Notary Public

FILING CERTIFICATION BY CHANCERY CLERK:

I certify that this instrument was filed for record in my office on this the 28th day of February, 2024, in Plat Book 74 Page 74 Side 1.
By: Chancery Clerk
Chancery Clerk

CITY APPROVAL AND ACCEPTANCE FORM:

State of Mississippi
County of Forrest
City of Hattiesburg

Survey checked as this, the 28th day of February, 2024, by Mayor E. Boney and approved by the City Engineer for the City of Hattiesburg on this the 28th day of February, 2024.

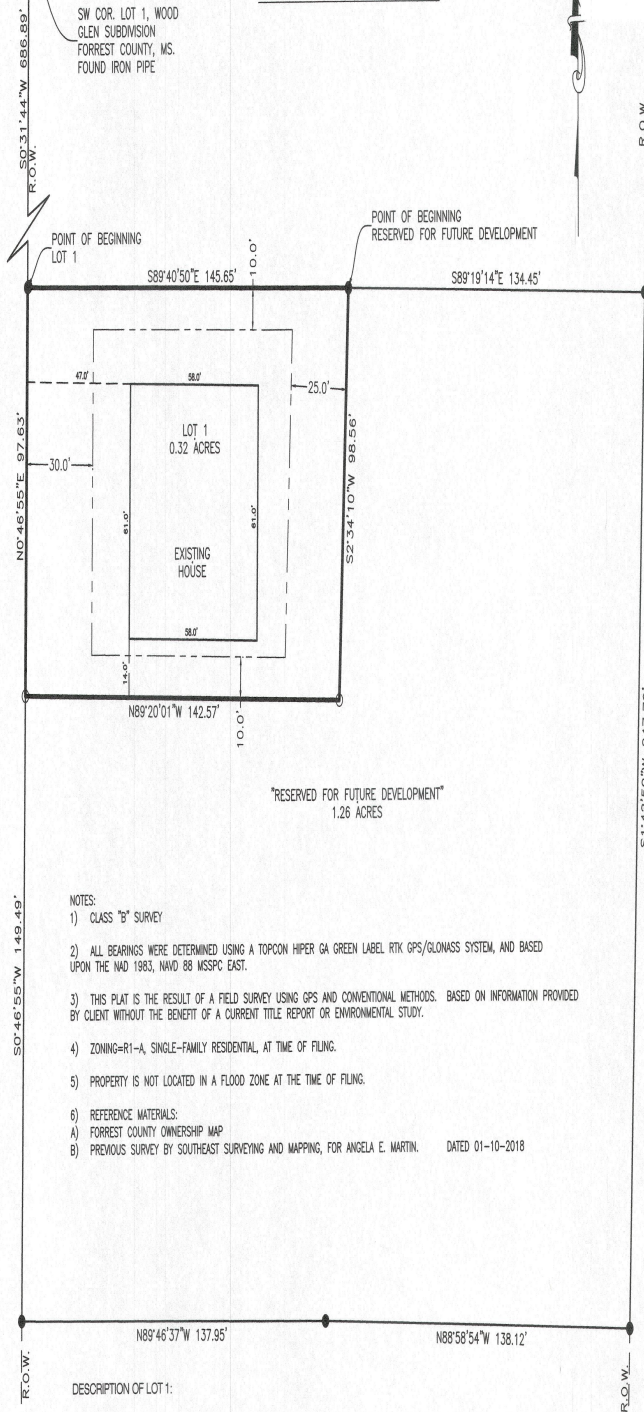
By: Mayor E. Boney
City Engineer

This Subdivision is herein approved and accepted and all street right-of-way, utilities and easements contained therein to be dedicated to the City of Hattiesburg and hereby accepted for the City of Hattiesburg on this the 28th day of February, 2024.

By: City Clerk
City Clerk
By: Mayor
Mayor

PLAT OF MINOR SUBDIVISION
GOLDSMITH MANNER
CITY OF HATTIESBURG, MS.
FORREST COUNTY, MS.

PLAT
BkC Page 74
RCD: 02282024 @ 4:36:35PM
FORREST COUNTY, MS
LANCE C. REID CHANCERY CLERK



NOTES:

- 1) CLASS "B" SURVEY
- 2) ALL BEARINGS WERE DETERMINED USING A TOPCON HIPER GA GREEN LABEL RTK GPS/GLONASS SYSTEM, AND BASED UPON THE NAD 1983, NAVD 88 WSPC EAST.
- 3) THIS PLAT IS THE RESULT OF A FIELD SURVEY USING GPS AND CONVENTIONAL METHODS. BASED ON INFORMATION PROVIDED BY CLIENT WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ENVIRONMENTAL STUDY.
- 4) ZONING=R1-A, SINGLE-FAMILY RESIDENTIAL, AT TIME OF FILING.
- 5) PROPERTY IS NOT LOCATED IN A FLOOD ZONE AT THE TIME OF FILING.
- 6) REFERENCE MATERIALS:
A) FORREST COUNTY OWNERSHIP MAP
B) PREVIOUS SURVEY BY SOUTHEAST SURVEYING AND MAPPING, FOR ANGELA E. MARTIN. DATED 01-10-2018

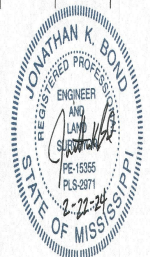
DESCRIPTION OF LOT 1:

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the chancery clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 feet to a found 1/2 inch iron pipe for the POINT OF BEGINNING; Thence S89°40'50"E a distance of 145.65 feet to a found 1/2 inch re-bar; Thence S02°34'10"W a distance of 98.56 feet to a set 1/2 inch re-bar; Thence N89°20'01"W a distance of 142.57 feet to a set 1/2 inch re-bar on the East right-of-way of North 31st Avenue; Thence N00°46'55"E a distance of 97.63 feet to the POINT OF BEGINNING. The property contains 0.32 acres more or less and is a part of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi. Setbacks subject to zoning regulations of the City of Hattiesburg, MS.

DESCRIPTION OF RESERVED FOR FUTURE DEVELOPMENT:

Commence at a found iron pipe marking the Southwest corner of the Lot 1, Wood Glen Subdivision, as per map or plat on file in the office of the chancery clerk, Forrest County, Mississippi; Thence S00°31'44"W a distance of 686.89 feet to a found 1/2 inch iron pipe; Thence S89°40'50"E a distance of 145.65 feet to a found 1/2 inch iron pipe for the POINT OF BEGINNING; Thence S89°19'14"E a distance of 134.45 feet to a found iron pipe on the Western right-of-way of North 30th Avenue; Thence S01°42'50"W a distance of 138.12 feet to a found 1/2 inch re-bar; Thence N88°58'54"W a distance of 138.12 feet to a found 1/2 inch re-bar on the East right-of-way of North 31st Avenue; Thence N00°46'55"E a distance of 247.79 feet to a found 1/2 inch re-bar; Thence N88°58'54"W a distance of 138.12 feet to a found 1/2 inch re-bar; Thence N02°34'10"E a distance of 98.56 feet to the POINT OF BEGINNING. The property contains 1.26 acres, more or less and is a part of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 4 North, Range 13 West, Forrest County, Mississippi. Setbacks subject to zoning regulations of the City of Hattiesburg, MS.

PROJECT NO. 23119	SCALE 30 0 30 60	LEGEND: ■=FOUND CONCRETE MONUMENT □=FOUND LIGHT WOOD STAKE ▲=FOUNDED P.K. NAIL ○=SET 1/2" RE-BAR (UNLESS OTHERWISE NOTED OR DESCRIBED) ●=FOUND 1/2" RE-BAR (UNLESS OTHERWISE NOTED OR DESCRIBED) △=NO CORNER SET OR FOUND *=-POWER POLE OR UTILITY POLE
CHECKED BY: C. TIMMONS/23119 HATT		
DRAWN BY: TIM LAWRENCE		
INDEXING INSTRUCTIONS: SW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 13 WEST, FORREST COUNTY, MISSISSIPPI.		
CLASS "D" SURVEY; BEARINGS DETERMINED BY: GPS		
SURVEYED: 5/23/2018	O'NEAL-BOND ENGINEERING, INC. P.O. BOX 369 WIGGINS MS, 39577 EMAIL: jon@onealbondeng.com	TELEPHONE # (601) 928-7390 FAX # (601) 928-5526



**MINUTES OF THE
REGULAR MEETING OF THE
HATTIESBURG PLANNING COMMISSION
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Elayne Lockett
2. Rhoda Pickett, Vice Chair
3. Dick Conville
4. Amy Hinton, Chair
5. Rebekah Ray, Secretary
6. Carlos Wilson
7. Charles Dawe
8. Michael Dickerson (Virtual)

Members Absent:

1. Lee Anne Venable
2. Michale Pruitt
3. (vacant seat)

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Kevin Bates, Building Official
6. Wiley Quinn, Director of Urban Development
7. Meridian McDaniel, Planner I

Chair Hinton declared the Hattiesburg Planning Commission meeting open and in session at 1:03 p.m.

AGENDA REVIEW

Commissioner Pickett made a motion to accept the agenda, seconded by Commissioner Wilson.

Motion:

Made by Commissioner Pickett to approve the agenda

Second:

Made by Commissioner Wilson

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

MINUTES REVIEW

Commissioner Conville made a motion to approve the May 1st minutes, and Commissioner Lockett seconded this motion.

Motion:

Made by Commissioner Conville to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

BUILDING REPORT

Kevin Bates, Building Official, provided the Building Permit Report for May 2024.

PLANNING REPORT

The Planning Division opted to skip this presentation for time purposes with the lengthy agenda.

CHAIR'S REPORT

The Chair did not have a report for the meeting.

INTRODUCTIONS

Commissioners and staff introduced themselves.

PUBLIC HEARING – Planning Commission

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request approval for rezoning from R-3 (Multi-family residential) to I-1 (Light Industrial) for a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on the case and answered questions from the commissioners. After some discussion, the commission reopened the public hearing portion to speak to Mr. Bowen again.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Ray to approve

Second:

Made by Commissioner Dawe

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		

Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item B:

Richard Hiatt, owner, request approval for a preliminary plat for a major subdivision for a property located on North 30th Avenue, and North 31st Avenue. The proposed subdivision is for single-family residential structures (PPIN 47255, 47277 Ward 1, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Richard Hiatt appeared to speak on behalf of his case and answered questions from commissioners.

Presented by:

1. Richard Hiatt

Proponents:

1. None

Opponents:

1. Helen Lambert

Motion:

Made by Commissioner Dawe

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			ABSENT
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			ABSENT

Item C:

Zoning Change Request - Clifford Lockhart, representative, and Matthew H. Bailey, owner, and Jackie. D. Baily, owner, request approval for rezoning from R-1C (Single-family residential) to R-3 (Multi-family residential) for properties located at 102 South Street. (PPIN 19729, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Clifford Lockhart spoke on behalf of the case and answered questions from the Commissioners. After discussions, the commission reopened the public portion to speak with Mr. Lockhart again.

Presented by:

1. Clifford Lockhart

Proponents:

1. Stella Payton

Opponents:

1. Letter Exhibit

Motion:

Made by Commissioner Conville to deny

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Abstain
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item D:

Request to modify a platted subdivision - Tripperlee, LLC. owner, request approval to alter the platted subdivision known as "Sutherland and Reeves Survey" to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Tripp spoke on behalf of his case answering questions from the commissioners.

Presented by:

1. Steven Tripp

Proponents:

1. None

Opponents:

1. Laurne McClain

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt			Absent

Item E:

Zoning Change Request - Jacob Shemper, owner, requests approval for rezoning from A-2 (Agricultural Residential) to R-1A (Single-family residential) for a property located at 111 Pinehills Drive. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Shemper came up and spoke on behalf of the development. The applicant decided not to refute the opposition of the neighborhood.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megenee
8. Joy Lubritz
9. Adam Rowls
10. Stella Payton
11. Margret Murkwaldar
12. John Jackson
13. Dorian Shoemake
14. Cifford Lockhart
15. Debra Helmintorter
16. Susie Hebert
17. Steve Zary
18. Jocelyn Wiley

Motion:

Made by Commissioner Ray to deny

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett		X	
Dick Conville		X	
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)		X	
Charles Dawe	X		
Michael Pruitt			Absent

Item F:

Major Subdivision Request - Jacob Shemper, owner, requests approval for a preliminary plat for a major subdivision located at 111 Pinehills Drive. The subdivision request is also to alter the platted subdivision known as “Hattiesburg Homestead Survey” to subdivide the property into 5 single-family residential lots. (PPIN 17198, Ward 3, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case in combination with Agenda Item E. Both items were discussed together though the votes were taken individually. This item was not considered when the proceeding item was denied.

Presented by:

1. Jacob Shemper

Proponents:

1. None

Opponents:

1. Joe Wiley
2. Carolyn Moore
3. Kathryn Floyd
4. Alice McCann
5. Betty Ross
6. Willaim Kennedy
7. Renee Megene
8. Joy Lubritz
9. Adam Rowl
10. Stella Payton
11. Margret Murkwald
12. John Jackson
13. Dorian Shoemake
14. Clifford Lockhart
15. Debra Helmentort
16. Susie Hebert
17. Steve Zary
18. Jocilyn Wiley

Motion:

No motion made as the Zoning Change was denied.

Second:**Vote:**

Board Member	Yea	Nay	Other
Elayne Lockett			

Rhoda A. Pickett			
Dick Conville			
Amy Hinton			
Rebekah Ray			
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)			
Charles Dawe			
Michael Pruitt			Absent

Item G:

Zoning Change Request - Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request approval for rezoning of multiple properties from R-1C (Single-family residential) to B-2 for vacant properties that are bound by South Street to the east, and Stadium Drive to the West. (PPIN 26633, 26636, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Hunter Andrews Spoke on behalf of the case.

Presented by:

1. Hunter Andrews

Proponents:

1. Clifford Lockhart
2. Margret Murkwalter

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable			Absent
Carlos Wilson			Absent
Michael Dickerson (Online)	X		

Charles Dawe	X		
Michael Pruitt			Absent

A motion was made by Chair Hinton seconded by Commissioner Ray and voted in favor by all present to recess the meeting to Wednesday, June 12, 2024.

Wednesday, June 12, 2024, the members present declared the Hattiesburg Planning Commission meeting open and in session at 1:30 p.m.

Item H:

Request to modify a platted subdivision - Stephen Ward, owner, requests approval to alter the platted subdivision known as “Hawkins and Thompson Subdivision” to subdivide the properties located at 145 W 5th Street and 116 Columbia Street to create two separate single-family residential lots (PPIN 17253 and 17254, Ward 2, Forrest County).

Discussion and Vote:

The Planning Staff introduced the case. Mr. Steven Ward spoke on behalf of the property.

Presented by:

1. Steven Ward

Proponents:

1. Ophellia Jenkins

Opponents:

1. None

Motion:

Made by Commissioner Hinton to approve

Second:

Made by Commissioner Pruitt

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		

Michael Pruitt	X		
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Item I:

Major Subdivision Request – Josh Morris, owner, John Anglin, engineer, and Craig Flanagan, representative, request approval for a preliminary plat for a major subdivision for a property located on Shadow Ridge Drive. The proposed subdivision will be Phase III of the Shadow Ridge Subdivision (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

The Planning Staff introduced the case. Mr. John Anglin spoke on behalf of the development.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Dawe to approve with the condition that the land-locked common area in the rear of lots 30-41 be corrected through the dissolution of the common area into the surrounding lots, to create access to the road, to be combined with the golf course, or some combination of these recommendations.

Second:

Made by Commissioner Hinton

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville	X		Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item K:

Land Development Code Text Amendment Request - The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 12. More specifically, the changes are concerning subdivision regulations and bond requirements for new subdivisions. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions around the types of bonds and the penalties came to the forefront. The item was tabled and a committee was formed to provide a recommendation to the Planning Commission. The committee consisted of Commissioners:

1. Dawe
2. Dickerson
3. Ray

Presented by:

1. Mr. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Pickett to table the case and form a committee to review for further recommendations.

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Item L:

Land Development Code Text Amendment Request – (Tabled from May 2024): The City of Hattiesburg requests to amend the Land Development Code, Ord. No. 3209, and make changes to Sections 4 and 6. More specifically, the changes are related to regulatory flood zone properties within the A-1 zoning district to increase the minimum lot size requirement and reduce the total developable area. This is an abbreviated summary of the topics addressed in the proposed amendment, and interested parties are encouraged to contact City Hall to review the proposed amendment in its entirety.

Discussion and Vote:

The Planning Staff introduced the case. Discussions occurred around flood zones, citywide impacts, and the Community Ratings System (CRS) program.

Presented by:

1. Cory Long, Planning Manager

Proponents:

1. None

Opponents:

1. Lisa Collins

Motion:

Made by Commissioner Pickett to approve

Second:

Made by Commissioner Lockett

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

OTHER BUSINESS

No other business came before the board.

Adjournment:

The meeting was adjourned at 3:00 p.m.

Motion:

Made by Commissioner Pickett

Second:

Made by Commissioner Ray

Vote:

Board Member	Yea	Nay	Other
Elayne Lockett	X		
Rhoda A. Pickett	X		
Dick Conville			Absent
Amy Hinton	X		
Rebekah Ray	X		
Lee Anne Venable (online)	X		
Carlos Wilson	X		
Michael Dickerson (Online)	X		
Charles Dawe	X		
Michael Pruitt	X		

Amy Hinton, Vice Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Cory Long, Planning Administrator, Nathan Satcher, Planner II
cc: Ann Jones, Chief Administrative Officer
Date: Tuesday, June 18, 2024
Re: - Deleted -
File Number: 2024-174
Minute Book #

Summary

Recommendation Statement

Please place this on the June 18, 2024 City Council meeting for consideration.

June HPC Item: D
Tripperlee, LLC. and Stephen Tripp, owner
Request for: **Modification to a Platted Subdivision**



**Planning Commission
Case Fact Sheet**

Names of Petitioner: Tripperlee, LLC. and Stephen Tripp, owner

Address of Property:	County:	PPIN:	Ward:
209 s 13 th Ave	Forrest	24175	4

Request: **Modification to a Platted Subdivision**

Purpose of Request: Tripperlee, LLC. and Stephen Tripp, owner, request approval to alter the platted subdivision known as "Sutherland and Reeves Survey" to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).

History / Background:

The applicant met with staff in a pre-application meeting to discuss subdividing 209 S 13th Avenue into two lots. The intent is to create a new lot for the construction of a single-family residential structure. The proposed subdivision would leave the existing structure of 209 s 13th Ave and create a separate, dimensionally conforming lot in the rear. The rear part of the lot has street access using South Hutchinson Ave, a named alley. Utility easements will need to be established for water/sewer, as the primary location of the utilities are located along 209 S 13th Avenue, and would be required before the subdivision could be recorded. Staff would ensure the easements are in place before approving the subdivision for recording.

By definition, this would be considered a minor subdivision, which only requires a staff-level approval through the site plan review committee. However, the proposed division is in the platted subdivision known as the "Sutherland and Reeves Survey". Platted subdivisions are subject to state requirements in order to alter them as recorded. State law provides two routes to pursue alteration of a subdivision as proposed under Miss. Code Ann. § 17-1-23 or Miss. Code Ann. § 19-27-31. The applicant is pursuing a modification following Miss. Code Ann. § 17-1-23, which allows a request to be petitioned to the city council for modification, and why a minor subdivision is being presented in a public hearing to the Planning Commission as a request for approval.

Applicable Regulations:

SECTION 4 - Zoning Districts Established

R-1C Single-Family Residential: The purpose of the R-1C District is to permit single-family residential uses with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected lower density residential neighborhoods with only

June HPC Item: D
Tripperlee, LLC. owner
Request for: **Modification to a Platted Subdivision**

compatible supporting institutional uses and open space.

SECTION 6 - 6.1 District Dimensional Standards

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			

SECTION 12 – Processes

R-1C	5,000/ 50	1 per lot	-	20	-	10	25	35 feet or 3 stories	50%	-
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12.5 Administrative Development Approvals; Process.

12.5.1 Subdivisions.

12.5.1.1 Minor Subdivision Approval.

i. Approval Criteria.

- Conformance with the Comprehensive Plan.
- Conformance with the standards of the zoning district.
- Conformance with other standards and requirements of this Code and other City policies and regulations that apply.
- Determination that adequate public facilities and services will be available concurrent with the impacts of the subdivision as evidenced by letters of sufficiency from utilities and schools and a determination by the city engineer that the available capacity of existing streets can safely provide access to the site.

12.5.1.3 Recording. In order to be an official and legal plat, final approved plats must be recorded with the Chancery Clerk of Forrest or Lamar County, as appropriate. The Director shall ensure that the City records this information in a timely fashion.

SECTION 13 – DEFINITIONS

Plat: A complete and exact map representing a tract of land, showing the boundaries and location of individual lots, easements, and streets, which has been approved by the planning commission and recorded in the office of the county clerk. Includes a replat.

Preliminary Plat: The preliminary drawing or drawings, described in this ordinance, indicating the proposed manner or layout of the subdivision to be submitted to the appropriate official for city approval.

Subdivision: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, lease, or building development by means of an appropriately recorded legal document.

Subdivision, Minor: Any subdivision (lot split) containing not more than three lots fronting on an

June HPC Item: D
Tripperlee, LLC. owner
Request for: **Modification to a Platted Subdivision**

existing street that does not result in the creation of any new street, the extension of municipal utilities, or the need for additional public improvements. A series of related minor subdivisions on contiguous land cumulatively totaling four or more lots shall be construed to create a major subdivision.

Miss. Code Ann. § 17-1-23 – Subdivision Regulation

Section 4 –

(4) If the owner of any land which shall have been laid off, mapped or platted as a city, town or village, or addition thereto, or subdivision thereof, or other platted area, whether inside or outside a municipality, desires to alter or vacate such map or plat, or any part thereof, he may petition the board of supervisors of the county or the governing authorities of the municipality for relief in the premises, setting forth the particular circumstances of the case and giving an accurate description of the property, the map or plat of which is to be vacated or altered and the names of the persons to be adversely affected thereby or directly interested therein. However, before taking such action, the parties named shall be made aware of the action and must agree in writing to the vacation or alteration. Failure to gain approval from the parties named shall prohibit the board of supervisors or governing authorities from altering or vacating the map or plat, or any part thereof. Any alterations of a plat or map must be recorded in the appropriate location and a note shall be placed on the original plat denoting the altered or revised plat. No land shall be subdivided nor shall the map or plat of any land be altered or vacated in violation of any duly recorded covenant running with the land. Any municipality which shall approve such a vacation or alteration pursuant to this section shall be exempt from the sale of surplus real property provisions as set forth in Section 21-17-1.

Present Zoning:

The parcel is currently zoned R-1C Single-Family Residential

Present Use:

Future Land Use:

Neighborhood Conservation District 1

Surrounding Zoning:

North: R-1C Single-Family Residential

South: R-1C Single-Family Residential

East: R-1B Single-Family Residential

West: R-1B Single-Family Residential

Letters or Concerns stated:

The Planning Division has not received any letters of concern as of the writing of this report on May 28th, 2024

Option:

Recommend **approval or denial** of the request to alter the platted subdivision as requested by the applicant.

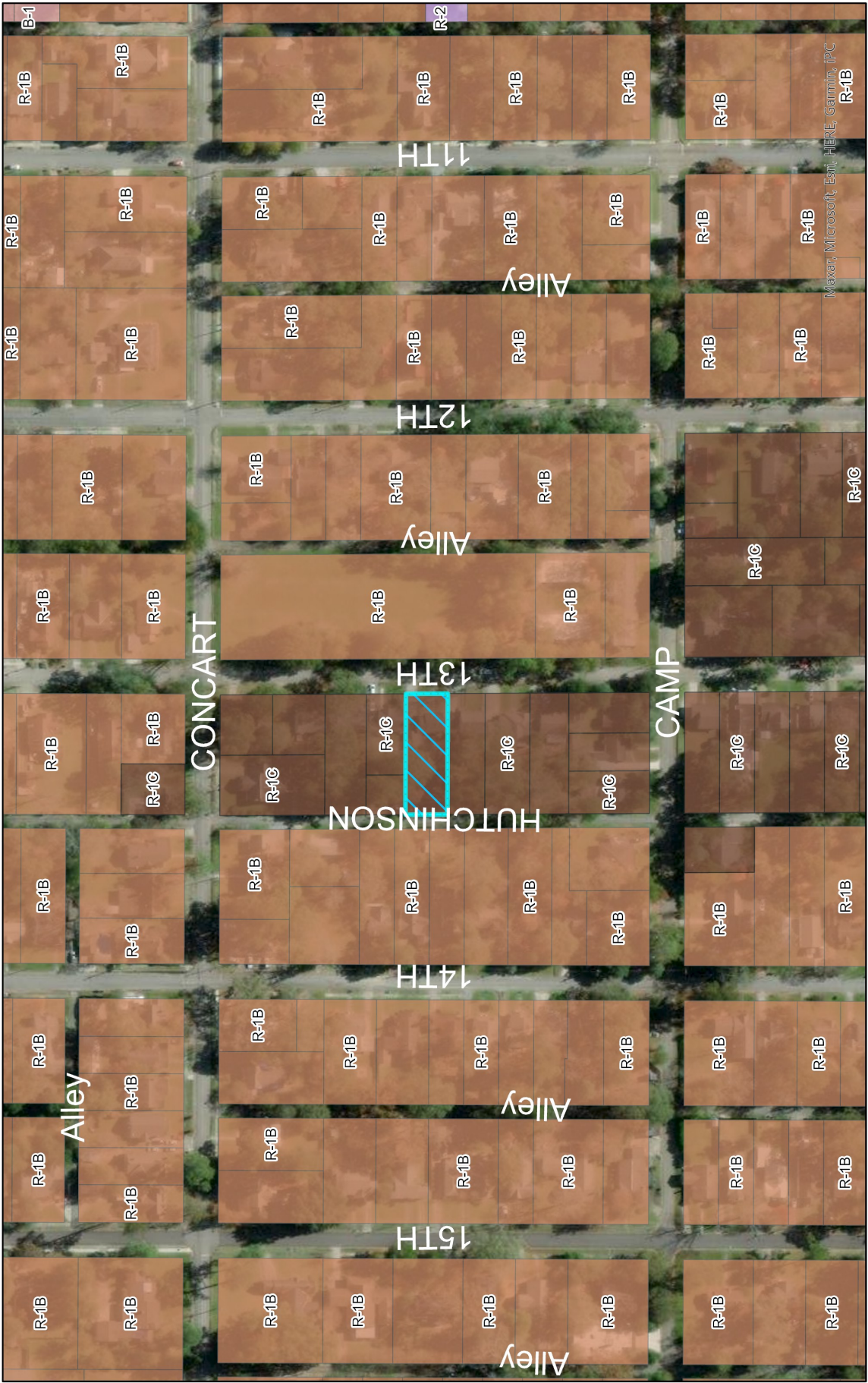
SUBJECT PARCEL

209 s 13th Ave — Request to Modify Platted Subdivision

Tripperlee, LLC. and Stephen Tripp, owner

Tripperlee, LLC. and Stephen Tripp, owner, request approval to alter the platted subdivision known as “Sutherland and Reeves Survey” to subdivide the property located at 209 S 13th Avenue into two lots to create two single-family structures (PPIN 24175, Ward 4, Forrest County).





Zoning Map

-  B-1
-  R-1B
-  R-1C
-  R-2
-  Subject Property

209 South 13th Ave
Zoned R-1C
PPIN: 24175
Flood Zone: X
Ward 4, Forrest County



**URBAN
DEVELOPMENT**
PLANNING DIVISION

Center: 89°18'34"W 31°19'19"N



DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice.



Esri, HERE, Garmin, IPC, Maxar

Zoning Map

- Neighborhood Business
- Neighborhood Conservation District 1
- Subject Property

209 South 13th Ave
Zoned R-1C
PPIN: 24175
Flood Zone: X
Ward 4, Forrest County



**URBAN
DEVELOPMENT
PLANNING DIVISION**

Center: 89°18'35"W 31°19'19"N

DISCLAIMER: This map is ONLY FOR REFERENCE. There is NO WARRANTY of the accuracy of data. This information CANNOT be used as a substitute for legal, business, tax or other professional advice. Map Exported on: 5/8/2024 5:28 PM

Site Aerial



Site Aerial

Northern and Southern Directions: R-1C Single-Family Residential



Site Aerial

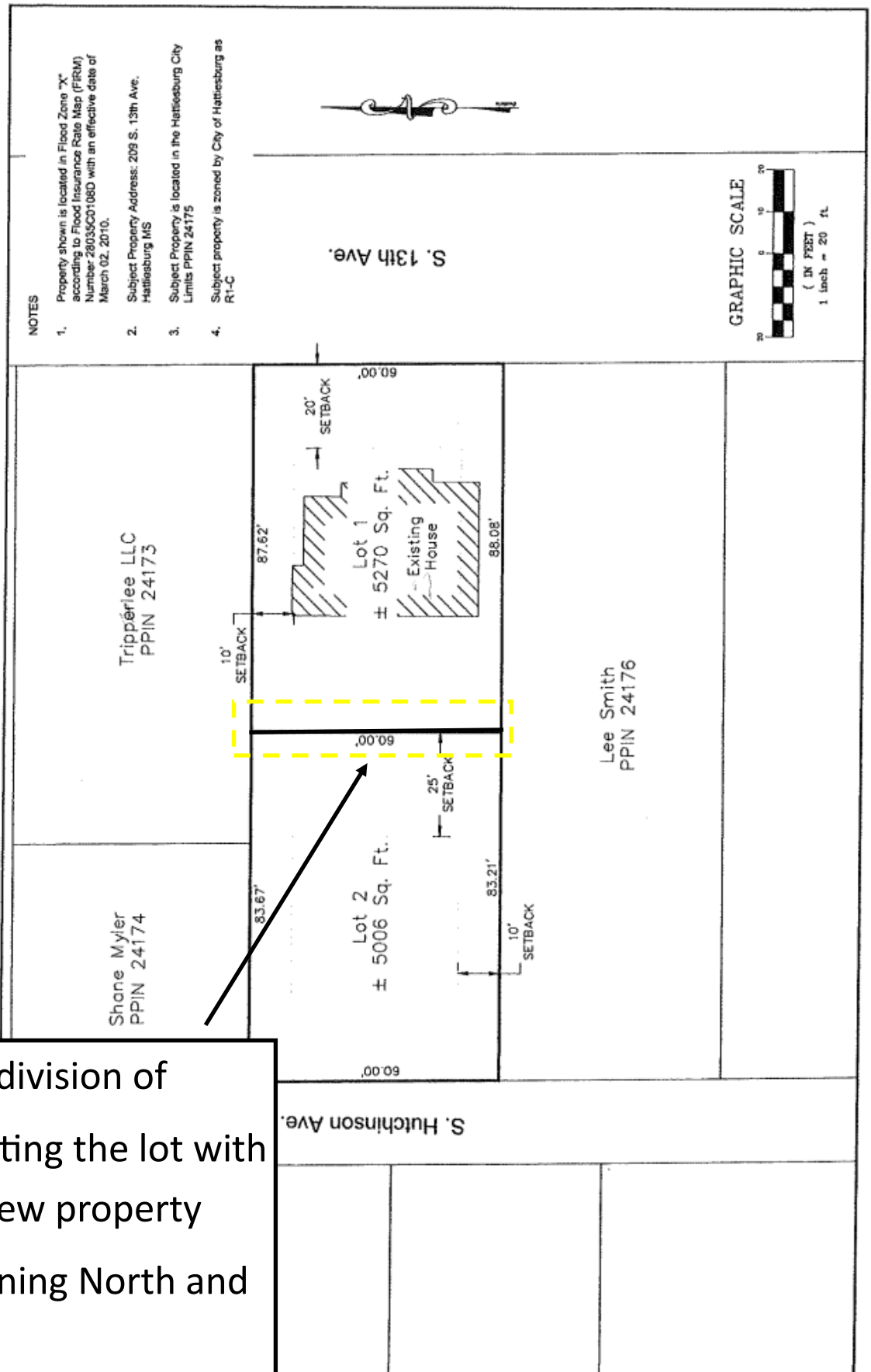
East and Western Directions: R-1B Single-Family Residential



View of property fronting South Hutchinson Ave



Preliminary Plat



Proposed subdivision of property, splitting the lot with a proposed new property boundary running North and South

RECEIVED
MAR 20 2024



**URBAN
DEVELOPMENT
PLANNING DIVISION**

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)
Hattiesburg, MS 39403-1898
Department of Urban Development
(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: TRIPPERLEE, LLC (MANAGING MEMBER STEPHEN TRIPP)
Project Name: 209 S. 13TH AVE
Proposed Use(s): RESIDENTIAL HOUSING
Project Street Address: 209 S. 13TH AVE
PPIN Number(s) (if unknown, can be found on tax receipt): 24175

Application for (check all appropriate types):

- | | |
|--|--|
| ☐ Variance (see below) | ☐ Conditional Use (see below) |
| ☒ Subdividing of Lot, Parcel, or Tract (see p. 12) | ☐ Re-Zoning (see below) |
| ☐ Street or Alley Renaming (see pp. 13-14) | ☐ Overlay District |
| ☐ Vacating Street or Alley (see pp. 13-14) | ☐ Planned Mixed-Use District |

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- | | | |
|---------------------------------------|---|---|
| ☐ Sign | ☐ Setback (front, side, or rear _____) | ☐ Off-Site Parking |
| ☐ Lot Width | ☐ Lot Coverage Area | ☐ Buffer |
| ☐ Other: _____ | ☐ Open Space | |

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- | | |
|---|---|
| ☐ Automotive Filling Station | ☐ Telecommunications |
| ☐ Digital Billboard, New | ☐ Digital Billboard, Replacement |
| ☐ Restaurant | ☐ Solar Farm |
| ☐ Other: _____ | |

For Re-Zoning Only, see p. 11:

Existing Zoning: _____
Proposed Zoning: _____

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____ Planner: _____
Parcel Number(s): _____ Historic District(s): _____
Flood Zone(s): _____ Zoning District(s): _____
Project No.: _____

Code Sections:

LDC Section No. _____
Section No. _____
Section No. _____
Section No. _____
Section No. _____

RECEIVED DATE & INITIALS:

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: TRIPPERLEE, LLC (STEPHEN TRIPP MANAGING MEMBER)

☐ Applicant ☒ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: (530) 913-2217 Fax: _____ Email: SITAI SITREPA@YAHOO.COM

Mailing Address: 108 MADISON PL. HATTIESBURG, MS 39402

Secondary:

Name: JOHN ANGLIN / CLEARPOINT CONSULTING ENGINEERS

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☒ Engineer

☐ Other (please specify): _____

Phone: (601) 261-2609 Fax: _____ Email: JOHN.A@CLEARPOINTENGINEERS.COM

Mailing Address: 6652 HWY 98 HATTIESBURG, MS. 39402

Other(s):

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

Name: _____

☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer

☐ Other (please specify): _____

Phone: _____ Fax: _____ Email: _____

Mailing Address: _____

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at

209 S. 13th AVE HATTIESBURG, MS 39402
Street Address City State

on this the 20th day of MARCH, 2024

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.

JOHN ANGLIN CLEARPOINT / CESAR POTENZA
on this the 20th day of MARCH, 2024.

STEPHAN TRIPP (TRIPPERLEE, LLC)
Property Owner (print)

[Signature]
Property Owner (signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

Stephan Tripp,
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 20th day of
March, 2024.

[Signature]
NOTARY PUBLIC

My Commission Expires:

06.01.2026



Subdividing of Lot, Parcel or Tract Information

1. Property data:

Parent Parcel / Existing lot/parcel/tract contains 10276 Square Footage / Acres

Lot Area Requirement: 5000 Sq ft

Lot Frontage Requirement: 150 feet

Existing use of lot/parcel/tract RESIDENTIAL HOUSING

To be subdivided into 2 lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots.

Newly subdivided Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1.	5270	YES	NO	209 S. 13TH AVE		
2.	5006	YES	NO	S. HUTCHINSON		
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel	5270	YES	NO	209 S. 13TH AVE		
	Total square footage of new lots (verify total matches existing parcel prior to splits) <u>10276 Sq ft</u>					

2. Infrastructure required:

Water/Sewer ☒ Gas ☒ Electric ☒ Telephone ☐ Cable ☐ Streets ☐

March 20, 2024

I attempted to locate and identify anybody or anything that was adversely affected by the proposed dividing of the lot located at 209 S 13th Ave. I could not locate nor identify anybody that was adversely affected. I did obtain the signatures of residents that were in the immediate area of 209 S 13th Ave, on both sides and to the rear. See attached

Tripperlee, LLC

Stephen Tripp, Managing Member

108 Madison Pl.

Hattiesburg, MS 39402

530-913-2217

To Whom It Concerns:

The below listed residents and neighbors **do not have any concerns nor are they adversely affected** by the owners of 209 S 13th Ave (PPIN 24175) dividing their existing lot into two separate parcels.

Date	Name	Address	Signature
3/18	Jason Perry	210 S. 14th Ave Hattiesburg, MS 39401	
3/19	Lee Smith	211 South 13th Hattiesburg, MS	
3/19	Reverita Moore	206 S 14th Ave	
3/19/24	TRIPPERLEE, LLC	207 S 13th Ave HATTIESBURG, MS	
	NEW OWNER VACANT UNKNOWN	206 S. HUTCHINSON AVE HATTIESBURG	

Pre-Application Form
City of Hattiesburg Planning Department
200 Forrest Street
Hattiesburg, MS 39401
Phone: 601-545-4599
Fax: 601-545-1962

Return the completed form and site plan to the Planning Department by Thursday 12 noon. A member of the planning staff will contact applicants to confirm the pre-application meeting date and time. For further information, please contact: Planning Division Office Manager, 601-545-4599 or email: planning@hattiesburgms.com

Today's Date: 2/26/24
Project Name: Survey / Parcel Split @ S 13th Ave and Hutchinson Ave
Proposed Use: Create two seperate residential lots
Project Street Address: 209 S 13th Ave, Hattiesburg, MS 39401
(Back side of lots connects to Hutchinson Ave
PPIN Number: 24175 Parcel Number: 2-029M-09-234.00
Flood Zone: X Historic District: N/A
Zoning District(s): _____
Proposed Cost of the Project: N/A

Project Representative Information

Project Representative and Title: John Anglin, P.E.

Company Name: Clearpoint Engineers
Phone: 601-261-2609 Fax: _____
Email: johna@clearpointengineers.com
Mailing Address: 6652 US Hwy 98
Hattiesburg, MS 39402

Property Owner Name: Steve Tripp - Tripperlee LLC
Phone: 530-913-2217 Fax: N/A
Email: STripp@yahoo.com
Mailing Address: 103 Madison Place, Hattiesburg, MS 39402

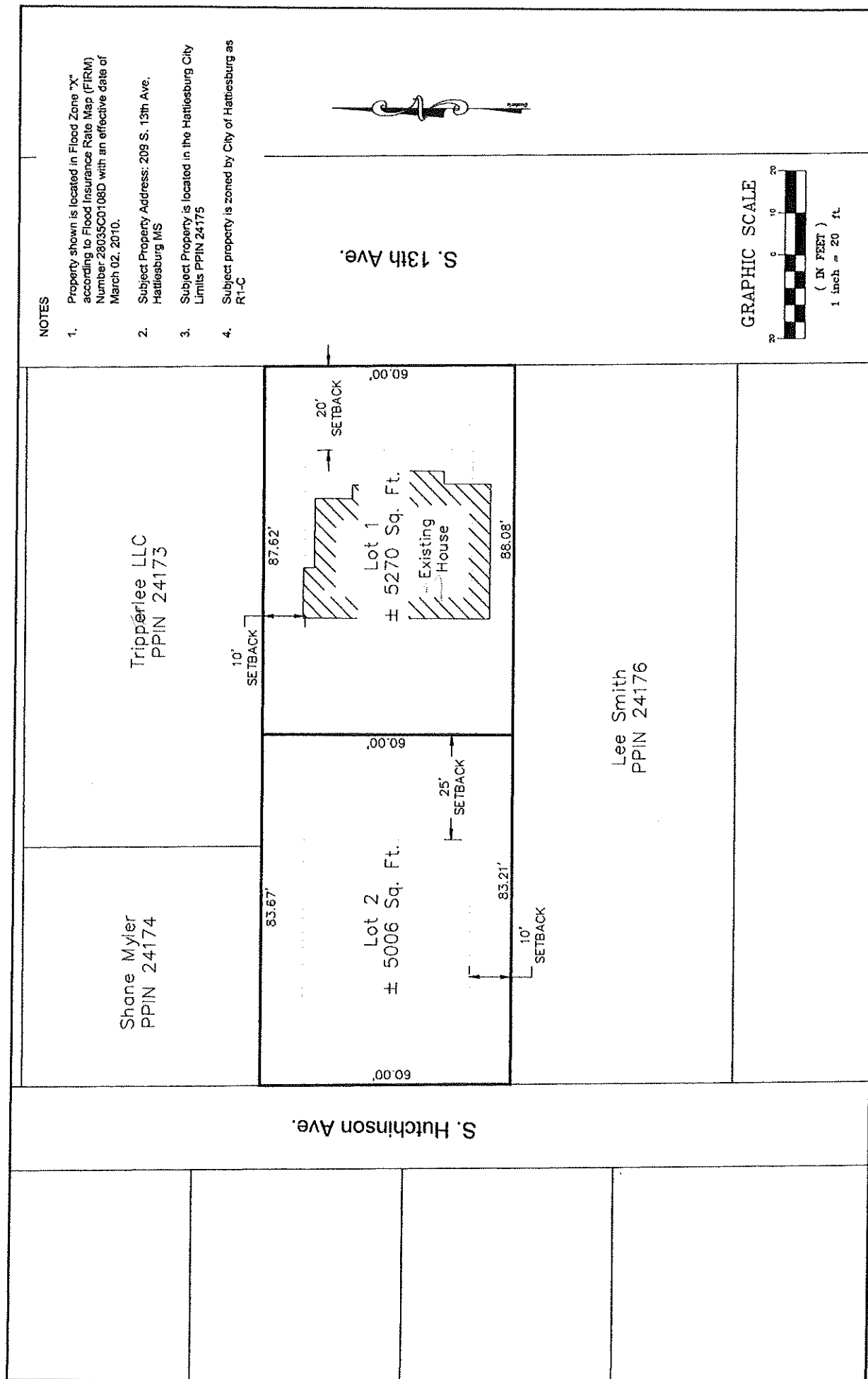
Provide project narrative fully explaining the proposed project:

Property owner has requested for his lot to be divided into two separate residential lots.

The front of the lot, which has an existing home, is entered from S 13th Ave

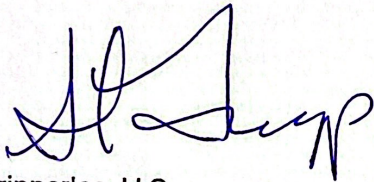
The back side of the lot would be located on and enter from Hutchinson Ave

Future plans are to build a home on Hutchinson Ave after acquiring a city address for the new parcel.



March 20, 2024

I attempted to locate and identify anybody or anything that was adversely affected thereby or directly interested therein by the proposed dividing of the lot located at 209 S 13th Ave. I could not locate nor identify anybody that was adversely affected thereby or directly interested therein. I did obtain the signatures of residents with their approval that were in the immediate area of 209 S 13th Ave, on both sides and to the rear. See attached

A handwritten signature in blue ink, appearing to read 'S. Tripp', with a stylized, cursive script.

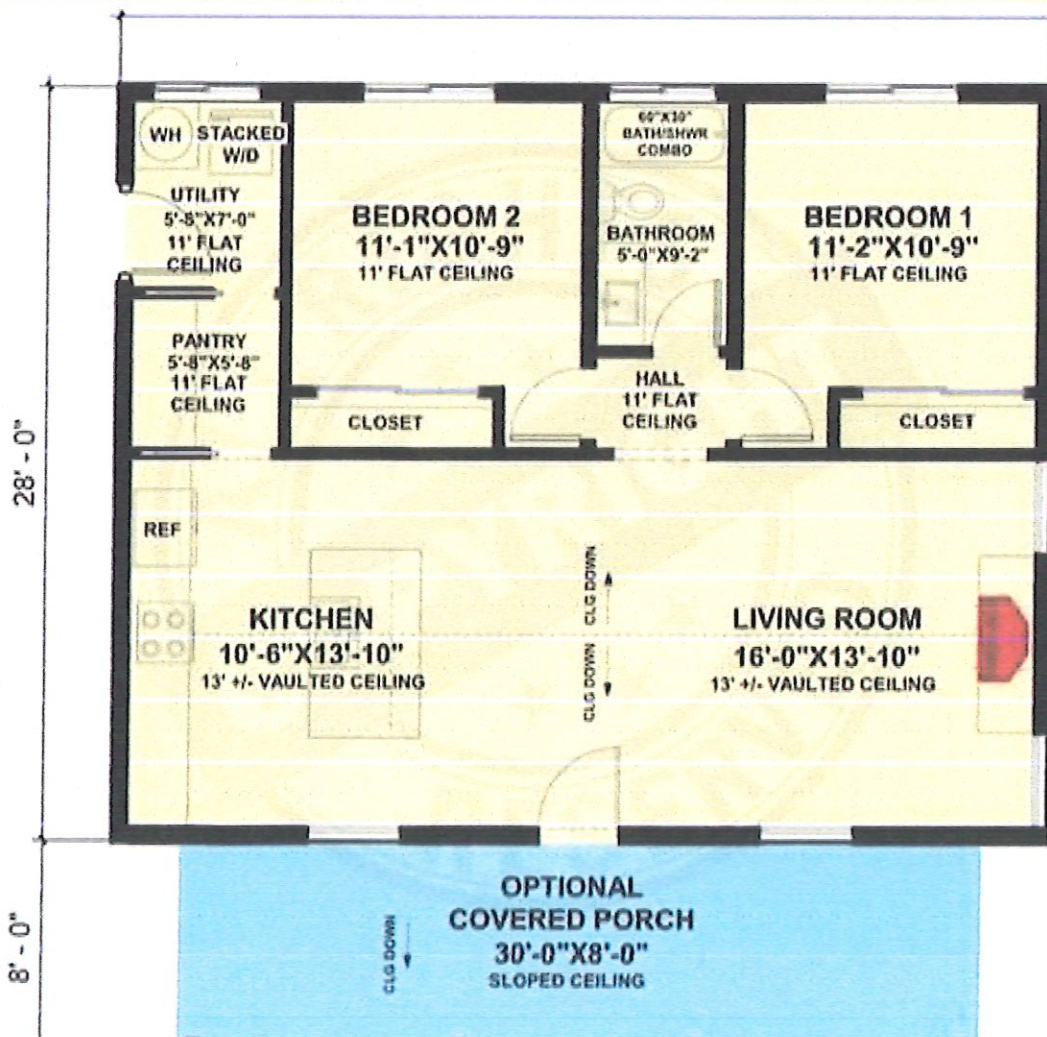
Tripperlee, LLC

Stephen Tripp, Managing Member

108 Madison Pl.

Hattiesburg, MS 39402

530-913-2217





Memorandum

To: Mayor Toby Barker and Members of City Council

From: Cory Long, Planning Administrator, Nathan Satcher, Planner II

cc: Ann Jones, Chief Administrative Officer

Date: Tuesday, June 18, 2024

Re: Approve a zoning buffer variance requested by Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, from the minimum required zoning buffer of 60 ft for an I-1 zoned property adjacent to a residential zoned property to 10 ft. The Board of Adjustment recommended approval on June 5th, 2024.
File Number: 2024-200
Minute Book #

Summary

Zoning Buffer Variance - Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential, R-3) to 10 ft. The request is for an expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Recommendation Statement

The Board of Adjustment recommended approval on June 5th, 2024.

Please place this on the June 18, 2024 City Council meeting for consideration.



**Board of Adjustment
Case Fact Sheet**

Name of Petitioners: Bobby Threatt, Applicant, and Chris Bowen, Representative

Address of Property:
3000 West 7th St

Tax Parcel
2-028F-06-098.00

PPIN:
26407

Ward:
1

Request: **Zoning Buffer Variance & Fence Height Variance**

Purpose of Request:

Item A: Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential) to 10 ft. The request is for an expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Item B: Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence for a proposed expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

History / Background: Applicant met with Planning Staff to discuss the expansion of the Mississippi Tank Company parking to the west on an adjacent parcel the company owns. The property is also undergoing a rezoning request and the variance is contingent upon the zoning being approved. If the zoning request is approved, planning staff will ask for the property to be combined into a single parcel as part of the site plan approval process.

The type 60 buffer is the largest zoning buffer requirement, calling for a mix of evergreen and deciduous tree species. Vegetated zoning buffers are designed to prevent a conflict between land uses, preventing any damaging effects of one kind of land use on another. The effect of a landscape buffer is mainly physical, providing space, obstructing undesirable views, and reducing the impact of commercial land use on surrounding residential land uses. It also serves as an acoustic barrier, attempting to reduce any noise emanating from the two conflicting land uses. The Board of Adjustment can request certain conditions with variance requests, i.e., additional, more substantial, or specific landscape requirements for a residential buffer.

The applicant is also requesting a variance for the fence height in the front yard. The proposed fence would be used to create an physical buffer to the adjacent property, intending to mitigate the loss of the required 60 ft zoning buffer

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4 Zoning Districts

R-3 Multi-Family Residential District: The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.

I-1 Light Industrial District: The purpose of the I-1 District is to provide for the development of research, light industrial, office parks, warehouse, and distribution centers consistent with comprehensive planning policies. This district is consistent with the Industry and Corporate Office District in the Comprehensive Plan.

SECTION 7

7.9.8.6 The maximum height of fences and walls shall be four feet above grade when located in a front yard. Otherwise, the maximum height of a fence is eight feet. (Required in all zoning districts listed in section 4)

7.11.13 Zoning Buffer Requirements.

June 2024 BOA Item: A & B
 Bobby Threatt, Applicant, and Chris Bowen, Representative
 Request for: **Zoning Buffer Variance**

Table 7.11-2 Zoning Buffer Requirements														
Zones	A-1	A-2	R-1A	R-1B	R-1C	R-2	R-3	B-1/B-2	B-3	B-4	B-5	I-1	I-2	Buffer Yard Specifications
R-3	10'	10'	10'	10'	10'	10'	-	-	-	-	-	-	-	Type 10 shall consist of a landscaped area a minimum of 10 feet in width, landscaped with One (1) large canopy tree (ultimate height 50± feet) for every seventy-five (75) lineal feet of buffer yard and Three (3) medium evergreen trees (planted on a 25 foot triangular staggered spacing) and one small ornamental tree for every 75 lineal feet of buffer yard.
I-1	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	-	-	-	Type 60 shall consist of a landscaped area a minimum of 60 feet in width, landscaped as an opaque barrier and 1 large canopy tree (ultimate height 50± feet) and 1 small ornamental deciduous tree for every 50 lineal feet of buffer yard and one medium evergreen tree planted on a triangular staggered spacing for every 10 lineal feet of buffer yard.
I-2	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	-	-	-	

Present Zoning: R-3 Multi-Family Residential

Present Use: Vacant

Future Land Use: University College District

**Surrounding Zoning:
and Land Use:**
 North: R-2 Two-Family Residential District
 South: R-3 Multi-Family Residential
 East: I-1 Light Industrial District
 West: R-3 Multi-Family Residential

**Letters or
Concerns stated:** The applicant has provided documentation on the communication with the adjacent neighbors and has been included at the end of this report. This includes a letter of support from one of the adjacent neighbors. The Planning Division has received no other calls or letters of concern regarding the request.

Basis for Approval (12.4.1.1):

Approval Criteria. A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria:

I. Hardship.

- The hardship is unique to the property and is not or will not be

June 2024 BOA Item: A & B

Bobby Threatt, Applicant, and Chris Bowen, Representative

Request for: **Zoning Buffer Variance**

caused by the actions or inactions of the applicant.

- There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

II. Special Privilege. A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

III. Literal Interpretation. The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

IV. Reasonable Use. The applicant cannot make reasonable use of the property without the requested variance.

V. Minimum Required. The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

VI. Conformance with the Purposes of this Code. The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

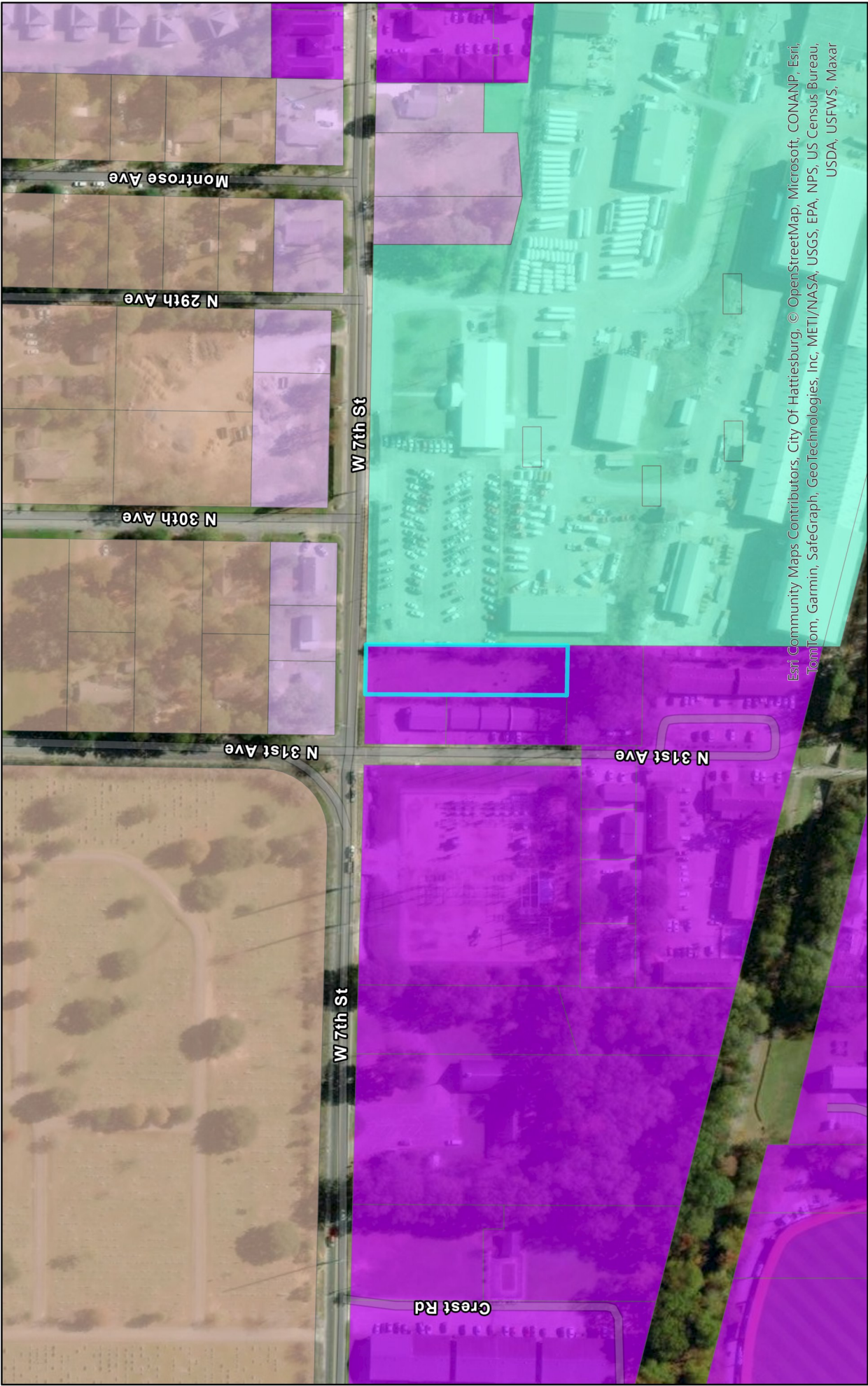
SUBJECT PARCEL

3000 West 7th St — Zoning Buffer and fence height variance

Bobby Threatt, Applicant, and Chris Bowen, Representative

Petitioner requests variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential) to 10 ft and request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence. The requests are for an expansion to a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).





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- Zoning**
- R-1A
 - R-2
 - R-3
 - I-1

Site Information

Property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).



**URBAN
DEVELOPMENT**
PLANNING DIVISION





Maxar, Microsoft, Esri Community Maps Contributors, City Of Hattiesburg, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS

Future Land Use

- Neighborhood Conservation District 2
- University/College District

Site Information

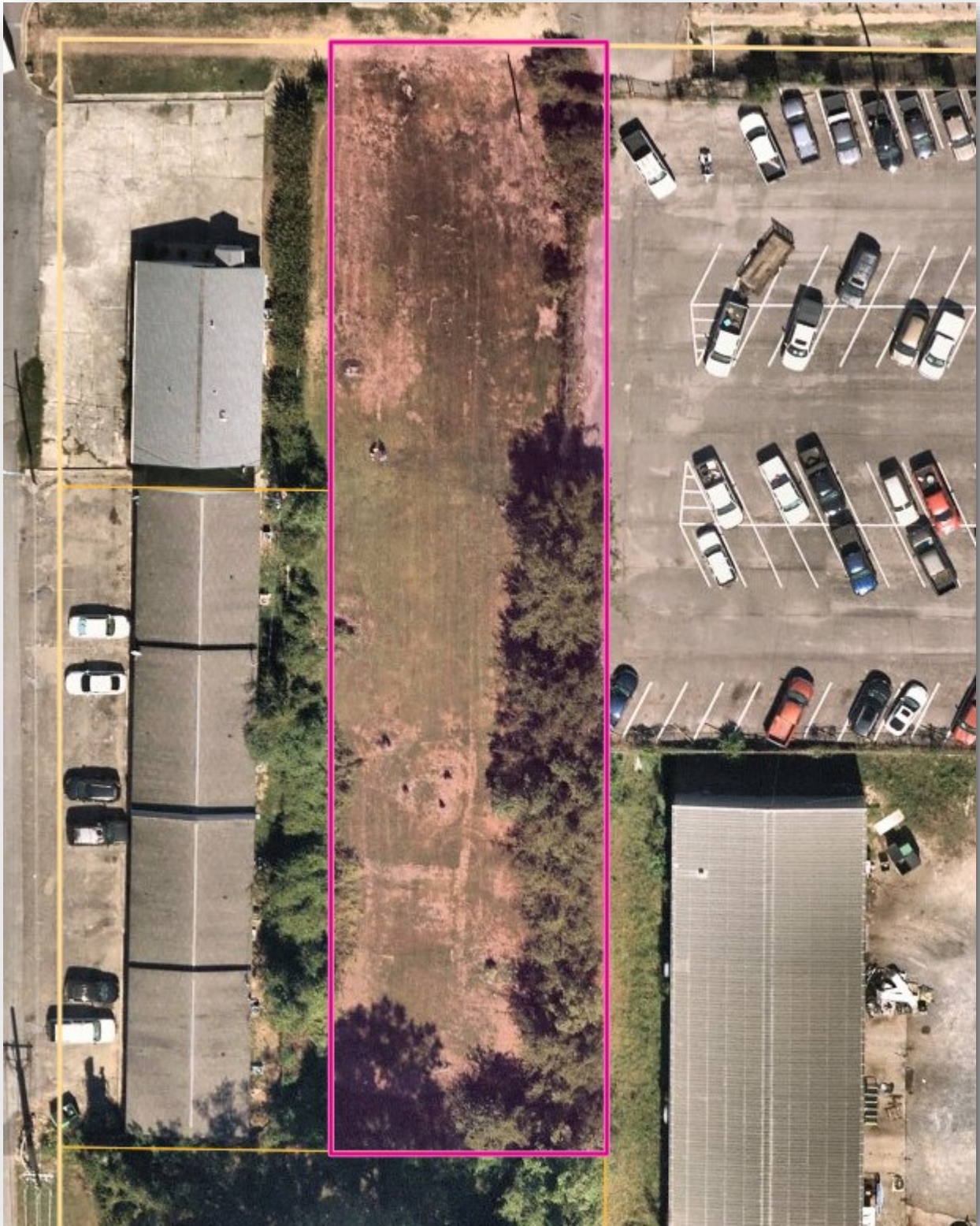
Future land use for property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).



URBAN DEVELOPMENT
PLANNING DIVISION



Site Aerial



Surrounding Area

Northern and Southern Directions: R-2 Two-Family Residential District and R-3 Multi-Family Residential



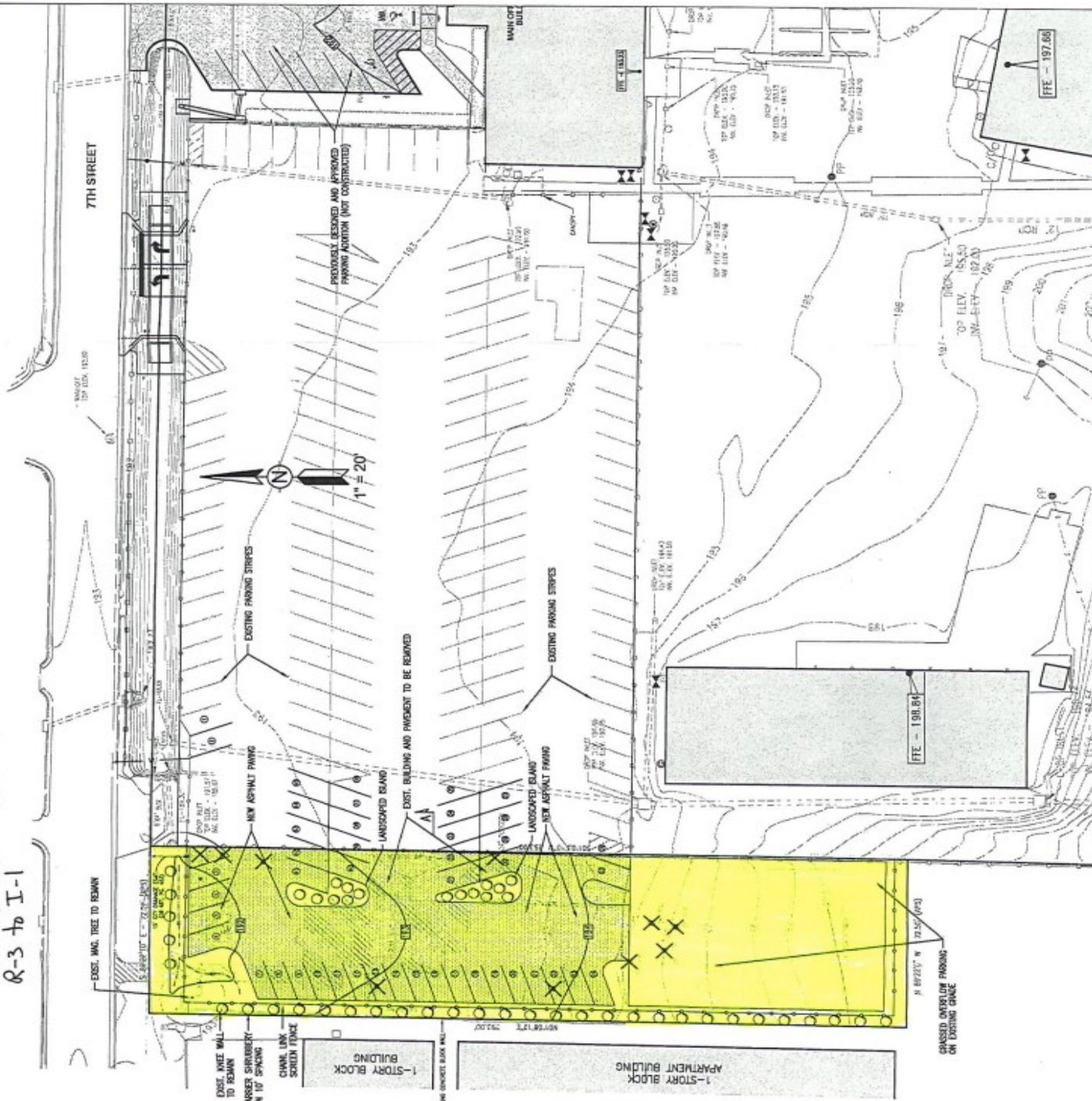
Surrounding Area

East and Western Directions: I-1 Light Industrial District and R-3 Multi-Family Residential



MISSISSIPPI TANK COMPANY

Mississippi Tank Company
49 acres rezoned from
R-3 to I-1



PROJECT NOTES

1. UPON COMPLETION OF LANDWORKS, ALL DISTURBED AREAS SHALL BE PLANTED WITH 3" TOPSOIL, BALANCED FROM ON-SITE STRIPPING, AND PLANTED WITH SOILD CENTIPEDE 500.
2. TOTAL PROPERTY AREA - 11.60 ACRES ±
 2.1. NETLY EXPOSED AREA - 0.40 ACRES ±
 2.2. ESTIMATED DISTURBED AREA - 0.40 ACRES ±
3. TOTAL SITE IMPERVIOUS/SUSPENSIVE RATIO (ENTIRE 11.60 ACRES):
 IMPERVIOUS/TOOTAL SITE AREA RATIO: 37.1%
 PERVIOUS/TOOTAL SITE AREA RATIO: 62.9%
 EXPANSION SITE IMPERVIOUS/SUSPENSIVE RATIO (0.40 ACRES PARCEL):
 IMPERVIOUS/TOOTAL SITE AREA RATIO: 48.5% (50% MAX. FOR 0.3)
 PERVIOUS/TOOTAL SITE AREA RATIO: 51.5%
4. CALCULATE 8% OFF-RATE:

PRE-CONSTRUCTION 11.44 ACRES POST-CONSTRUCTION 8.11 (2%)	}	INTENS FOR ENTIRE 11.40 ACRES
---	---	-------------------------------
5. PROPERTY IS ZONED RA (PARKING EXPANSION AREA, EXISTING SITE IS R-1, A FUTURE SITE IS R-1). SITE SHALL BE INSTALLED AND MAINTAINED AT UNTIL PERMANENT VEGETATION IS ESTABLISHED.

LEGEND

	LIMESTONE SURFACE
	ASPHALT SURFACE
	EXISTING PAVEMENT
	FILLED TOPOGRAPHY
	EXISTING TOPOGRAPHY
	EXISTING STUMPS



SECTION 'A'



PROJECT VICINITY MAP

Proposed layout

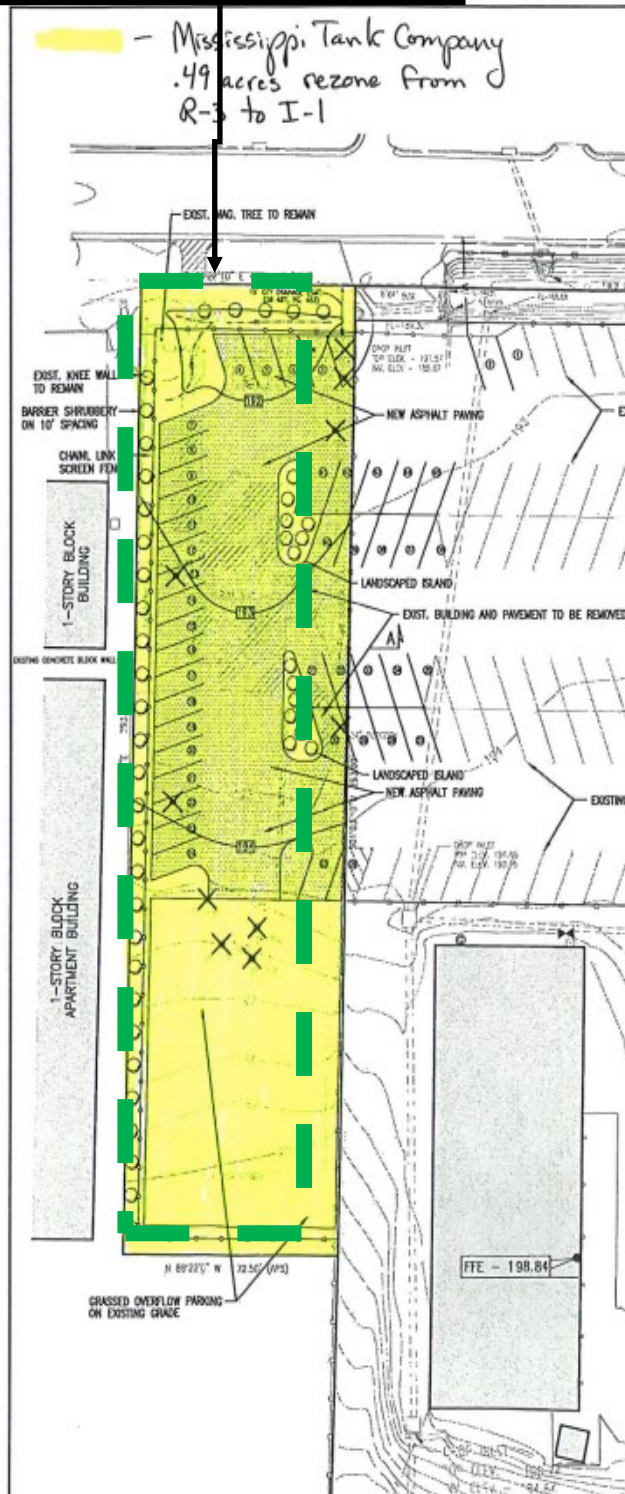
Approximate location of required
60 ft zoning buffer

(not drawn to scale)

Parcel is currently ~70 wide along

Aerial of current lot showing approximate
location of 60 ft zoning buffer

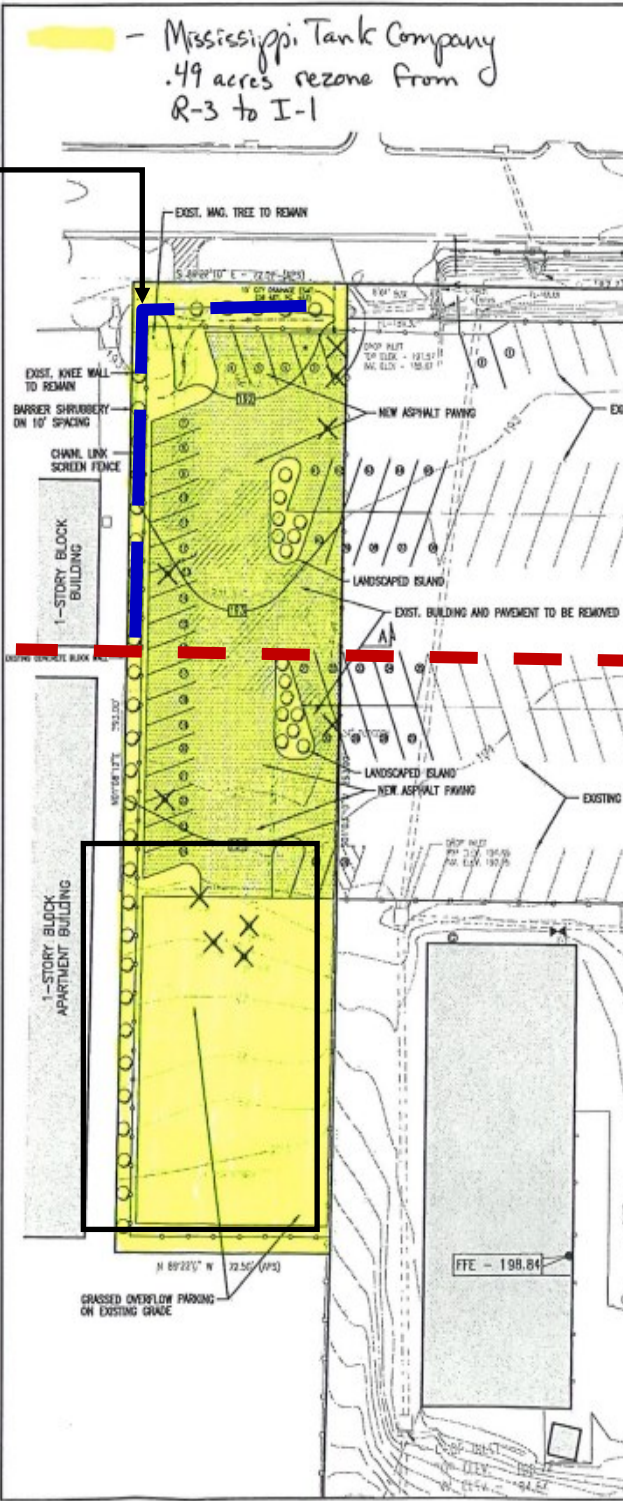
Measured using NearMap.com



Proposed layout

Focused view of addition and fence location

Location of fencing in front yard requesting to be 8 ft in height



Approximate location of front yard line



URBAN DEVELOPMENT PLANNING DIVISION

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)

Hattiesburg, MS 39403-1898

Department of Urban Development

(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Mississippi Tank Company

Project Name: West End Parking extension

Proposed Use(s): parking

Project Street Address: 3000 & 3016 W. 7th St

PPIN Number(s) (if unknown, can be found on tax receipt): 26407

Application for (check all appropriate types):

☒ Variance (see below)

☐ Subdividing of Lot, Parcel, or Tract (see p. 12)

☐ Street or Alley Renaming (see pp. 13-14)

☐ Vacating Street or Alley (see pp. 13-14)

☐ Conditional Use (see below)

☒ Re-Zoning (see below)

☐ Overlay District

☐ Planned Mixed-Use District

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

☐ Sign ☒ Setback (front, side, or rear 10' side) ☐ Off-Site Parking

☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space

☐ Other: _____

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

☐ Automotive Filling Station

☐ Digital Billboard, New

☐ Restaurant

☐ Other: _____

☐ Telecommunications

☐ Digital Billboard, Replacement

☐ Solar Farm

For Re-Zoning Only, see p. 11:

Existing Zoning: R-3

Proposed Zoning: I-1

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____

Planner: Nathan Siding

Parcel Number(s): SA

Historic District(s): NA

Flood Zone(s): SA

Zoning District(s): R-3; I-1

Project No.: _____

Code Sections:

LDC Section No. 7 - Zoning Buffer Requirements

Section No. _____

Section No. _____

Section No. _____

Section No. _____

RECEIVED DATE & INITIALS:

3/4/24
US

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: <u>Bobby Threatt</u>		
☒ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: <u>601-606-7447</u>	Fax: _____	Email: <u>bthreatt@mstank.com</u>
Mailing Address: <u>PO Drawer 1391, Hburg, MS 39403-1391</u>		

Secondary:

Name: <u>Chris Bowen</u>		
☐ Applicant ☐ Property Owner ☒ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: <u>601-543-7406</u>	Fax: _____	Email: <u>cbowen@mstank.com</u>
Mailing Address: <u>As above</u>		

Other(s):

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **OWNER(s)** of the subject property located at
3000 W. 7th St , Hattiesburg, 39401
Street Address City State
on this the 4th day of March, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.
Bobby Threatt, Chris Bowen

on this the 4th day of March, 2024.

Bobby Threatt for Mississippi Tank Company

Property Owner (print)

Property Owner (signature)

STATE OF Mississippi Tank Company

COUNTY OF Forrest

Personally came and appeared before me, the within named

Bobby Threatt,
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of
March, 2024.

NOTARY PUBLIC

My Commission Expires



Last updated 7/31/2023

PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER
REQUIRED SUBMITTAL INFORMATION

Deadline for applicant to file petition: _____ 5:00pm (End of business day)
Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm
Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm
City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm
There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

****Dates and times are subject to change****

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork **MUST** be attached to this application:

- ____ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)
- ____ Site & Design Review Committee, if needed.
- ____ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)
- ____ Electronic/Digital copy of legal description **REQUIRED** for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com
- ____ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)
- ____ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.
- ____ Other documents needed (per Planning Division):
 - ____ Maps of digital billboard removal sites ____ Maps of digital billboard replacement sites
 - ____ Documentation on measurements ____ Other: _____
- ____ Payment to the City of Hattiesburg for filing application in the amount of \$ 575.00

**You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.**

You will be responsible for maintaining the sign for the duration of the public hearing process.

Required Fees

All fees adopted by Ordinance No. 2977, adopted January 22, 2008, as amended. This is an excerpt from that ordinance:

Public Hearing Fees:

Variance (includes Concept Site Plan Review) -----	\$175.00 per application and one Variance request; plus \$50.00 for each additional variance request within same application
Street/Alley Naming or Re-Naming-----	\$300.00 per application, plus \$100.00 per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval, but prior to effective date.)
Street/Alley Closing -----	\$300.00 per application
(Conditional) Use Permit -----	\$200.00 per application
Zoning Change -----	\$400.00 per application* (*see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD), & (Planned Mixed-Use District PMU) -----	\$400.00 per application (*see PUD or PRD zoning package rate) or (**see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package -----	\$600.00 per package application
Subdivision of Land (Preliminary Plats) -----	\$225.00 per application, plus \$10.00 for each created lot (** see PUD or PRD & Subdivision of Land package rate) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package** -----	\$500.00 per application, plus \$10.00 for each created lot (**see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text -----	\$200.00 per application
Appeal Fees for Proponent or Opponent appeals to City Council -----	\$50.00 per appeal Exempt from fees – Established Neighborhood Associations
Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request -----	\$50.00 (per each 100 mailing labels)

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). Section 12.4.1 Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

An exceptional condition creating a hardship for Mississippi Tank Company exists in that in the absence of obtaining a variance to a 10' setback from the adjoining property, the property would not be able to be utilized for construction of a new parking lot due to it only being 72.5' wide.

2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

We're not asking for any special privilege.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

The literal interpretation of the provision would deprive Mississippi Tank Company of our
ability to expand our parking

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

The costs involved in expanding our parking lot are significant, and uneconomic
if unable to obtain the variance.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

The granting of the maximum variance will provide for the addition of the parking spaces as
provided in the attached plan.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

Granting of this variance will allow for the property to be folded into the same
classification as the rest of our facility.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.



DEED

Bk:1291 Page:722-725

RCD: 09/27/2018 01:50:59AM

FORREST COUNTY, MS

JIMMY C. HAVARD CHANCERY CLERK

Space Above Line for Official Use Only

Prepared by and return to:

C. Joyce Hall
MS Bar #2123
Watkins & Eager PLLC
400 East Capitol Street
Jackson, MS 39201
(601) 965-1900

GRANTOR:

Starbrite, LLC
P.O. Box 18109
Hattiesburg, MS 39404
Telephone: 601.582.2846

GRANTEE:

Mississippi Tank and Manufacturing
Company
3000 W. 7th Street
Hattiesburg, MS 3940
Telephone: 601.264.1800

Indexing Instructions: SE ¼ of SE ¼ of Section 6, Township 4 North, Range 13 West,
Forrest County, Mississippi

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
and other good, legal and valuable consideration, the receipt and sufficiency of which are hereby
acknowledged, the undersigned **STARBRITE, LLC**, a Mississippi limited liability company
("Grantor") does hereby sell, convey and warrant specially unto **MISSISSIPPI TANK AND
MANUFACTURING COMPANY**, a Mississippi corporation ("Grantee"), the following land
and property located and situated in Forrest County, Mississippi, and being more particularly
described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL
DESCRIPTION.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been
prorated as of this date on an estimated basis, and when said taxes are actually determined, if the
proration is incorrect, then Grantor agrees to pay to Grantee or its assigns any deficit on an actual
proration. Likewise, Grantee agrees to pay to Grantor any overpayment on an actual proration.

This conveyance and the warranty herein contained are made subject to the following
exceptions:

1. Ad valorem taxes for current and future years, not yet due and payable; and
2. Any and all prior oil, gas and other mineral severances, reservations and
conveyances of record.

(Signature Page Follows)

WITNESS THE EXECUTION OF THIS INSTRUMENT, this the 25 day of

September, 2018.

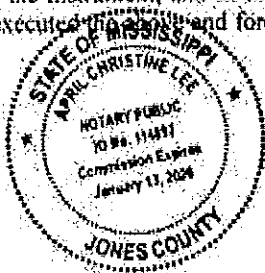
GRANTOR:

STARBRITE, LLC
a Mississippi limited liability company

By: Charles D. Miller
Name: Charles D. Miller
Title: Manager

STATE OF MS
COUNTY OF Jones

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of September, 2018, within my jurisdiction, the within named Charles D. Miller, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that they executed the same in their representative capacity and that by their signature on the instrument, and as the act and deed of the person or entity upon behalf which they acted, executed the above and foregoing instrument, after having been duly authorized so to do.



April Christine Lee
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

Tract 1:

Commencing at the Northwest corner of the West half of the East half of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6, Township 4 North, Range 13 West, Hattiesburg, Forrest County, Mississippi, and run thence East 165 feet to and for a Point of Beginning, from said Point of Beginning run thence East 92.5 feet, run thence South 207.1 feet, turn thence an angle of 83 degrees 31 minutes right and run thence Westerly 93 feet; run thence North 215.4 feet to the Point of Beginning; together with the improvements thereon and appurtenances thereunto belonging.

Tract 2:

3016 W. 7th St

A part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of Section 6, Township 4 North, Range 13 West in the County of Forrest, State of Mississippi, and more particularly described as follows, to-wit:

Begin 72.5 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of said Section, Township, and Range, and

Begin 72.5 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of said Section, Township, and Range, and thence run East for a distance of 72.5 feet, thence run South for a distance of 318 feet, thence run West for a distance of 72.5 feet, thence run North for a distance of 318 feet to the Point of Beginning.

Tract 3:

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 4 North, Range 13 West, in the City of Hattiesburg, County of Forrest, State of Mississippi, and being particularly described as commencing at the Southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 6, and run thence North along the East line of Section 6 for 371.7 feet to the North right-of-way line of the Illinois Central Gulf Railroad (formerly the Mississippi Central Railroad) thence continue North along the East line of Section 6 for 680 feet thence run 608 degrees 45' West for 493.5 feet to the Point of Beginning of the parcel herein conveyed; thence run North 77 degrees 17' West for 71.7 feet, thence run North for 198.3 feet to a point on the South margin line of West Seventh Street; thence run Easterly along the South margin of West Seventh Street for 70 feet; and thence run South 214.9 feet, more or less, to the Point of Beginning.

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, Lance LeBlanc, am OK with this variance.

I, _____, do not agree with this variance.

Signing for LandLady Investments LLC



Dated 03/12/2024

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, Lance LeBlanc, am OK with this variance.

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Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Thomas Eugene Dixon & Gretta Barnes

Dated _____

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Mildred Maddox Real Estate LLC

Dated_____

March 18, 2024

Re: Zoning and Variance change

Spoke with Ms. Mildred Maddox outside her office at 3018 W 7th Street at 5:00 pm, March 11, 2024.

I explained to her that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make her happy. We both walked over to look at the existing concrete wall along the property line, and I told her that if it turned out that this wall was on our property, that we could leave that or remove it based on whatever she wanted done. She then showed me where someone had been east bound and run off of West 7th Street in their vehicle, through her parking lot and hit that wall. She said that she was in real estate and that she understood what we were trying to do. She said that she remembered seeing a red stake or pin denoting the property boundary, but when we went to the edge of that wall where she believed it to be, neither of us could see evidence of the marker. I provided her with the form for her approval or denial, and she said that she would need to talk to her husband and discuss it with him and for me to call her back tomorrow after lunch. I called her back at 2:15 pm the next day (March 12th) and she said that she was in a meeting and could not talk right then. I called her back and left her a message the next morning (March 13th) at 10:10 a.m. asking her to please call.

Chris Bowen

Mississippi Tank Company

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Mildred Maddox Real Estate LLC

Dated_____

Mississippi Tank Company land description for zoning change with variance to extend parking lot. March 4, 2024.

A part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of Section 6, Township 4 North, Range 13 West in the County of Forrest, State of Mississippi, and more particularly described as follows, to-wit:

Begin 72.5 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of said Section, Township, and Range, and thence run East for a distance of 72.5 feet, thence run South for a distance of 318 feet, thence run West for a distance of 72.5 feet, thence run North for a distance of 318 feet to the Point of Beginning.

March 18, 2024

Re: Zoning and Variance change

Spoke with Mr. & Mrs. Dixon of 611 N. 31st Ave on March 12, 2024.

Mr. Dixon was out raking leaves and stated that he was having some problems with his memory and called his wife out of the house. The 3 of us went through the garage and out into their backyard as I explained to them both that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make them happy. She said she didn't want us taking her property, to which I assured her we would not be taking her property, that we only wished to utilize ours – for a parking lot. They had a row of volunteer vegetation and a deteriorating chainlink fenceline that runs along the southern most border of the 0.49 acres of Mississippi Tank Co and the northern most border of their backyard. I told her that we would be happy to replace that fenceline with a new fence, if that's what they wanted. I was clear that we were not going to be doing anything on their property, to which she said that she knew that someday we would want that property, but she wasn't ready to sell right now.

I provided her with the form for her approval or denial, and she said she would not be signing anything.

Chris Bowen

Mississippi Tank Company

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Thomas Eugene Dixon & Gretta Barnes

Dated_____

March 18, 2024

Re: Zoning and Variance change

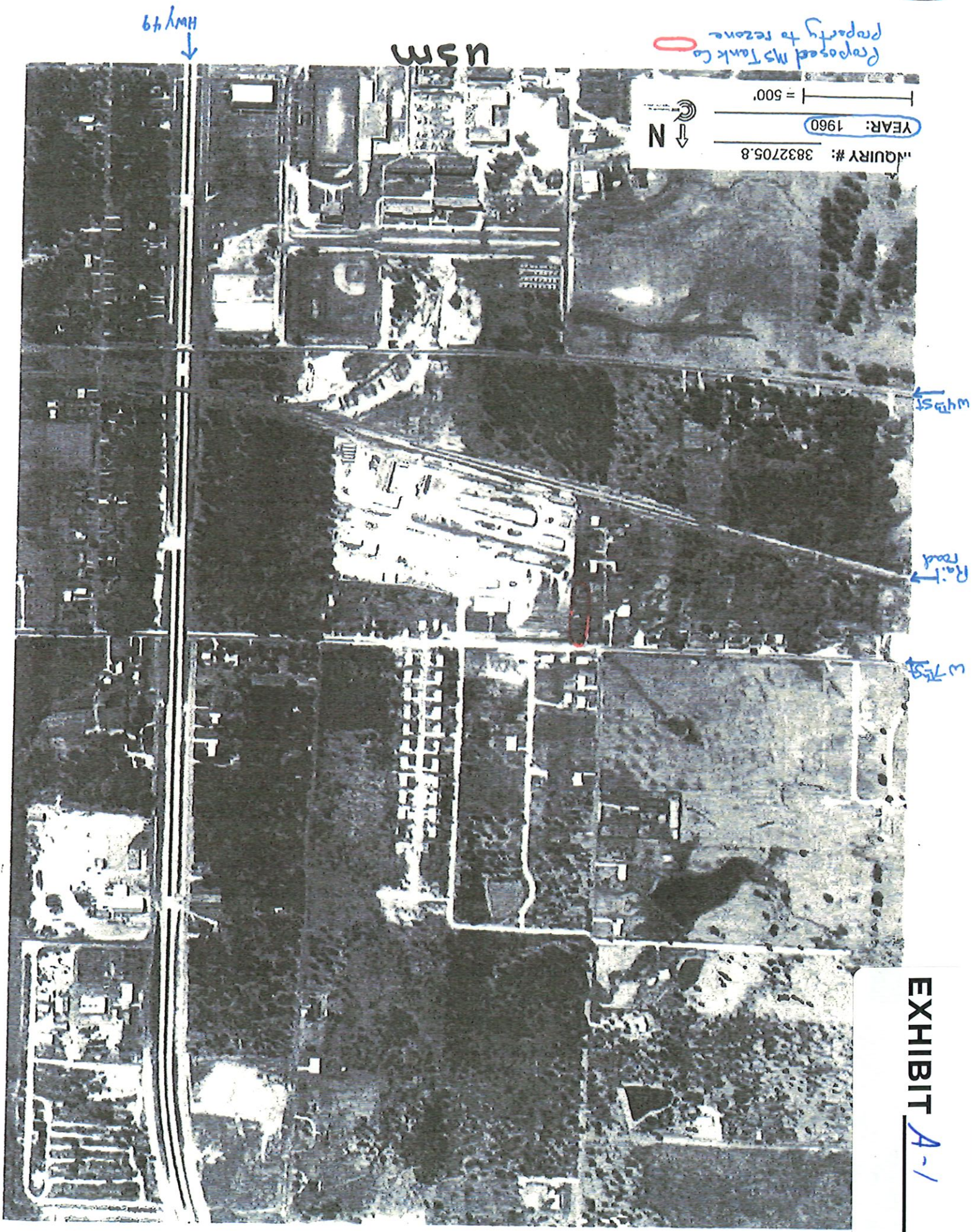
Spoke with Mr. Lance LeBlanc of Landlady Investments outside their apartments March 12th.

I had originally made contact by leaving my phone number at the offices of Landlady Investments for Shakiea LeBlanc. She called me back and told me that her husband, Lance, handles those apartments, and gave me her husband's cell number. He happened to be over at the property right then. I called him, and we met in their front parking lot. I explained to him that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make them happy. We both walked over to look at the existing concrete wall along the property line, and he stated that he'd rather us leave the wall in place to help him with his drainage. He said that he thought that the wall was on our property and it helps channel the water from behind his apartments to the drain at the northernmost end of his apartments. He also suggested that if it were feasible, that our chainlink fence be constructed atop of this concrete rock wall. He also believes that a new fence would be beneficial in keeping homeless individuals from setting up back there. He said he got a complaint from his apartments when one lady set up back there under an umbrella and blaring out music on her radio.

Chris Bowen

Mississippi Tank Company

EXHIBIT A-1



INQUIRY #: 3832705.8
YEAR: 1960



= 500'

Proposed M5 Tank Co
property to rezoned

USM

Hwy 49

W 4th St

Railroad

W 7th St

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Bernard Green, Vice Chair
2. Jessica Cathey
3. Richard Conville
4. John Eye
5. Shawn Harris, Chair
6. Brandon E. Williams
7. Eric Boney
8. Herman Dungan
9. James Trussell

Members Absent:

1. Stacey Ready
2. James Hughes

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Wiley Quinn

Chair Harris declared the Board of Adjustment meeting open and in session at 4:23 p.m.

AGENDA REVIEW

A motion was made to accept the agenda.

Motion:

Made by Mr. Conville to approve the agenda

Second:

Made by Brandon E. Williams

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan	X		
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

MINUTES REVIEW

The minutes from April were discussed and no changes were made.

Motion:

Made by Brandon E. Williams

Second:

Made by Jessica Cathey

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

PLANNING REPORT

Due to the meeting starting an hour late, the planning report was skipped for timeliness.

CHAIR'S REPORT

Due to the meeting starting late, the chair skipped the report for timeliness.

INTRODUCTIONS

Board of Adjustment members and Staff introduced themselves.

PUBLIC HEARING – Board of Adjustment

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential) to 10 ft. The request is for an expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on behalf of the application.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Green to approve

Second:

Made by Ms. Ready

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville	X		
Bernard Green	X		
Shawn Harris		X	
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		

Bruce Betts			Absent
Jessica Cathy			Absent

Item B:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence for a proposed expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on behalf of the application.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Trussell to approve with the condition to allow a fence that is consistent fencing on site.

Second:

Made by Mr. Green

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville		X	
Bernard Green	X		
Shawn Harris		X	
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item C:

Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request a variance from the minimum required zoning buffer of 20 ft for a B-2 (Neighborhood Business) zoned property adjacent to a residentially zoned property to 10 ft. The request is for a property that is bound by South Street to the east, and Stadium Drive to the West. The request is also contingent upon a rezoning request for the property (PPIN 26633, 26636, and 26632; Ward 2, Forrest County).

Discussion and Vote:

Staff introduced the case. Hunter Andrews presented on behalf of the application.

Presented by:

1. Hunter Andrews

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Conville to table until the next meeting, and requested a school representative attend the meeting.

Second:

Made by Mr. Green

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item D:

Hastings Pucket, owner, requests a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 7128 US Highway 49, in Forrest County, Ward 2 (PPIN 9237, and 9216).

Discussion and Vote:

Staff introduced the case. Kevin Cochran presented on behalf of the application.

Presented by:

1. Kevin Cochran

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Green to approve

Second:

Made by Mr. Williams

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville			Absent
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item E:

John Anglin, engineer, and Craig Flanagan, representative, request a variance from the maximum allowed distance for a local street block length of 800 feet to instead allow for a block length of 1600 feet, for a proposed expansion of the Shadow Ridge Subdivision on a property located on Shadow Ridge Drive (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

Staff introduced the case. John Anglin presented on behalf of the application.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Green

Second:

Made by Commissioner Ready

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville			Absent
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

OTHER BUSINESS

No other business came before the Board of Adjustment.

Adjournment:

The meeting was adjourned at 6:59 p.m.

Motion:

Made by Bernard Green

Second:

Made by Eric Boney

Vote:

Board Member	Yea	Nay	Other
Shawn Harris	X		
John Eye	X		
James Trussell			Absent
Brandon E. Williams	X		
Eric Boney	X		
Richard Conville			Absent
Stacey Ready			Absent
Herman Dungan	X		
Jessica Cathey	X		

Bernard Green	X		
James Hughes			Absent

Shawn Harris, Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council

From: Cory Long, Planning Administrator, Nathan Satcher, Planner II

cc: Ann Jones, Chief Administrative Officer

Date: Tuesday, June 18, 2024

Re: Approve a fence height variance as requested by Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, to vary from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence.
File Number: 2024-219
Minute Book #

Summary

Fence Height Variance – Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence for a proposed expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Recommendation Statement

The Board of Adjustment recommended approval on June 5th, 2024.

Please place this on the June 18, 2024 City Council meeting for consideration.



**Board of Adjustment
Case Fact Sheet**

Name of Petitioners: Bobby Threatt, Applicant, and Chris Bowen, Representative

Address of Property:
3000 West 7th St

Tax Parcel
2-028F-06-098.00

PPIN:
26407

Ward:
1

Request: **Zoning Buffer Variance & Fence Height Variance**

Purpose of Request:

Item A: Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential) to 10 ft. The request is for an expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Item B: Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence for a proposed expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

History / Background: Applicant met with Planning Staff to discuss the expansion of the Mississippi Tank Company parking to the west on an adjacent parcel the company owns. The property is also undergoing a rezoning request and the variance is contingent upon the zoning being approved. If the zoning request is approved, planning staff will ask for the property to be combined into a single parcel as part of the site plan approval process.

The type 60 buffer is the largest zoning buffer requirement, calling for a mix of evergreen and deciduous tree species. Vegetated zoning buffers are designed to prevent a conflict between land uses, preventing any damaging effects of one kind of land use on another. The effect of a landscape buffer is mainly physical, providing space, obstructing undesirable views, and reducing the impact of commercial land use on surrounding residential land uses. It also serves as an acoustic barrier, attempting to reduce any noise emanating from the two conflicting land uses. The Board of Adjustment can request certain conditions with variance requests, i.e., additional, more substantial, or specific landscape requirements for a residential buffer.

The applicant is also requesting a variance for the fence height in the front yard. The proposed fence would be used to create an physical buffer to the adjacent property, intending to mitigate the loss of the required 60 ft zoning buffer

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4 Zoning Districts

R-3 Multi-Family Residential District: The purpose of the R-3 District is to permit medium and high density residential uses including multi-family, two-family, and single-family structures with related recreational, religious and educational facilities. This district is consistent with the Neighborhood Conservation 1 and 2 districts in the Comprehensive Plan. This zoning district encourages protected residential neighborhoods with only compatible supporting institutional uses and open space.

I-1 Light Industrial District: The purpose of the I-1 District is to provide for the development of research, light industrial, office parks, warehouse, and distribution centers consistent with comprehensive planning policies. This district is consistent with the Industry and Corporate Office District in the Comprehensive Plan.

SECTION 7

7.9.8.6 The maximum height of fences and walls shall be four feet above grade when located in a front yard. Otherwise, the maximum height of a fence is eight feet. (Required in all zoning districts listed in section 4)

7.11.13 Zoning Buffer Requirements.

June 2024 BOA Item: A & B
 Bobby Threatt, Applicant, and Chris Bowen, Representative
 Request for: **Zoning Buffer Variance**

Table 7.11-2 Zoning Buffer Requirements														
Zones	A-1	A-2	R-1A	R-1B	R-1C	R-2	R-3	B-1/B-2	B-3	B-4	B-5	I-1	I-2	Buffer Yard Specifications
R-3	10'	10'	10'	10'	10'	10'	-	-	-	-	-	-	-	Type 10 shall consist of a landscaped area a minimum of 10 feet in width, landscaped with One (1) large canopy tree (ultimate height 50± feet) for every seventy-five (75) lineal feet of buffer yard and Three (3) medium evergreen trees (planted on a 25 foot triangular staggered spacing) and one small ornamental tree for every 75 lineal feet of buffer yard.
I-1	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	-	-	-	Type 60 shall consist of a landscaped area a minimum of 60 feet in width, landscaped as an opaque barrier and 1 large canopy tree (ultimate height 50± feet) and 1 small ornamental deciduous tree for every 50 lineal feet of buffer yard and one medium evergreen tree planted on a triangular staggered spacing for every 10 lineal feet of buffer yard.
I-2	60'	60'	60'	60'	60'	60'	60'	60'	60'	60'	-	-	-	

Present Zoning: R-3 Multi-Family Residential

Present Use: Vacant

Future Land Use: University College District

**Surrounding Zoning:
and Land Use:**
 North: R-2 Two-Family Residential District
 South: R-3 Multi-Family Residential
 East: I-1 Light Industrial District
 West: R-3 Multi-Family Residential

**Letters or
Concerns stated:** The applicant has provided documentation on the communication with the adjacent neighbors and has been included at the end of this report. This includes a letter of support from one of the adjacent neighbors. The Planning Division has received no other calls or letters of concern regarding the request.

Basis for Approval (12.4.1.1):

Approval Criteria. A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria:

I. Hardship.

- The hardship is unique to the property and is not or will not be

June 2024 BOA Item: A & B

Bobby Threatt, Applicant, and Chris Bowen, Representative

Request for: **Zoning Buffer Variance**

caused by the actions or inactions of the applicant.

- There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

II. Special Privilege. A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

III. Literal Interpretation. The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

IV. Reasonable Use. The applicant cannot make reasonable use of the property without the requested variance.

V. Minimum Required. The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

VI. Conformance with the Purposes of this Code. The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

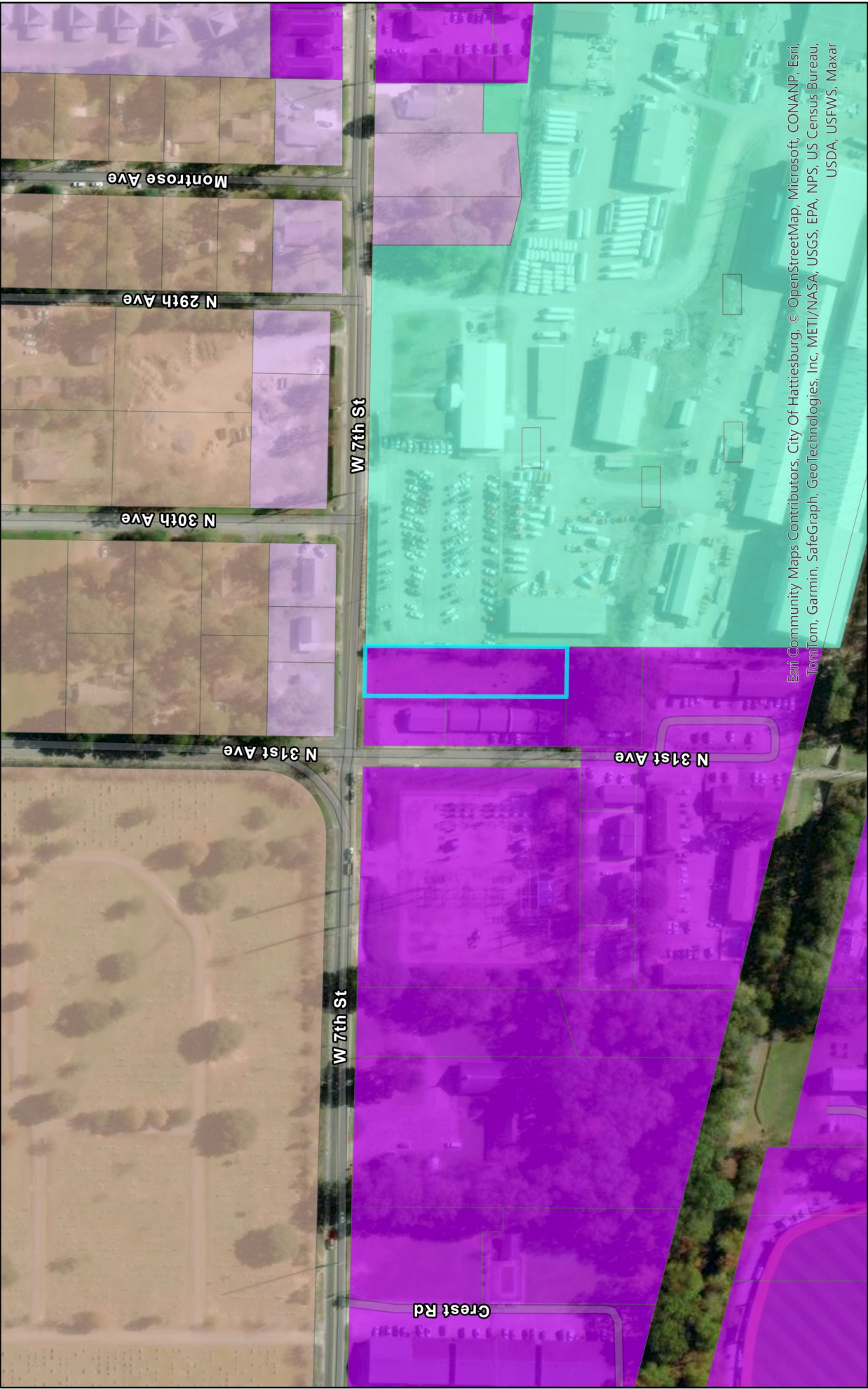
SUBJECT PARCEL

3000 West 7th St — Zoning Buffer and fence height variance

Bobby Threatt, Applicant, and Chris Bowen, Representative

Petitioner requests variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential) to 10 ft and request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence. The requests are for an expansion to a property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).





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Zoning

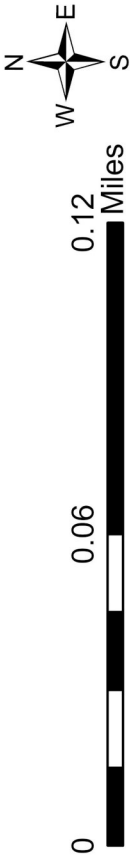
- R-1A
- R-2
- R-3
- I-1

Site Information

Property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).



**URBAN
DEVELOPMENT**
PLANNING DIVISION





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Future Land Use

- Neighborhood Conservation District 2
- University/College District

Site Information

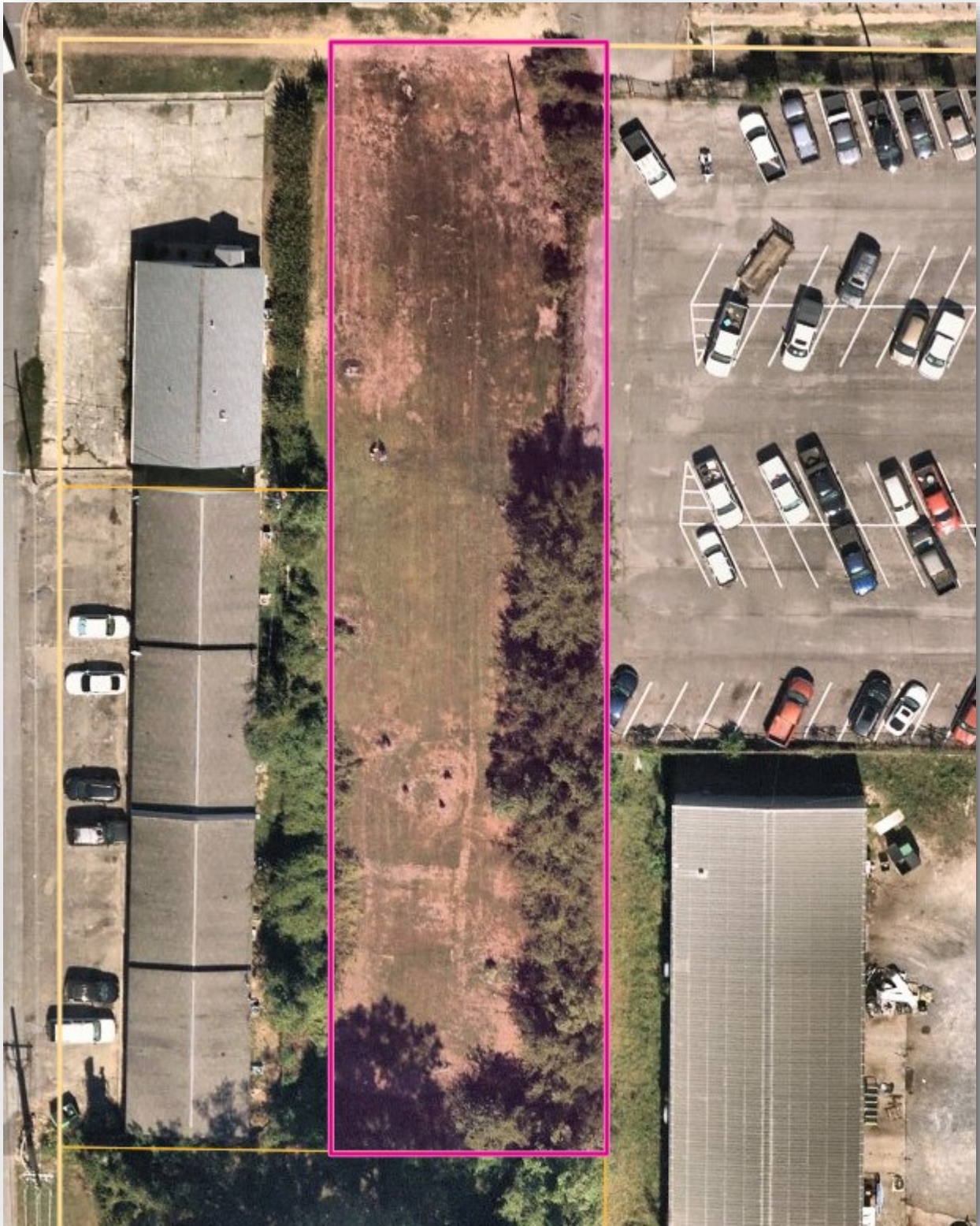
Future land use for property located adjacent to 3000 West 7th Street (PPIN 26407, Ward 1, Forrest County).



URBAN DEVELOPMENT
PLANNING DIVISION



Site Aerial



Surrounding Area

Northern and Southern Directions: R-2 Two-Family Residential District and R-3 Multi-Family Residential



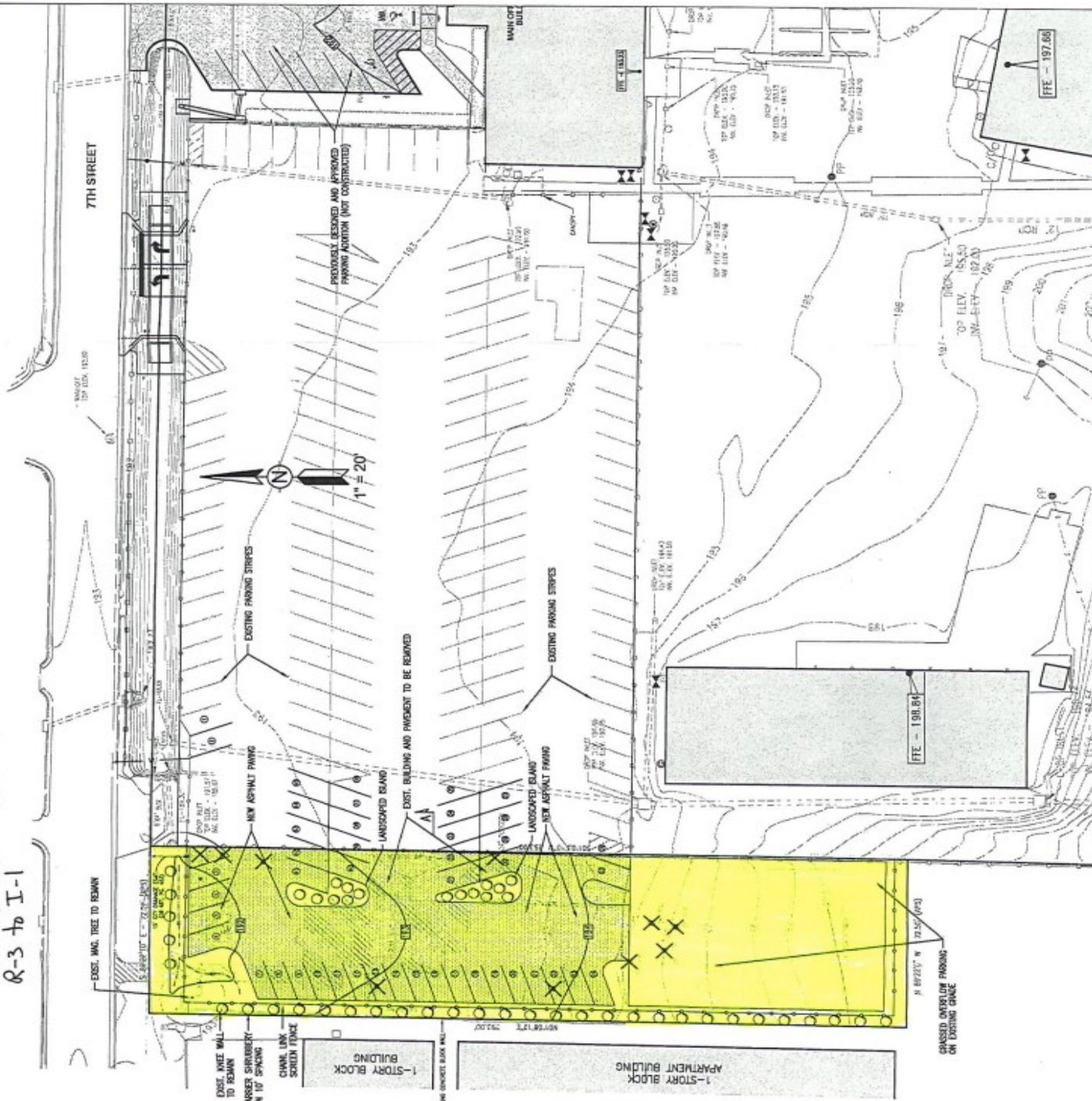
Surrounding Area

East and Western Directions: I-1 Light Industrial District and R-3 Multi-Family Residential



MISSISSIPPI TANK COMPANY

Mississippi Tank Company
49 acres rezoned from
R-3 to I-1



PROJECT NOTES

1. UPON COMPLETION OF LANDWORKS, ALL DISTURBED AREAS SHALL BE PLANTED WITH 3" TOPSOIL, BALANCED FROM ON-SITE STRIPPING, AND PLANTED WITH SOLO CENTREPE 500.
2. TOTAL PROPERTY AREA - 18.6 ACRES ±
 A. NETLY EXPOSED AREA - 1.4 ACRES ±
 B. ESTIMATED DISTURBED AREA - 0.4 ACRES ±
3. TOTAL SITE IMPERVIOUS/PERVIOUS RATIO (ENTIRE 18.6 ACRES):
 IMPERVIOUS/TOTAL SITE AREA RATIO: 37.1%
 PERVIOUS/TOTAL SITE AREA RATIO: 62.9%
 EXPANSION SITE IMPERVIOUS/PERVIOUS RATIO (0.4 ACRES PARCEL):
 IMPERVIOUS/TOTAL SITE AREA RATIO: 48.5% (50% MAX. FOR 0.3)
 PERVIOUS/TOTAL SITE AREA RATIO: 51.5%
4. CALCULATE 8% OFF-RATE:
 PRE-CONSTRUCTION: 14.4 CFS } INTENS FOR ENTIRE 18.6 ACRES
 POST-CONSTRUCTION: 8.11 CFS }
5. PROPERTY IS ZONED RA (PARKING EXPANSION AREA, EXISTING SITE IS R-1, EXPANSION SITE IS R-1).
 A. FUTURE 8% OFF-RATE SHALL BE INSTALLED AND MAINTAINED AT UNTIL PERMANENT VEGETATION IS ESTABLISHED.

LEGEND

- | | |
|---|---------------------------------|
|  | EXISTING PAVEMENT TO BE REMOVED |
|  | FINISHED TOPOGRAPHIC CONTOUR |
|  | EXISTING TOPOGRAPHIC CONTOUR |
|  | EXISTING STUMPS TO BE REMOVED |



SECTION 'A'



PROJECT VICINITY MAP

Proposed layout

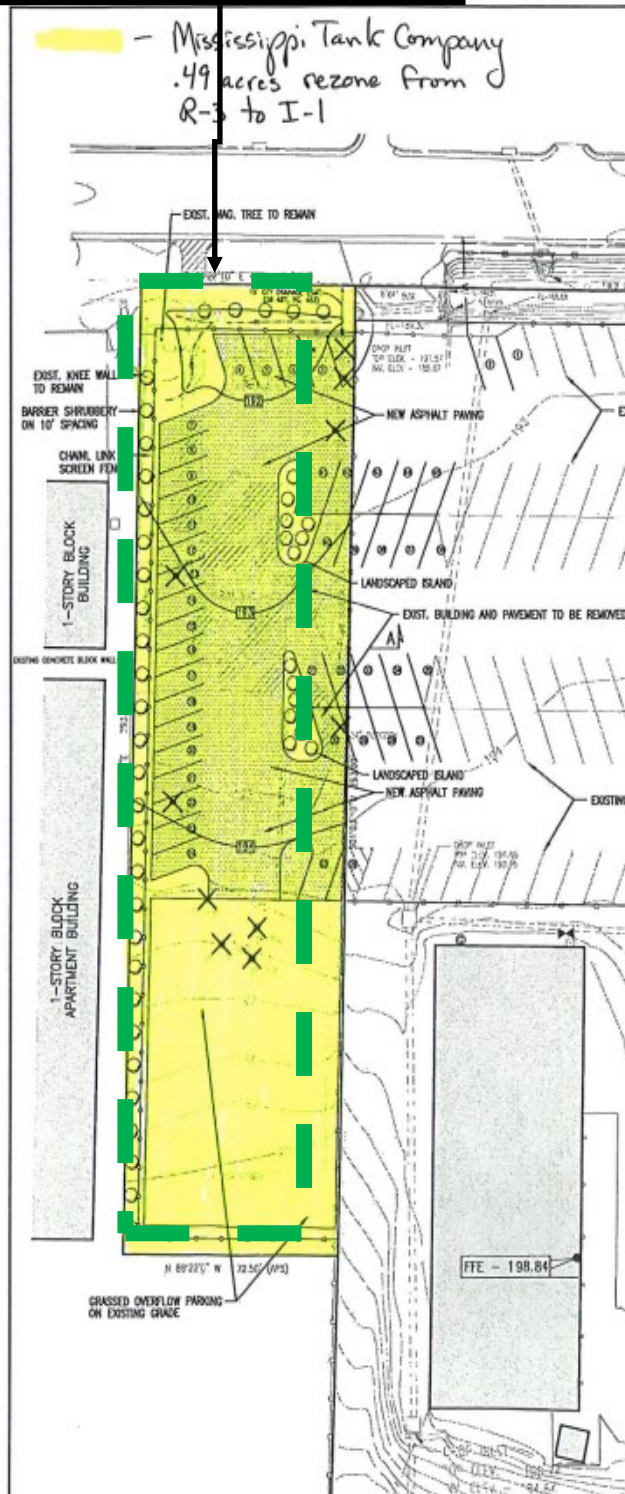
Approximate location of required
60 ft zoning buffer

(not drawn to scale)

Parcel is currently ~70 wide along

Aerial of current lot showing approximate
location of 60 ft zoning buffer

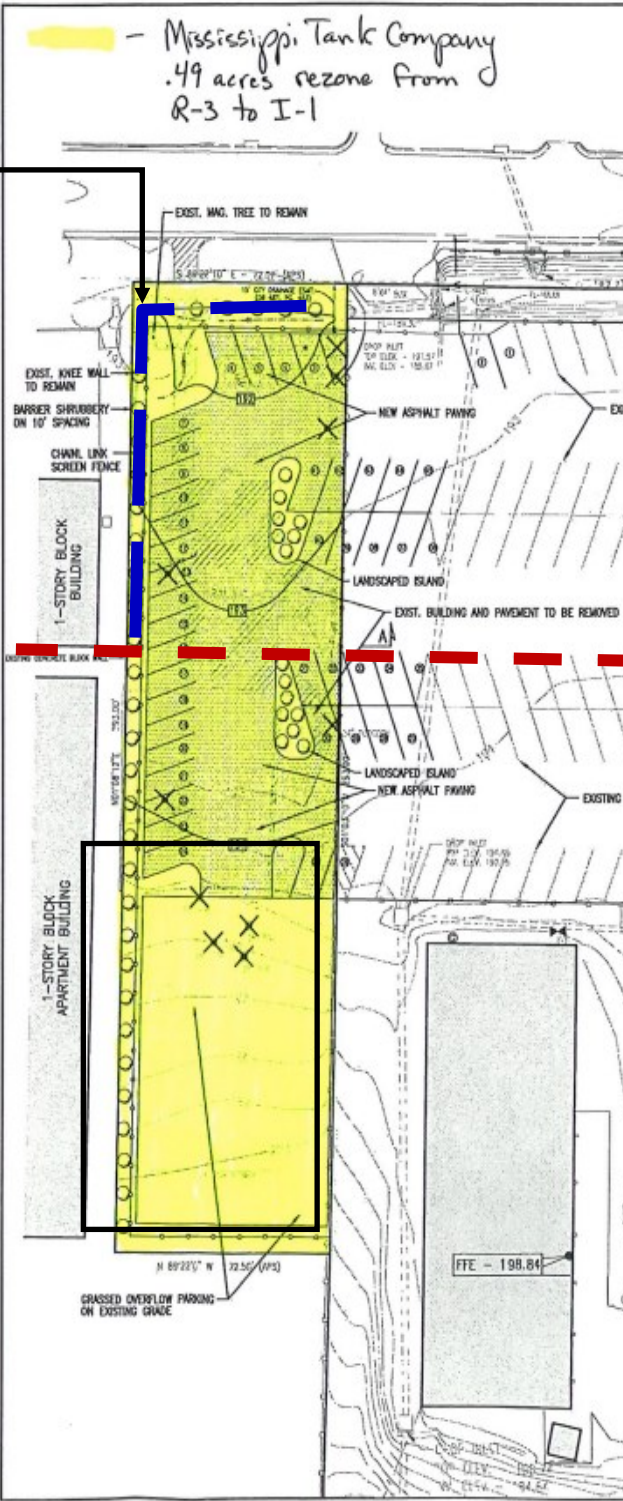
Measured using NearMap.com



Proposed layout

Focused view of addition and fence location

Location of fencing in front yard requesting to be 8 ft in height



Approximate location of front yard line



URBAN DEVELOPMENT PLANNING DIVISION

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)

Hattiesburg, MS 39403-1898

Department of Urban Development

(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Mississippi Tank Company

Project Name: West End Parking extension

Proposed Use(s): parking

Project Street Address: 3000 & 3016 W. 7th St

PPIN Number(s) (if unknown, can be found on tax receipt): 26407

Application for (check all appropriate types):

☒ Variance (see below)

☐ Subdividing of Lot, Parcel, or Tract (see p. 12)

☐ Street or Alley Renaming (see pp. 13-14)

☐ Vacating Street or Alley (see pp. 13-14)

☐ Conditional Use (see below)

☒ Re-Zoning (see below)

☐ Overlay District

☐ Planned Mixed-Use District

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

☐ Sign ☒ Setback (front, side, or rear 10' side) ☐ Off-Site Parking

☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space

☐ Other: _____

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

☐ Automotive Filling Station

☐ Digital Billboard, New

☐ Restaurant

☐ Other: _____

☐ Telecommunications

☐ Digital Billboard, Replacement

☐ Solar Farm

For Re-Zoning Only, see p. 11:

Existing Zoning: R-3

Proposed Zoning: I-1

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____

Planner: Nathan Siding

Parcel Number(s): SA

Historic District(s): NA

Flood Zone(s): SA

Zoning District(s): R-3; I-1

Project No.: _____

Code Sections:

LDC Section No. 7 - Zoning Buffer Requirements

Section No. _____

Section No. _____

Section No. _____

Section No. _____

RECEIVED DATE & INITIALS:

3/4/24
US

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: <u>Bobby Threatt</u>		
☒ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: <u>601-606-7447</u>	Fax: _____	Email: <u>bthreatt@mstank.com</u>
Mailing Address: <u>PO Drawer 1391, Hburg, MS 39403-1391</u>		

Secondary:

Name: <u>Chris Bowen</u>		
☐ Applicant ☐ Property Owner ☒ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: <u>601-543-7406</u>	Fax: _____	Email: <u>cbowen@mstank.com</u>
Mailing Address: <u>As above</u>		

Other(s):

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the **OWNER(s)** of the subject property located at
3000 W. 7th St , Hattiesburg, 39401
Street Address City State
on this the 4th day of March, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.
Bobby Threatt, Chris Bowen

on this the 4th day of March, 2024.

Bobby Threatt for Mississippi Tank Company

Property Owner (print)

Property Owner (signature)

STATE OF Mississippi Tank Company

COUNTY OF Forrest

Personally came and appeared before me, the within named

Bobby Threatt,
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 4th day of
March, 2024.

NOTARY PUBLIC

My Commission Expires



PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER

REQUIRED SUBMITTAL INFORMATION

Deadline for applicant to file petition: _____ 5:00pm (End of business day)

Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm

Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm

City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm

There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

****Dates and times are subject to change****

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork MUST be attached to this application:

____ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)

____ Site & Design Review Committee, if needed.

____ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)

____ Electronic/Digital copy of legal description REQUIRED for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com

____ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)

____ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.

____ Other documents needed (per Planning Division):

____ Maps of digital billboard removal sites ____ Maps of digital billboard replacement sites
____ Documentation on measurements ____ Other: _____

____ Payment to the City of Hattiesburg for filing application in the amount of \$ 575.00

**You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.**

You will be responsible for maintaining the sign for the duration of the public hearing process.

Required Fees

All fees adopted by Ordinance No. 2977, adopted January 22, 2008, as amended. This is an excerpt from that ordinance:

Public Hearing Fees:

Variance (includes Concept Site Plan Review) -----	\$175.00 per application and one Variance request; plus \$50.00 for each additional variance request within same application
Street/Alley Naming or Re-Naming-----	\$300.00 per application, plus \$100.00 per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval, but prior to effective date.)
Street/Alley Closing -----	\$300.00 per application
(Conditional) Use Permit -----	\$200.00 per application
Zoning Change -----	\$400.00 per application* (*see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD), & (Planned Mixed-Use District PMU) -----	\$400.00 per application (*see PUD or PRD zoning package rate) or (**see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package -----	\$600.00 per package application
Subdivision of Land (Preliminary Plats) -----	\$225.00 per application, plus \$10.00 for each created lot (** see PUD or PRD & Subdivision of Land package rate) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package** -----	\$500.00 per application, plus \$10.00 for each created lot (**see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text -----	\$200.00 per application
Appeal Fees for Proponent or Opponent appeals to City Council -----	\$50.00 per appeal Exempt from fees – Established Neighborhood Associations
Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request -----	\$50.00 (per each 100 mailing labels)

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). Section 12.4.1 Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

An exceptional condition creating a hardship for Mississippi Tank Company exists in that in the absence of obtaining a variance to a 10' setback from the adjoining property, the property would not be able to be utilized for construction of a new parking lot due to it only being 72.5' wide.

2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

We're not asking for any special privilege.

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

The literal interpretation of the provision would deprive Mississippi Tank Company of our
ability to expand our parking

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

The costs involved in expanding our parking lot are significant, and uneconomic
if unable to obtain the variance.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

The granting of the maximum variance will provide for the addition of the parking spaces as
provided in the attached plan.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

Granting of this variance will allow for the property to be folded into the same
classification as the rest of our facility.

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.

FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- ☐ There was a mistake in the original zoning.
- ☒ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

Detailed explanation of condition(s) most applicable to your request:

The Mississippi Tank campus has clearly been utilized for manufacturing and retail dating back into the 1940's, and as such, the apartment community grew in around our facility, not vice versa.

versa.



DEED

Bk:1291 Page:722-725

RCR: 09/27/2018 01:50:59 AM

FORREST COUNTY, MS

JIMMY C. HAVARD CHANCERY CLERK

Space Above Line for Official Use Only

Prepared by and return to:

C. Joyce Hall
MS Bar #2123
Watkins & Eager PLLC
400 East Capitol Street
Jackson, MS 39201
(601) 965-1900

GRANTOR:

Starbrite, LLC
P.O. Box 18109
Hattiesburg, MS 39404
Telephone: 601.582.2846

GRANTEE:

Mississippi Tank and Manufacturing
Company
3000 W. 7th Street
Hattiesburg, MS 3940
Telephone: 601.264.1800

Indexing Instructions: SE ¼ of SE ¼ of Section 6, Township 4 North, Range 13 West,
Forrest County, Mississippi

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid,
and other good, legal and valuable consideration, the receipt and sufficiency of which are hereby
acknowledged, the undersigned **STARBRITE, LLC**, a Mississippi limited liability company
("Grantor") does hereby sell, convey and warrant specially unto **MISSISSIPPI TANK AND
MANUFACTURING COMPANY**, a Mississippi corporation ("Grantee"), the following land
and property located and situated in Forrest County, Mississippi, and being more particularly
described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO FOR THE LEGAL
DESCRIPTION.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been
prorated as of this date on an estimated basis, and when said taxes are actually determined, if the
proration is incorrect, then Grantor agrees to pay to Grantee or its assigns any deficit on an actual
proration. Likewise, Grantee agrees to pay to Grantor any overpayment on an actual proration.

This conveyance and the warranty herein contained are made subject to the following
exceptions:

1. Ad valorem taxes for current and future years, not yet due and payable; and
2. Any and all prior oil, gas and other mineral severances, reservations and
conveyances of record.

(Signature Page Follows)

WITNESS THE EXECUTION OF THIS INSTRUMENT, this the 25 day of

September, 2018.

GRANTOR:

STARBRITE, LLC

a Mississippi limited liability company

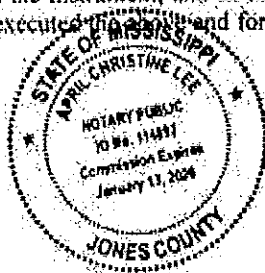
By: Charles D. Miller

Name: Charles D. Miller

Title: Manager

STATE OF MS
COUNTY OF Jones

Personally appeared before me, the undersigned authority in and for the said county and state, on this 25 day of September, 2018, within my jurisdiction, the within named Charles D. Miller, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that they executed the same in their representative capacity and that by their signature on the instrument, and as the act and deed of the person or entity upon behalf which they acted, executed the above and foregoing instrument, after having been duly authorized so to do.



April Christine Lee
NOTARY PUBLIC

EXHIBIT A
LEGAL DESCRIPTION

Tract 1:

Commencing at the Northwest corner of the West half of the East half of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6, Township 4 North, Range 13 West, Hattiesburg, Forrest County, Mississippi, and run thence East 165 feet to and for a Point of Beginning, from said Point of Beginning run thence East 92.5 feet, run thence South 207.1 feet, turn thence an angle of 83 degrees 31 minutes right and run thence Westerly 93 feet; run thence North 215.4 feet to the Point of Beginning; together with the improvements thereon and appurtenances thereunto belonging.

Tract 2:

3016 W. 7th St

A part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of Section 6, Township 4 North, Range 13 West in the County of Forrest, State of Mississippi, and more particularly described as follows, to-wit:

Begin 72.5 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of said Section, Township, and Range, and

Begin 72.5 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of said Section, Township, and Range, and thence run East for a distance of 72.5 feet, thence run South for a distance of 318 feet, thence run West for a distance of 72.5 feet, thence run North for a distance of 318 feet to the Point of Beginning.

Tract 3:

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 4 North, Range 13 West, in the City of Hattiesburg, County of Forrest, State of Mississippi, and being particularly described as commencing at the Southeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 6, and run thence North along the East line of Section 6 for 371.7 feet to the North right-of-way line of the Illinois Central Gulf Railroad (formerly the Mississippi Central Railroad) thence continue North along the East line of Section 6 for 680 feet thence run 608 degrees 45' West for 493.5 feet to the Point of Beginning of the parcel herein conveyed; thence run North 77 degrees 17' West for 71.7 feet, thence run North for 198.3 feet to a point on the South margin line of West Seventh Street; thence run Easterly along the South margin of West Seventh Street for 70 feet; and thence run South 214.9 feet, more or less, to the Point of Beginning.

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, Lance LeBlanc, am OK with this variance.

I, _____, do not agree with this variance.

Signing for LandLady Investments LLC



Dated 03/12/2024

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Thomas Eugene Dixon & Gretta Barnes

Dated_____

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Mildred Maddox Real Estate LLC

Dated_____

March 18, 2024

Re: Zoning and Variance change

Spoke with Ms. Mildred Maddox outside her office at 3018 W 7th Street at 5:00 pm, March 11, 2024.

I explained to her that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make her happy. We both walked over to look at the existing concrete wall along the property line, and I told her that if it turned out that this wall was on our property, that we could leave that or remove it based on whatever she wanted done. She then showed me where someone had been east bound and run off of West 7th Street in their vehicle, through her parking lot and hit that wall. She said that she was in real estate and that she understood what we were trying to do. She said that she remembered seeing a red stake or pin denoting the property boundary, but when we went to the edge of that wall where she believed it to be, neither of us could see evidence of the marker. I provided her with the form for her approval or denial, and she said that she would need to talk to her husband and discuss it with him and for me to call her back tomorrow after lunch. I called her back at 2:15 pm the next day (March 12th) and she said that she was in a meeting and could not talk right then. I called her back and left her a message the next morning (March 13th) at 10:10 a.m. asking her to please call.

Chris Bowen

Mississippi Tank Company

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Mildred Maddox Real Estate LLC

Dated_____

Mississippi Tank Company land description for zoning change with variance to extend parking lot. March 4, 2024.

A part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of Section 6, Township 4 North, Range 13 West in the County of Forrest, State of Mississippi, and more particularly described as follows, to-wit:

Begin 72.5 feet East of the Northwest corner of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ of the SE $\frac{1}{4}$) of said Section, Township, and Range, and thence run East for a distance of 72.5 feet, thence run South for a distance of 318 feet, thence run West for a distance of 72.5 feet, thence run North for a distance of 318 feet to the Point of Beginning.

March 18, 2024

Re: Zoning and Variance change

Spoke with Mr. & Mrs. Dixon of 611 N. 31st Ave on March 12, 2024.

Mr. Dixon was out raking leaves and stated that he was having some problems with his memory and called his wife out of the house. The 3 of us went through the garage and out into their backyard as I explained to them both that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make them happy. She said she didn't want us taking her property, to which I assured her we would not be taking her property, that we only wished to utilize ours – for a parking lot. They had a row of volunteer vegetation and a deteriorating chainlink fenceline that runs along the southern most border of the 0.49 acres of Mississippi Tank Co and the northern most border of their backyard. I told her that we would be happy to replace that fenceline with a new fence, if that's what they wanted. I was clear that we were not going to be doing anything on their property, to which she said that she knew that someday we would want that property, but she wasn't ready to sell right now.

I provided her with the form for her approval or denial, and she said she would not be signing anything.

Chris Bowen

Mississippi Tank Company

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, _____, am OK with this variance.

I, _____, do not agree with this variance.

Signing for Thomas Eugene Dixon & Gretta Barnes

Dated_____

March 18, 2024

Re: Zoning and Variance change

Spoke with Mr. Lance LeBlanc of Landlady Investments outside their apartments March 12th.

I had originally made contact by leaving my phone number at the offices of Landlady Investments for Shakiea LeBlanc. She called me back and told me that her husband, Lance, handles those apartments, and gave me her husband's cell number. He happened to be over at the property right then. I called him, and we met in their front parking lot. I explained to him that we were looking to extend our parking lot over to the edge of our property and would need a zoning change and variance, but that we wanted to do whatever we needed along our fence line in common in order to make them happy. We both walked over to look at the existing concrete wall along the property line, and he stated that he'd rather us leave the wall in place to help him with his drainage. He said that he thought that the wall was on our property and it helps channel the water from behind his apartments to the drain at the northernmost end of his apartments. He also suggested that if it were feasible, that our chainlink fence be constructed atop of this concrete rock wall. He also believes that a new fence would be beneficial in keeping homeless individuals from setting up back there. He said he got a complaint from his apartments when one lady set up back there under an umbrella and blaring out music on her radio.

Chris Bowen

Mississippi Tank Company

March 2024

To: Hattiesburg Planning Commission

From: Mississippi Tank Company

Mississippi Tank Company is asking the Hattiesburg Planning Commission to provide a variance from their zoning regulations that provides a 10 foot set back from your property line to establish a fence (consistent with our existing parking lot fence) and plant shrubs for a buffer in an extension of the Mississippi Tank parking lot.

I, Lance LeBlanc, am OK with this variance.

I, _____, do not agree with this variance.

Signing for LandLady Investments LLC



Dated 03/12/2024

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Bernard Green, Vice Chair
2. Jessica Cathey
3. Richard Conville
4. John Eye
5. Shawn Harris, Chair
6. Brandon E. Williams
7. Eric Boney
8. Herman Dungan
9. James Trussell

Members Absent:

1. Stacey Ready
2. James Hughes

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Wiley Quinn

Chair Harris declared the Board of Adjustment meeting open and in session at 4:23 p.m.

AGENDA REVIEW

A motion was made to accept the agenda.

Motion:

Made by Mr. Conville to approve the agenda

Second:

Made by Brandon E. Williams

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan	X		
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

MINUTES REVIEW

The minutes from April were discussed and no changes were made.

Motion:

Made by Brandon E. Williams

Second:

Made by Jessica Cathey

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

PLANNING REPORT

Due to the meeting starting an hour late, the planning report was skipped for timeliness.

CHAIR'S REPORT

Due to the meeting starting late, the chair skipped the report for timeliness.

INTRODUCTIONS

Board of Adjustment members and Staff introduced themselves.

PUBLIC HEARING – Board of Adjustment

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential) to 10 ft. The request is for an expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on behalf of the application.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Green to approve

Second:

Made by Ms. Ready

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville	X		
Bernard Green	X		
Shawn Harris		X	
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		

Bruce Betts			Absent
Jessica Cathy			Absent

Item B:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence for a proposed expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on behalf of the application.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Trussell to approve with the condition to allow a fence that is consistent fencing on site.

Second:

Made by Mr. Green

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville		X	
Bernard Green	X		
Shawn Harris		X	
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item C:

Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request a variance from the minimum required zoning buffer of 20 ft for a B-2 (Neighborhood Business) zoned property adjacent to a residentially zoned property to 10 ft. The request is for a property that is bound by South Street to the east, and Stadium Drive to the West. The request is also contingent upon a rezoning request for the property (PPIN 26633, 26636, and 26632; Ward 2, Forrest County).

Discussion and Vote:

Staff introduced the case. Hunter Andrews presented on behalf of the application.

Presented by:

1. Hunter Andrews

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Conville to table until the next meeting, and requested a school representative attend the meeting.

Second:

Made by Mr. Green

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item D:

Hastings Pucket, owner, requests a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 7128 US Highway 49, in Forrest County, Ward 2 (PPIN 9237, and 9216).

Discussion and Vote:

Staff introduced the case. Kevin Cochran presented on behalf of the application.

Presented by:

1. Kevin Cochran

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Green to approve

Second:

Made by Mr. Williams

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville			Absent
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item E:

John Anglin, engineer, and Craig Flanagan, representative, request a variance from the maximum allowed distance for a local street block length of 800 feet to instead allow for a block length of 1600 feet, for a proposed expansion of the Shadow Ridge Subdivision on a property located on Shadow Ridge Drive (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

Staff introduced the case. John Anglin presented on behalf of the application.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Green

Second:

Made by Commissioner Ready

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville			Absent
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

OTHER BUSINESS

No other business came before the Board of Adjustment.

Adjournment:

The meeting was adjourned at 6:59 p.m.

Motion:

Made by Bernard Green

Second:

Made by Eric Boney

Vote:

Board Member	Yea	Nay	Other
Shawn Harris	X		
John Eye	X		
James Trussell			Absent
Brandon E. Williams	X		
Eric Boney	X		
Richard Conville			Absent
Stacey Ready			Absent
Herman Dungan	X		
Jessica Cathey	X		

Bernard Green	X		
James Hughes			Absent

Shawn Harris, Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Cory Long, Planning Administrator, Nathan Satcher, Planner II
cc: Ann Jones, Chief Administrative Officer
Date: Tuesday, June 18, 2024
Re: Approve a sidewalk requirement variance as requested by Hastings Puckett, owner, to vary from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk. The Board of Adjustment recommended approval on June 5th, 2024.
File Number: 2024-202
Minute Book #

Summary

Sidewalk Requirement Variance – Hastings Puckett, owner, requests a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 7128 US Highway 49, in Forrest County, Ward 2 (PPIN 9237, and 9216).

Recommendation Statement

The Board of Adjustment recommended approval on June 5th, 2024.

Please place this on the June 18, 2024 City Council meeting for consideration.

June 2024 BOA Item: D
Hastings Puckett, Owner; Ron McMaster and Cole Goza, Engineers
Request for: **Sidewalk Width Variance**



**Board of Adjustment
Case Fact Sheet**

Name of Petitioners: Hastings Puckett, Owner; Ron McMaster and Cole Goza, Engineers

Address of Property:	Tax Parcel	PPIN:	Ward:
7128 Highway 49	2-012N-23-005.00	9237, 9216	1

Request: **Sidewalk Width Variance**

Purpose of Request: Hastings Puckett, owner, requests a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 7128 US Highway 49, in Forrest County, Ward 2 (PPIN 9237, and 9216).

History / Background: The applicant met with staff in Pre-Application to discuss an expansion of the existing Puckett Rents business on Highway 49. The proposed expansion of their outdoor storage area includes a 9000 sf storage facility. The expansion includes the installation of a gravel surface for the expanded outdoor storage area. Variances for an increased fence height, as well as an expanded outdoor storage area were approved for this site in 2023.

The site plan has met all requirements for approval by the Site and Design Review committee, minus the 5 ft sidewalk required along the public street frontage. Highway 49 is Mississippi Department of Transportation (MDOT) right-of-way. If the variance is approved, it will also need a permit and approval from MDOT for a sidewalk in their right-of-way. A permit has not yet been filed by the applicant to MDOT.

Applicant Summary: See Attached

Applicable Regulations:

SECTION 4 **Zoning Districts**

4.5.12 B-5 Regional Business District: The purpose of the B-5

June 2024 BOA Item: D
Hastings Puckett, Owner; Ron McMaster and Cole Goza, Engineers
Request for: **Sidewalk Width Variance**

District is to provide for retail, personal and business services, offices, and financial services in locations with convenient access to the region's population consistent with comprehensive planning policies. This district is consistent with the Regional Business District in the Comprehensive Plan.

SECTION 7

Table 7.1 Design Standards

7.6.1.1

Sidewalks shall be provided along all public streets on the entire frontage of a development site and align with existing sidewalks on adjacent properties including both frontages on corner lots. The minimum sidewalk width is five feet. Additional width may be required as determined by Site and Design Review.

7.6.1.3

Where sidewalks are not yet present on adjacent sites, sidewalks shall be constructed at least five feet behind the curb to allow for landscaping and street trees. If sidewalks are present on adjacent properties, the new sidewalk shall connect to the existing sidewalk.

Present Zoning:

The parcel is currently zoned B-5 (Regional Business District)

Present Use:

Puckett Rents (Business)

Future Land Use:

Regional Business and Regional Business Corridor

Surrounding Zoning: and Land Use:

North: B-5 Regional Business District
South: B-5 Regional Business District
East: A-1 Agricultural District
West: City Limits

Letters or Concerns stated:

The Planning Division Office has not received any letters or other written communications relative to this case as of May 29th, 2023.

Basis for Approval (12.4.1.1):

I. Hardship.

- The hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant.
- There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

II. Special Privilege. A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

III. Literal Interpretation. The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly

June 2024 BOA Item: D

Hastings Puckett, Owner; Ron McMaster and Cole Goza, Engineers

Request for: **Sidewalk Width Variance**

enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

IV. Reasonable Use. The applicant cannot make reasonable use of the property without the requested variance.

V. Minimum Required. The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

VI. Conformance with the Purposes of this Code. The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

SUBJECT PARCEL

7128 U.S HWY 49 —Sidewalk Width Variance

Hastings Puckett, owner, requests a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 7128 US Highway 49, in Forrest County, Ward 2 (PPIN 9237, and 9216).



Vicinity Map: Ward 1



Zoning: B-5



Site Aerial



Surrounding Area

B-5 Regional Business District and City Limits

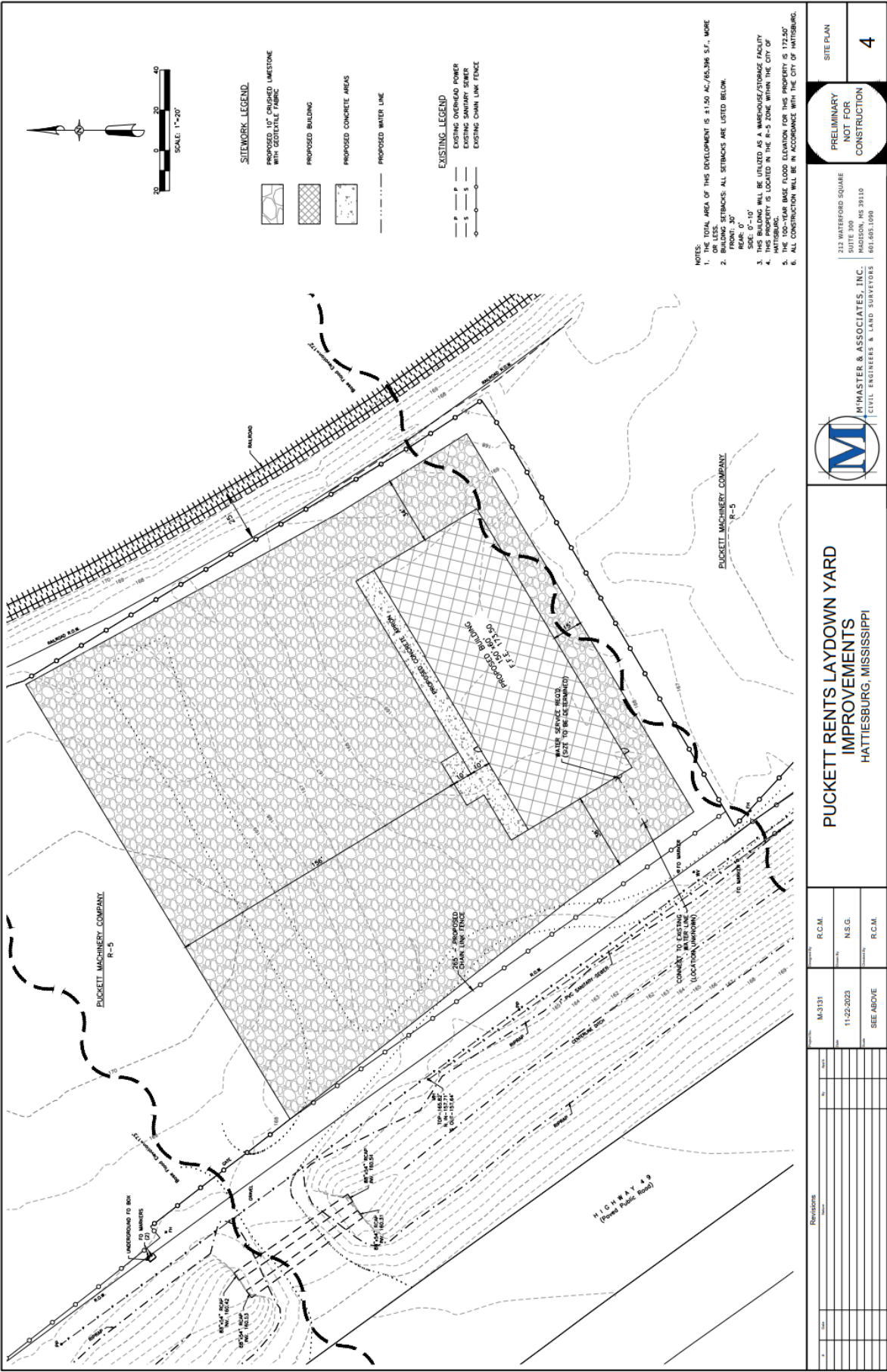


Surrounding Area

B-5 Regional Business District and City Limits



Site Plan



Revisions

No.	Date	By	App'd	Description
1				
2				
3				
4				

PROJECT INFORMATION

PROJECT NO.	M-3131	DESIGNED BY	R.C.M.
DATE	11-22-2023	CHECKED BY	N.S.G.
SCALE	SEE ABOVE	APPROVED BY	R.C.M.

CLIENT INFORMATION

CLIENT NAME	PUCKETT RENTS LAYDOWN YARD IMPROVEMENTS
CLIENT ADDRESS	HATTIESBURG, MISSISSIPPI

DESIGNER INFORMATION

DESIGNER LOGO	M-MASTER & ASSOCIATES, INC.
DESIGNER ADDRESS	313 WATERFORD SQUARE SUITE 300 MADISON, MS 39110 601.695.1090
DESIGNER PHONE	601.695.1090
DESIGNER FAX	
DESIGNER EMAIL	
DESIGNER WEBSITE	

PROJECT STATUS

PROJECT STATUS	PRELIMINARY NOT FOR CONSTRUCTION
SHEET NO.	4
TOTAL SHEETS	

RECEIVED
APR 23 2024



**URBAN
DEVELOPMENT
PLANNING DIVISION**

Public Hearing Application

P.O. BOX 1898 (200 Forrest Street/39401)
Hattiesburg, MS 39403-1898
Department of Urban Development
(601) 545-4599 or FAX (601) 545-1962

APPLICANT:

Applicant Name: Hastings Puckett
Project Name: Puckett Rents Yard expansion
Proposed Use(s): equipment storage, warehousing
Project Street Address: 7128 VS 49
PPIN Number(s) (if unknown, can be found on tax receipt): _____

Application for (check all appropriate types):

- ☒ Variance (see below) ☐ Conditional Use (see below)
☐ Subdividing of Lot, Parcel, or Tract (see p. 12) ☐ Re-Zoning (see below)
☐ Street or Alley Renaming (see pp. 13-14) ☐ Overlay District
☐ Vacating Street or Alley (see pp. 13-14) ☐ Planned Mixed-Use District

For Variance Only (check all appropriate variance types), see pp. 7 & 8:

- ☐ Sign ☐ Setback (front, side, or rear _____) ☐ Off-Site Parking
☐ Lot Width ☐ Lot Coverage Area ☐ Buffer ☐ Open Space

☒ Other: sidewalk Requirement - Requesting no sidewalk

For Conditional Use Permit Only (check applicable type), see pp. 9 & 10:

- ☐ Automotive Filling Station ☐ Telecommunications
☐ Digital Billboard, New ☐ Digital Billboard, Replacement
☐ Restaurant ☐ Solar Farm
☐ Other: _____

For Re-Zoning Only, see p. 11:

Existing Zoning: _____
Proposed Zoning: _____

PLEASE BE SURE TO FILL OUT PP. 1-5 AND SEE FEES ON P. 6

STAFF USE ONLY – Do Not Complete:

Pre-Application Date: _____ Planner: _____
Parcel Number(s): _____ Historic District(s): _____
Flood Zone(s): _____ Zoning District(s): _____

Project No.: _____

Code Sections:

LDC Section No. _____
Section No. _____
Section No. _____
Section No. _____
Section No. _____

RECEIVED DATE & INITIALS:

PROJECT REPRESENTATIVE INFORMATION:

Primary:

Name: <u>Hastings Puckett</u>		
☒ Applicant ☒ Property Owner ☒ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: <u>601 594-6975</u>	Fax: _____	Email: <u>Hastings.Puckett@PuckettMachinery.com</u>
Mailing Address: <u>PO Box 321033</u>		
<u>Flowood, MS 39232</u>		

Secondary:

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

Other(s):

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

Name: _____		
☐ Applicant ☐ Property Owner ☐ Representative ☐ Agent ☐ Contractor ☐ Architect ☐ Engineer		
☐ Other (please specify): _____		
Phone: _____	Fax: _____	Email: _____
Mailing Address: _____		

OWNER AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE OWNER(S) OF
THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the OWNER(s) of the subject property located at
7128 VS 49 Hattiesburg MS
Street Address City State
on this the 23rd day of April, 2024.

In the matter of this request, the property owner further authorizes the following named person(s)
to represent them at the public hearing on this petition.

Paul Gregory, Kevin Cochran, Rob Puckett, or Cole Goza

on this the 23rd day of April, 2024.

Hastings Puckett
Property Owner (print)

Hastings Puckett
Property Owner (signature)

STATE OF Mississippi

COUNTY OF Forrest

Personally came and appeared before me, the within named

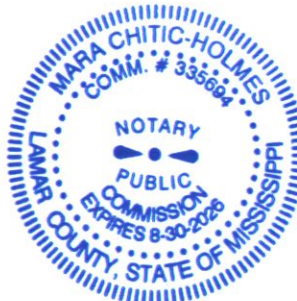
Hastings R. Puckett
who signed and delivered the above and foregoing instrument as and for their free act and deed on
the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the
subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 23rd day of
April, 2024.

Mara Chitic - Holmes
NOTARY PUBLIC

My Commission Expires:

8/30/2026



APPLICANT AFFIDAVIT PAGE

THIS PAGE MUST BE SIGNED IN FRONT OF A NOTARY, BY THE APPLICANT OF THIS PETITION, ONLY IF DIFFERENT FROM THE OWNER(S) OF THE SUBJECT PROPERTY

WITNESS THE SIGNATURES of the APPLICANT(s) of the subject property located at

7128 US 49 Hattiesburg MS
Street Address City State

on this the 23 day of April, 2024.

Hastings Puckett
Applicant (print)

Hastings Puckett
Applicant (signature)

STATE OF Mississippi
COUNTY OF Forrest

Personally came and appeared before me, the within named

Hastings Puckett,
who signed and delivered the above and foregoing instrument as and for their free act and deed on the day and year therein mentioned, and who acknowledge to me that they are the owner(s) of the subject property as described in this Public Hearing Application.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 23rd day of April, 2024.

Maura Chitic-Holmes
NOTARY PUBLIC

My Commission Expires:

8/30/2026



PLANNING COMMISSION & BOARD OF ADJUSTMENT – PETITIONER
REQUIRED SUBMITTAL INFORMATION

Deadline for applicant to file petition: _____ 5:00pm (End of business day)

Hattiesburg Planning Commission Meeting Date: _____ Time: 1:00pm

Hattiesburg Board of Adjustment Meeting Date: _____ Time: 3:30pm

There is a 10-day appeal period, required by State Law, between the Planning Commission Meeting and/or Board of Adjustment Meeting and the City Council Meeting – appeals must be filed within this 10-day period.

City Council Agenda Review Date – (you or your representative should attend): _____ Time: 4:00pm

City Council Meeting (Vote) Date – (you or your representative may attend): _____ Time: 5:00pm

There is an additional 10-day appeal period, required by State Law, after City Council Meeting, for all Variances and Conditional Use Permit which ends _____ and a 30-day wait period for Zoning or Street closing/re-naming, PMUs, PRDs, PUDs which ends _____. So, if approved by the City, no final site plan review approvals or building permits could be issued prior to these dates.

****Dates and times are subject to change****

If an appeal is filed or the petition is tabled for any reason at any stage, the above listed dates would need to be revised.

The following paperwork MUST be attached to this application:

_____ Site Diagram (11" x 17" preferred size): Drawing to scale prepared by professional engineer/surveyor showing lot dimensions, existing/proposed building, signs, parking areas, etc. (Different standard may be accepted only per approval from staff)

_____ Site & Design Review Committee, if needed.

_____ Copy of entire Warranty Deed (filed and recorded at courthouse) with legal description granting title to current owner. (If the Warranty Deed covers a larger piece of property than the current project, a legal description for this project site only may also be required)

_____ Electronic/Digital copy of legal description REQUIRED for all public notices, saved as Word or text document OR emailed to planning@hattiesburgms.com

_____ An affidavit (pages 3 & 4) attesting that the applicant or representing party (if other than the owner) is acting on behalf of the owner(s) of record. The affidavit must be sworn to before a notary public or other appropriate official. (Included in owners signature page, or may be a separate document)

_____ Variance application only: A letter of approval/denial from all adjoining property owners must be obtained and submitted with application.

_____ Other documents needed (per Planning Division):

_____ Maps of digital billboard removal sites _____ Maps of digital billboard replacement sites

_____ Documentation on measurements _____ Other: _____

_____ Payment to the City of Hattiesburg for filing application in the amount of \$_____.

**You may be responsible for posting a sign (prepared by Planning Division staff)
a minimum of fifteen (15) days prior to the hearing date.**

You will be responsible for maintaining the sign for the duration of the public hearing process.

Required Fees

All fees adopted by Ordinance No. 2977, adopted January 22, 2008, as amended. This is an excerpt from that ordinance:

Public Hearing Fees:

Variance (includes Concept Site Plan Review) -----	\$175.00 per application and one Variance request; plus \$50.00 for each additional variance request within same application
Street/Alley Naming or Re-Naming-----	\$300.00 per application, plus \$100.00 per required street name sign if approved* (*Fees for replacement street signs shall be paid after City Council approval, but prior to effective date.)
Street/Alley Closing -----	\$300.00 per application
(Conditional) Use Permit -----	\$200.00 per application
Zoning Change -----	\$400.00 per application* (*see PUD or PRD & zoning package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD), & (Planned Mixed-Use District PMU) -----	\$400.00 per application (*see PUD or PRD zoning package rate) or (**see PUD or PRD & Subdivision of Land package rate)
Planned Unit Development (PUD) or Planned Residential Development (PRD) with zoning change package -----	\$600.00 per package application
Subdivision of Land (Preliminary Plats) -----	\$225.00 per application, plus \$10.00 for each created lot (** see PUD or PRD & Subdivision of Land package rate) Note: Final Plats should be submitted to the governing body for approval within 12 months of approval of preliminary plats.
Planned Unit Development (PUD) or Planned Residential Development with Subdivision of Land Package** -----	\$500.00 per application, plus \$10.00 for each created lot (**see PUD or PRD & Subdivision of Land package rate)
Change in Land Development Code Text -----	\$200.00 per application
Appeal Fees for Proponent or Opponent appeals to City Council -----	\$50.00 per appeal Exempt from fees – Established Neighborhood Associations
Cancellation/Re-notification fee on any public hearing process (Planning Commission or City Council) that is tabled or cancelled at the owner/developer's Request -----	\$50.00 (per each 100 mailing labels)

OTHER PROCESSES MAY HAVE ADDITIONAL FEES

Make all checks payable to the City of Hattiesburg

FOR VARIANCE APPLICANTS:

The Board of Adjustment has the responsibility to hear and make recommendation on requests for variances to the requirements of this Code (per Section 11.4). **Section 12.4.1** Variances are departures from the standards of the Land Development Code, except land use, which will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of the action of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship.

The following conditions must be met before a variance can be recommended. Not all criteria must be met. However, a strong application will meet multiple criteria.

Approval Criteria.

A variance is not a right, but a privilege that property owners meeting the following criteria may request. These criteria are to be used to consider all variance requests. It shall be the burden of the applicant to prove that the request meets these criteria. Use this worksheet or format your own to demonstrate the following criteria.

1. **Hardship.** (a) the hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant. (b) There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

Installing a sidewalk along Hwy 49 in front of the yard expansion will serve nobody. To the south is a large creek. To the north is our existing property which does not and will not have a sidewalk. Installing Further, there are no other sidewalk along US 49 in this area. ^{unnecessary} Designing and installing this sidewalk will create an economic hardship on the project.

2. **Special Privilege.** A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

There are no other sidewalks along US 49 in this area. Not having a sidewalk would be consistent with this area and not a special privilege

3. **Literal Interpretation.** The literal interpretation of the provision of the regulation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

originally
~~The LDC requiring a sidewalk was not intended for the side of mega highways in industrial areas~~

4. **Reasonable Use.** The applicant cannot make reasonable use of the property without the requested variance.

5. **Minimum Required.** The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

6. **Conformance with Purpose of this Code.** The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

see ~~The LDC requiring a sidewalk was not originally for the side of highways in industrial areas.~~

12.4.1.2 Conditions of Approval. In recommending the granting of a variance, the Board of Adjustment may require appropriate conditions and safeguards in conformity with this Code. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be deemed a violation of the Code. The recommendation of the Board Adjustment shall be presented to the City Council for final action.

FOR CONDITIONAL USE APPLICANTS:

Section 12.3.3.1 Compliance Required. Uses requiring Planning Commission approval as noted in the Tables of Uses in Section 5 of this Code, shall be approved subject to this Section. Any application for such use must comply with: all applicable standards that apply to similar uses and properties in the zoning district in general, the specific conditions listed for that use in Section 5, and the following criteria. Where conflicts exist, the Planning Commission shall determine which criteria apply on a case-by-case basis.

1. Does this application meet the conditions set forth in Section 5 of the LDC for the requested use? If yes, please explain:

2. Describe the effects the proposed use of utilities and facilities will have on the community.

3. Describe how the size of the site is appropriate for the proposed use.

4. Will there be any additional pedestrian or vehicular traffic generated by the proposed use? If yes, please explain:

5. Will there be any elevation in the noise level resulting from this proposed use? If yes, please explain:

6. What is the expected number of customers/employees per day?

7. Is proposed use compatible with surrounding uses and design? If yes, please explain:

8. Parking requirements:

Commercial/Industrial: Paved parking will be provided for _____ vehicles, and _____ ADA vehicles; with _____ loading spaces.

For more information, please reference the Land Development Code Section 12.3.3.2.

FOR RE-ZONING APPLICANTS:

As stated in Section 12.3 in the Land Development Code, one of the following conditions must be met before a rezoning can be recommended. Check the condition(s) most applicable to your request and explain in writing.

- ☐ There was a mistake in the original zoning.
- ☐ The character of the neighborhood has changed substantially so that rezoning is clearly justified and there is a public need for the rezoning.
- ☐ Annexation.

Detailed explanation of condition(s) most applicable to your request:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Subdividing of Lot, Parcel or Tract Information

1. Property data:

Parent Parcel / Existing lot/parcel/tract contains _____ Square Footage/Acres

Lot Area Requirement: _____

Lot Frontage Requirement: _____

Existing use of lot/parcel/tract _____

To be subdivided into _____ lots/parcels (including parent parcel) – outlined below.

Use extra copies of this form if needed for additional lots.

Newly subdivided Parcels	New lot size in square footage (sf) or acres (A)	New lot has public road frontage (yes / no)	New lot has private road frontage (yes / no)	Indicate name of public or private road(s)	Staff - Lot area & frontage requirements comply?	
					Yes	No
1.						
2.						
3.						
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
Be sure to include information on the remainder of "existing" lot after splits made – identified as "Parent Parcel"						
Parent Parcel						
		Total square footage of new lots (verify total matches existing parcel prior to splits)				

2. Infrastructure required:

Water/Sewer _____ Gas _____ Electric _____ Telephone _____ Cable _____ Streets _____

Street/Alley Renaming, Closing, or Vacating Information

1. Please indicate specific request(s): ☐ Street ☐ Alley
 ☐ Closing ☐ Vacating ☐ Naming ☐ Re-Naming
2. Current name of street/alley to be named/re-named, vacated, or closed:

3. Proposed name of street/alley to be named or re-named (If applicable):

4. Describe the portion of the street/alley to be renamed, closed, or vacated (use all bounding or intersecting streets/alleys, from and to):

5. Tax Block(s) and Lot(s) involved in closing request

6. Describe existing land use of properties and number of residents affected by renaming the street/alley within 400 feet.

Type of Land Use of adjacent development	Number of properties adjacent to the existing street	Number of property owners adjacent to the existing street	Number of residents affected by the change of address	
Businesses				
Residences				
Apartments				
Churches/Schools				
Other				

Any additional Information: _____

5. Describe the effect the proposed change will have on existing development and the transportation system within the affected area.

6. Have applications for zoning, variance, building permit, or other applications been filed?

_____ Yes _____ No

If yes, provide reference numbers and dates: _____

7. Acknowledgment of property owners affected by the street/alley renaming. Include all names and addresses.

8. Obtain from the City's Engineering Department the legal description of the street/alley or portion thereof to be closed, vacated, named or re-named (need electronic copy)

Attach Acknowledgement of Affected residents/business

As Additional Page(s)

**MINUTES OF THE
REGULAR MEETING OF THE
BOARD OF ADJUSTMENT
June 5th, 2024**

Board Members Roll Call:

Members Present:

1. Bernard Green, Vice Chair
2. Jessica Cathey
3. Richard Conville
4. John Eye
5. Shawn Harris, Chair
6. Brandon E. Williams
7. Eric Boney
8. Herman Dungan
9. James Trussell

Members Absent:

1. Stacey Ready
2. James Hughes

Staff Present:

1. Cory Long, Planning Manager
2. Nathan Satcher, Planner II
3. David Miller, Esq.
4. Jim Gladden, Esq.
5. Wiley Quinn

Chair Harris declared the Board of Adjustment meeting open and in session at 4:23 p.m.

AGENDA REVIEW

A motion was made to accept the agenda.

Motion:

Made by Mr. Conville to approve the agenda

Second:

Made by Brandon E. Williams

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan	X		
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

MINUTES REVIEW

The minutes from April were discussed and no changes were made.

Motion:

Made by Brandon E. Williams

Second:

Made by Jessica Cathey

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

PLANNING REPORT

Due to the meeting starting an hour late, the planning report was skipped for timeliness.

CHAIR'S REPORT

Due to the meeting starting late, the chair skipped the report for timeliness.

INTRODUCTIONS

Board of Adjustment members and Staff introduced themselves.

PUBLIC HEARING – Board of Adjustment

Item A:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the minimum required zoning buffer of 60 ft for an I-1 (Light industrial) zoned property adjacent to a residentially zoned property (multi-family residential) to 10 ft. The request is for an expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on behalf of the application.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Green to approve

Second:

Made by Ms. Ready

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville	X		
Bernard Green	X		
Shawn Harris		X	
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		

Bruce Betts			Absent
Jessica Cathy			Absent

Item B:

Mississippi Tank Company, applicant, Bobby Threatt, applicant, and Chris Bowen, representative, request a variance from the maximum allowed fence height in a front yard of 4 feet to instead allow for an 8 ft fence for a proposed expansion to a property located adjacent to 3000 West 7th Street. The request is also contingent upon a rezoning request for the property (PPIN 26407, Ward 1, Forrest County).

Discussion and Vote:

Staff introduced the case. Chris Bowen presented on behalf of the application.

Presented by:

1. Chris Bowen

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Trussell to approve with the condition to allow a fence that is consistent fencing on site.

Second:

Made by Mr. Green

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville		X	
Bernard Green	X		
Shawn Harris		X	
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item C:

Hattiesburg Public School District, owner, and Hunter Andrews, engineer, request a variance from the minimum required zoning buffer of 20 ft for a B-2 (Neighborhood Business) zoned property adjacent to a residentially zoned property to 10 ft. The request is for a property that is bound by South Street to the east, and Stadium Drive to the West. The request is also contingent upon a rezoning request for the property (PPIN 26633, 26636, and 26632; Ward 2, Forrest County).

Discussion and Vote:

Staff introduced the case. Hunter Andrews presented on behalf of the application.

Presented by:

1. Hunter Andrews

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Conville to table until the next meeting, and requested a school representative attend the meeting.

Second:

Made by Mr. Green

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville	X		
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item D:

Hastings Pucket, owner, requests a variance from the minimum 5ft width sidewalk requirement for a B-5 zoned property to instead allow for a 0ft sidewalk (Section 7.6, Table 7.1, Subsection 7.6.1.1 LDC) for a proposed expansion located at 7128 US Highway 49, in Forrest County, Ward 2 (PPIN 9237, and 9216).

Discussion and Vote:

Staff introduced the case. Kevin Cochran presented on behalf of the application.

Presented by:

1. Kevin Cochran

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Mr. Green to approve

Second:

Made by Mr. Williams

Vote:

Board Member	Yea	Nay	Other
John Eye		X	
Richard Conville			Absent
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

Item E:

John Anglin, engineer, and Craig Flanagan, representative, request a variance from the maximum allowed distance for a local street block length of 800 feet to instead allow for a block length of 1600 feet, for a proposed expansion of the Shadow Ridge Subdivision on a property located on Shadow Ridge Drive (Lamar County, Ward 3, PPIN 24500).

Discussion and Vote:

Staff introduced the case. John Anglin presented on behalf of the application.

Presented by:

1. John Anglin

Proponents:

1. None

Opponents:

1. None

Motion:

Made by Commissioner Green

Second:

Made by Commissioner Ready

Vote:

Board Member	Yea	Nay	Other
John Eye	X		
Richard Conville			Absent
Bernard Green	X		
Shawn Harris	X		
Brandon Williams	X		
Stacey Ready	X		
Eric Boney	X		
Herman Dungan			Absent
James Trussell	X		
Bruce Betts			Absent
Jessica Cathy			Absent

OTHER BUSINESS

No other business came before the Board of Adjustment.

Adjournment:

The meeting was adjourned at 6:59 p.m.

Motion:

Made by Bernard Green

Second:

Made by Eric Boney

Vote:

Board Member	Yea	Nay	Other
Shawn Harris	X		
John Eye	X		
James Trussell			Absent
Brandon E. Williams	X		
Eric Boney	X		
Richard Conville			Absent
Stacey Ready			Absent
Herman Dungan	X		
Jessica Cathey	X		

Bernard Green	X		
James Hughes			Absent

Shawn Harris, Chair

Cory Long, AICP, Planning Division Manager



Memorandum

To: Mayor Toby Barker and Members of City Council

From:

cc:

Date: Tuesday, June 18, 2024

Re: Adopt the June 18th, 2024 Amendments to the budget for the City of Hattiesburg for fiscal year ending September 30, 2024 and adopt Resolution authorizing publication of amendments for funds in excess of 10% of the originally appropriated fund balance.
File Number: 2024-231
Minute Book #

Summary

Adopt the June 18th, 2024 Amendments to the budget for the City of Hattiesburg for fiscal year ending September 30, 2024 and adopt Resolution authorizing publication of amendments for funds in excess of 10% of the originally appropriated fund balance.

Recommendation Statement

I recommend adoption of the June 18th, 2024 budget amendments for fiscal year 2023-2024 and resolution authorizing publication of amendments in excess of 10% of the originally appropriated fund balance.

Please place this on the June 18, 2024 City Council meeting for consideration.

MEMORANDUM

TO : **Mayor Barker, Members of City Council**
FROM : **Malcolm G. Berch CFO**
DATE : **June 18, 2024**
SUBJECT : **Proposed Amendments, FY 2024**

Below is a list of the most significant proposed amendments to the FY 2024 budget. Attached is a more detailed list of proposed changes to the General Fund, detailing the impact to the Fund's budgeted ending cash. Descriptions are also included for proposed changes to the budgets of other funds.

Significant items specifically for the **General Fund** include:

- Increase in General Government Building for the renovation of parts of City Hall.
- Increase in G/G Insurance due to an expected increase in our Property insurance premium.
- Increase in the Police department due to Motor Vehicle repairs, contractual services, utilities and overtime expenditures.
- Increase in Sanitation for repairs to the sanitation trucks and for the purchase of 2 additional new trucks.

Budget amendments in other funds were attributed mostly to establishing the budgets for the Water Meter replacement project.

If you have questions concerning the information presented, please give me a call.

RECAP OF PROPOSED AMENDMENTS**June 18, 2024****FY 2024****GENERAL FUND:****Budgeted Ending Cash as adopted** **6,911,804**

Amendments to Revenues:

Transfer in - Fund 91	827	
Archives & History Grant	99,200	
		100,027

Amendments to Expenditures:

Municipal Court - Other Professional Servs & Realignment	(77,120)	
Planning - N.I.P. Supplies, Cell Phone and Sal Realignment	(10,160)	
General Govt Building - Archives & History/City Hall	(250,000)	
G/G Insurance OS - Insurance Premium	(160,000)	
Police Dept. - Utilities, MV Rep, Cont servs, Realignment	(396,630)	
Fire Dept - Cell Phone and Continuing education	(14,000)	
Traffic - Fuel	(6,000)	
Streets - Fuel, Various supplies and Agr Eq R&M	(26,500)	
Shop - Fuel and Disinfectants	(6,000)	
Sanitation - Fuel, MV Rep and 2 Sanitation Trucks	(857,000)	
Animal Control - Fuel & Contractual Services	(70,200)	
Transfers	(140,000)	
Cemetery - Cell Phone, Fuel and Contractual Services	(3,553)	
		<u>(2,017,163)</u>
Budgeted Ending Cash, as Amended		<u>\$ 4,994,668</u>

PARKS & RECREATION FUNDContractual Services, Fuel and Supplies **(107,177)****WATER AND SEWER O&M**Purchase of Truck, Reappropriation **(1,850)****COMMUNITY CENTERS**Personal Services, Fuel and Utilities **(30,000)****WATER METER PROJECT FUND**Bond Proceeds and expenditures **(7,690,508)**

CITY OF HATTIESBURG, MS. - GENERAL FUND
Analysis of Revenue and Expenditure Budgets
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
<u>Revenues & Beg. Cash Balance:</u>							
Taxes -Other	\$15,000		\$15,000		\$15,000		\$15,000
Licenses & Permits	4,972,620		4,972,620		\$4,972,620		\$4,972,620
Intergovernmental Revenues:							\$0
Federal	2,764,314	1,009,424	3,773,738	1,315,500	\$5,089,238		\$5,089,238
State	450,391	264,856	715,247	240,972	\$956,219	99,200	\$1,055,419
State-Shared	27,797,654		27,797,654		\$27,797,654		\$27,797,654
County/City Shared	16,000		16,000		\$16,000		\$16,000
Charges for Services:					\$0		\$0
Public Safety	285,000		285,000		\$285,000		\$285,000
Streets	0		0		\$0		\$0
Sanitation	2,355,800		2,355,800		\$2,355,800		\$2,355,800
Misc.	0		0		\$0		\$0
Fines & Forf.	931,000		931,000		\$931,000		\$931,000
Misc. Revenues	426,600		426,600		\$426,600		\$426,600
Transfers-In	1,294,000		1,294,000		\$1,294,000	827	\$1,294,827
Non-Revenue Receipts	368,700		368,700		\$368,700		\$368,700
TOTAL REVENUES EXCLUSIVE OF			0		0		\$0
PROPERTY TAXES	\$41,677,079	\$1,274,280	\$42,951,359	\$1,556,472	\$44,507,831	\$100,027	\$44,607,858
Beg. Fund Balance	20,000,000	2,997	20,002,997		\$20,002,997		\$20,002,997
Less Reserve for Court Technology			0		\$0		\$0
Less Reserve for Future Debt Service			0		\$0		0
Property Tax Levy	21,400,000		21,400,000		\$21,400,000		21,400,000
TOTAL AVAIL. REVENUES	\$83,077,079	\$1,277,277	\$84,354,356	\$1,556,472	\$85,910,828	\$100,027	\$86,010,855

THE GENERAL FUND EXPENDITURE BUDGETS:

001003 City Council							
Personnel	\$399,990		\$399,990		\$399,990		399,990
Supplies & Expenses	3,400		3,400		\$3,400		3,400
Other Services & Charges	244,500		244,500		\$244,500		244,500
Capital Outlays	6,000		6,000		\$6,000		6,000
Total - City Council	\$653,890	\$0	\$653,890	\$0	\$653,890	\$0	\$653,890
001015 City Court							
Personnel	\$1,319,650		\$1,319,650		\$1,319,650	\$7,120	1,326,770
Supplies & Expenses	70,274		70,274		\$70,274		70,274
Other Services & Charges	564,506		564,506		\$564,506	70,000	634,506
Capital Outlays	0		0		\$0		0
Total - City Court	\$1,954,430	\$0	\$1,954,430	\$0	\$1,954,430	\$77,120	\$2,031,550
001020 Mayor/Admin.							
Personnel	\$946,800	\$5,100	\$951,900	\$7,600	\$959,500		959,500
Supplies & Expenses	23,050		23,050		\$23,050		23,050
Other Services & Charges	248,400		248,400		\$248,400		248,400
Capital Outlays	4,500	35,000	39,500	-35,000	\$4,500		4,500
Total - Mayor/Admin.	\$1,222,750	\$40,100	\$1,262,850	-\$27,400	\$1,235,450	\$0	\$1,235,450
001030 Elections							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	0		0		\$0		0
Total - Elections	\$0	\$0	\$0	\$0	\$0	\$0	\$0
001040 Muni. Clerk							
Personnel	\$209,150		\$209,150		\$209,150		\$209,150
Supplies & Expenses	4,150		4,150		\$4,150		4,150
Other Services & Charges	49,800		49,800		\$49,800		49,800
Capital Outlays	0		0		\$0		0
Total - Muni Clerk	\$263,100	\$0	\$263,100	\$0	\$263,100	\$0	\$263,100
001042 Accounting							
Personnel	\$366,200	\$72,600	\$438,800	\$18,900	\$457,700		\$457,700
Supplies & Expenses	6,500		6,500		\$6,500	1,851	8,351
Other Services & Charges	5,700		5,700		\$5,700	-1,851	3,849
Capital Outlays	0		0		\$0		0
Total - Accounting	\$378,400	\$72,600	\$451,000	\$18,900	\$469,900	\$0	\$469,900

CITY OF HATTIESBURG, MS. - GENERAL FUND
Analysis of Revenue and Expenditure Budgets
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
001045 Purchasing							
Personnel	\$152,630		\$152,630		\$152,630		\$152,630
Supplies & Expenses	2,750		2,750		\$2,750		2,750
Other Services & Charges	3,284		3,284		\$3,284		3,284
Capital Outlays	0		0		\$0		0
Total - Purchasing	\$158,664	\$0	\$158,664	\$0	\$158,664	\$0	\$158,664
001060 City Attorney							
Personnel	\$96,660		\$96,660		\$96,660		\$96,660
Supplies & Expenses	100		100		\$100		100
Other Services & Charges	600		600		\$600		600
Capital Outlays	0		0		\$0		0
Total - City Attorney	\$97,360	\$0	\$97,360	\$0	\$97,360	\$0	\$97,360
001080 Human Resources							
Personnel	\$265,200		\$265,200	\$26,450	\$291,650		\$291,650
Supplies & Expenses	7,800		7,800		\$7,800		7,800
Other Services & Charges	5,600		5,600	5,500	\$11,100		11,100
Capital Outlays	0		0		\$0		0
Total - Human Resources	\$278,600	\$0	\$278,600	\$31,950	\$310,550	\$0	\$310,550
001081 Loss Control							
Personnel	\$126,910		\$126,910	-\$26,450	\$100,460		\$100,460
Supplies & Expenses	6,000		6,000		\$6,000		6,000
Other Services & Charges	3,700		3,700		\$3,700		3,700
Capital Outlays	0		0		\$0		0
Total - Loss Control	\$136,610	\$0	\$136,610	-\$26,450	\$110,160	\$0	\$110,160
001090 Urban Development							
Personnel	\$634,940		\$634,940	\$5,350	\$640,290	\$1,960	\$642,250
Supplies & Expenses	24,945	1,000	25,945		\$25,945	5,200	31,145
Other Services & Charges	134,180	24,000	158,180		\$158,180	3,000	161,180
Capital Outlays	0		0		\$0		0
Total - Urban Dev.	\$794,065	\$25,000	\$819,065	\$5,350	\$824,415	\$10,160	\$834,575
001091 Information Systems							
Personnel	\$346,300		\$346,300		\$346,300		\$346,300
Supplies & Expenses	39,100		39,100		\$39,100		39,100
Other Services & Charges	821,000		821,000		\$821,000		821,000
Capital Outlays	40,000		40,000		\$40,000		40,000
Total - Inf. Systems	\$1,246,400	\$0	\$1,246,400	\$0	\$1,246,400	\$0	\$1,246,400
001092 Gen. Gov't Building							
Personnel			\$0		\$0		\$0
Supplies & Expenses	24,000		24,000		\$24,000		24,000
Other Services & Charges	177,600		177,600		\$177,600	250,000	427,600
Capital Outlays	0		0		\$0		0
Total - Gen. Gov't Building	\$201,600	\$0	\$201,600	\$0	\$201,600	\$250,000	\$451,600
001093 Intermodal Facility (Depot) O & M:							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	13,300		13,300		\$13,300		13,300
Other Services & Charges	84,700		84,700		\$84,700		84,700
Capital Outlays	0		0		\$0		0
Total - Depot O & M	\$98,000	\$0	\$98,000	\$0	\$98,000	\$0	\$98,000
001094 Metro Planning							
Personnel	\$202,570	\$11,350	\$213,920		\$213,920		\$213,920
Supplies & Expenses	13,150		13,150		\$13,150		13,150
Other Services & Charges	245,250		245,250		\$245,250		245,250
Capital Outlays			0		\$0		0
Total - Metro Planning	\$460,970	\$11,350	\$472,320	\$0	\$472,320	\$0	\$472,320
001095 Gen. Gov't Insurance/Other serv.							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	1,000		1,000		\$1,000		1,000
Other Services & Charges	3,323,100		3,323,100		\$3,323,100	160,000	3,483,100
Capital Outlays			0		\$0		0
Total - Gen. Gov't Insur/other Serv.	\$3,324,100	\$0	\$3,324,100	\$0	\$3,324,100	\$160,000	\$3,484,100

CITY OF HATTIESBURG, MS. - GENERAL FUND
Analysis of Revenue and Expenditure Budgets
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
001096 Federal Programs Administration							
Personnel	\$85,140		85,140		\$85,140	\$54,800	139,940
Supplies	3,500		3,500		\$3,500		3,500
Other Services & Charges	1,274,396		1,274,396		\$1,274,396	-\$54,800	1,219,596
Capital Outlay	0		0		\$0		0
Total - Federal Programs Admin.	\$1,363,036	\$0	\$1,363,036	\$0	\$1,363,036	\$0	\$1,363,036
Recap - General Government Cost Centers							
Personnel	\$5,152,140	\$89,050	\$5,241,190	\$31,850	\$5,273,040	\$63,880	\$5,336,920
Supplies & Expenses	\$243,019	\$1,000	\$244,019	\$0	\$244,019	\$7,051	\$251,070
Other Services & Charges	\$7,186,316	\$24,000	\$7,210,316	\$5,500	\$7,215,816	\$426,349	\$7,642,165
Capital Outlays	\$50,500	\$35,000	\$85,500	-\$35,000	\$50,500	\$0	\$50,500
Total - Gen. Government	\$12,631,975	\$149,050	\$12,781,025	\$2,350	\$12,783,375	\$497,280	\$13,280,655
001100 Police							
Personnel	\$12,958,300		\$12,958,300	\$3,945	\$12,962,245	\$200,630	\$13,162,875
Supplies & Expenses	772,460	110,400	882,860		\$882,860		882,860
Other Services & Charges	1,205,259	4,846	1,210,105	8,900	\$1,219,005	196,000	1,415,005
Capital Outlays	14,095	864,520	878,615		\$878,615		878,615
Total - Police	\$14,950,114	\$979,766	\$15,929,880	\$12,845	\$15,942,725	\$396,630	\$16,339,355
001131 Police & Fire Training							
Personnel	\$49,550		\$49,550	\$3,150	\$52,700		\$52,700
Supplies & Expenses	101,072		101,072	12,822	\$113,894		113,894
Other Services & Charges	85,495		85,495		\$85,495		85,495
Capital Outlays	0		0		\$0		0
Total - Police & Fire Training	\$236,117	\$0	\$236,117	\$15,972	\$252,089	\$0	\$252,089
001160 Fire							
Personnel	\$10,843,700	\$4,400	\$10,848,100	\$9,365	\$10,857,465		\$10,857,465
Supplies & Expenses	324,200		324,200		\$324,200		324,200
Other Services & Charges	338,720		338,720		\$338,720	14,000	352,720
Capital Outlays	0		0	130,000	\$130,000		130,000
Total - Fire Dept.	\$11,506,620	\$4,400	\$11,511,020	\$139,365	\$11,650,385	\$14,000	\$11,664,385
001180 Code Enforcement							
Personnel	\$751,000		\$751,000		\$751,000		\$751,000
Supplies & Expenses	31,755	5,000	36,755	5,000	\$41,755	3,000	44,755
Other Services & Charges	230,450	40,000	270,450	100,000	\$370,450	9,000	379,450
Capital Outlays	0	110,000	110,000		\$110,000	-12,000	98,000
Total - Code Enforcement	\$1,013,205	\$155,000	\$1,168,205	\$105,000	\$1,273,205	\$0	\$1,273,205
001190 Contractual Services - Public Safety							
Personnel	\$233,890		\$233,890		\$233,890		\$233,890
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	949,459		949,459		\$949,459		949,459
Capital Outlays	0		0		\$0		0
Total - Cont. Serv. - Public Safety	\$1,183,349	\$0	\$1,183,349	\$0	\$1,183,349	\$0	\$1,183,349
Public Services Cost Centers:							
001191 Traffic Maint.							
Personnel	\$350,800		\$350,800		\$350,800		\$350,800
Supplies & Expenses	145,550		145,550		\$145,550	6,000	151,550
Other Services & Charges	108,250		108,250		\$108,250		108,250
Capital Outlays	0	236,600	236,600		\$236,600		236,600
Total - Traffic Maint.	\$604,600	\$236,600	\$841,200	\$0	\$841,200	\$6,000	\$847,200
001201 Streets							
Personnel	\$1,085,950		\$1,085,950	\$4,725	\$1,090,675		\$1,090,675
Supplies & Expenses	340,700		340,700		\$340,700	16,500	357,200
Other Services & Charges	1,630,600	43,075	1,673,675		\$1,673,675	10,000	1,683,675
Capital Outlays	0	433,000	433,000		\$433,000		433,000
Total - Streets	\$3,057,250	\$476,075	\$3,533,325	\$4,725	\$3,538,050	\$26,500	\$3,564,550
001202 Street Lights							
Personnel			\$0		\$0		\$0
Supplies & Expenses			0		\$0		0
Other Services & Charges	1,400,000		1,400,000		\$1,400,000		1,400,000
Capital Outlays	0		0		\$0		0
Total - Street Lights	\$1,400,000	\$0	\$1,400,000	\$0	\$1,400,000	\$0	\$1,400,000

CITY OF HATTIESBURG, MS. - GENERAL FUND
Analysis of Revenue and Expenditure Budgets
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
001203 Engineering							
Personnel	\$649,820		\$649,820		\$649,820		\$649,820
Supplies & Expenses	16,350		16,350		\$16,350		16,350
Other Services & Charges	357,702		357,702		\$357,702		357,702
Capital Outlays	0		0		\$0		0
Total - Engineering	\$1,023,872	\$0	\$1,023,872	\$0	\$1,023,872	\$0	\$1,023,872
001204 Shop							
Personnel	\$490,400		\$490,400		\$490,400		\$490,400
Supplies & Expenses	29,950		29,950		\$29,950		29,950
Other Services & Charges	56,600		56,600		\$56,600	6,000	62,600
Capital Outlays	0		0		\$0		0
Total - Shop	\$576,950	\$0	\$576,950	\$0	\$576,950	\$6,000	\$582,950
001205 GOFS							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	5,120		5,120		\$5,120		5,120
Other Services & Charges	18,900		18,900		\$18,900		18,900
Capital Outlays	0		0		\$0		0
Total - GOFS	\$24,020	\$0	\$24,020	\$0	\$24,020	\$0	\$24,020
001206 Drainage							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	8,500		8,500		\$8,500		8,500
Other Services & Charges	93,000		93,000		\$93,000		93,000
Capital Outlays	670,000		670,000		\$670,000		670,000
Total - Drainage	\$771,500	\$0	\$771,500	\$0	\$771,500	\$0	\$771,500
001207 Construction							
Personnel	\$682,200		\$682,200		\$682,200		\$682,200
Supplies & Expenses	121,950		121,950		\$121,950		121,950
Other Services & Charges	149,800		149,800		\$149,800		149,800
Capital Outlays	0	24,000	24,000		\$24,000		24,000
Total - Construction	\$953,950	\$24,000	\$977,950	\$0	\$977,950	\$0	\$977,950
001220 Sanitation							
Personnel	\$2,020,570	\$13,100	2,033,670		\$2,033,670		\$2,033,670
Supplies & Expenses	440,100		440,100	50,000	\$490,100	109,000	599,100
Other Services & Charges	1,568,950		1,568,950	100,000	\$1,668,950	88,000	1,756,950
Capital Outlays	0	605,000	605,000		\$605,000	660,000	1,265,000
Total - Sanitation	\$4,029,620	\$618,100	\$4,647,720	\$150,000	\$4,797,720	\$857,000	\$5,654,720
001221 Street Cleaning							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	0		0		\$0		0
Total - Street Cleaning	\$0	\$0	\$0	\$0	\$0	\$0	\$0
001250 Health							
Personnel	\$1,481,280		\$1,481,280		\$1,481,280		\$1,481,280
Supplies & Expenses	134,000		134,000		\$134,000		134,000
Other Services & Charges	5,400		5,400		\$5,400		5,400
Capital Outlays	0		0		\$0		0
Total - Health	\$1,620,680	\$0	\$1,620,680	\$0	\$1,620,680	\$0	\$1,620,680
Recap - Public Services:							
Personnel	\$6,761,020	\$13,100	\$6,774,120	\$4,725	\$6,778,845	\$0	\$6,778,845
Supplies & Expenses	\$1,242,220	0	1,242,220	50,000	\$1,292,220	131,500	1,423,720
Other Services & Charges	\$5,389,202	43,075	5,432,277	100,000	\$5,532,277	104,000	5,636,277
Capital Outlays	\$670,000	1,298,600	1,968,600	0	\$1,968,600	660,000	2,628,600
Total - Public Services	\$14,062,442	\$1,354,775	\$15,417,217	\$154,725	\$15,571,942	\$895,500	\$16,467,442
001260 Animal Control							
Personnel	\$159,200		\$159,200		\$159,200		\$159,200
Supplies & Expenses	10,900		10,900		\$10,900	3,200	14,100
Other Services & Charges	185,550	70,000	255,550		\$255,550	67,000	322,550
Capital Outlays	0	56,550	56,550		\$56,550		56,550
Total - Animal Control	\$355,650	\$126,550	\$482,200	\$0	\$482,200	\$70,200	\$552,400

CITY OF HATTIESBURG, MS. - GENERAL FUND
Analysis of Revenue and Expenditure Budgets
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
001280 Human/Social Assist.							
Personnel			\$0		\$0		\$0
Supplies & Expenses			0		\$0		0
Other Services & Charges	313,500		313,500		\$313,500		313,500
Capital Outlays			0		\$0		0
Total - Human/Social Assist.	\$313,500	\$0	\$313,500	\$0	\$313,500	\$0	\$313,500
001402 Economic Dev.							
Personnel			\$0		\$0		\$0
Supplies & Expenses			0		\$0		0
Other Services & Charges	0	9,671,496	9,671,496	-4,000,000	\$5,671,496		5,671,496
Capital Outlays	84,148		84,148	5,616,500	\$5,700,648		5,700,648
Total - Economic Dev.	\$84,148	\$9,671,496	\$9,755,644	\$1,616,500	\$11,372,144		\$11,372,144
001460 Debt Service							
Principal	\$822,778		\$822,778		\$822,778		\$822,778
Interest	319,425		\$319,425		\$319,425		\$319,425
Paying Agent Fee	3,000		\$3,000		\$3,000		\$3,000
Total Debt Service	\$1,145,203	\$0	\$1,145,203	\$0	\$1,145,203	\$0	\$1,145,203
001551 Airport							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	17,650		17,650		\$17,650		17,650
Other Services & Charges	40,550		40,550		\$40,550		40,550
Capital Outlays	0		0		\$0		0
Total - Airport	\$58,200	\$0	\$58,200	\$0	\$58,200	\$0	\$58,200
001553 Cemetery							
Personnel	\$919,200	-\$12,960	\$906,240		\$906,240		\$906,240
Supplies & Expenses	82,350		82,350		\$82,350		82,350
Other Services & Charges	60,301		60,301		\$60,301	3,553	63,854
Capital Outlays	60,500	18,200	78,700		\$78,700		78,700
Total - Cemetery	\$1,122,351	\$5,240	\$1,127,591	\$0	\$1,127,591	\$3,553	\$1,131,144
001560 Parking Garages							
Personnel	\$53,700		\$53,700		\$53,700		\$53,700
Supplies & Expenses	2,050		2,050		\$2,050		2,050
Other Services & Charges	54,350		54,350	20,000	\$74,350		74,350
Capital Outlays	0		0		\$0		0
Total - Parking Garages	\$110,100	\$0	\$110,100	\$20,000	\$130,100	\$0	\$130,100
Transfers to Other Funds	\$4,304,016	1,181,000	\$5,485,016	228,000	\$5,713,016	140,000	\$5,853,016
EXPENDITURES & TRANSFERS	\$63,076,990	\$13,627,277	\$76,704,267	\$2,294,757	\$78,999,024	\$2,017,163	\$81,016,187
Recap - General Fund							
Personnel	\$37,881,700	\$93,590	\$37,975,290	\$53,035	\$38,028,325	\$264,510	\$38,292,835
Supplies & Expenses	2,827,676	116,400	2,944,076	67,822	3,011,898	144,751	3,156,649
Other Services & Charges	16,042,152	9,853,417	25,895,569	-3,765,600	22,129,969	819,902	22,949,871
Capital Outlays	879,243	2,382,870	3,262,113	5,711,500	8,973,613	648,000	9,621,613
Principal Payments	822,778	0	822,778	0	822,778	0	822,778
Interest Payments	319,425	0	319,425	0	319,425	0	319,425
Total - Gen. Fund Cost Centers	\$58,772,974	\$12,446,277	\$71,219,251	\$2,066,757	\$73,286,008	\$1,877,163	\$75,163,171
Transfers to Other Funds	4,304,016	1,181,000	5,485,016	228,000	5,713,016	140,000	5,853,016
Total - Expenditures & Transfers	\$63,076,990	\$13,627,277	\$76,704,267	\$2,294,757	\$78,999,024	\$2,017,163	\$81,016,187
Ending Cash Budget	\$20,000,089	-\$12,350,000	\$7,650,089	-\$738,285	\$6,911,804	-\$1,917,136	\$4,994,668

ADMINISTRATIVE	\$12,631,975	\$12,781,025	\$12,783,375	\$13,280,655
POLICE & ACADEMY	\$15,186,231	\$16,165,997	\$16,194,814	\$16,591,444
FIRE	\$11,506,620	\$11,511,020	\$11,650,385	\$11,664,385
CODE ENFORCEMENT	\$1,013,205	\$1,168,205	\$1,273,205	\$1,273,205
PUBLIC WORKS	\$14,062,442	\$15,417,217	\$15,571,942	\$16,467,442
DEBT SERVICE	\$1,145,203	\$1,145,203	\$1,145,203	\$1,145,203
OTHER	\$3,227,298	\$13,030,584	\$14,667,084	\$14,740,837
TRANSFERS	\$4,304,016	\$5,485,016	\$5,713,016	\$5,853,016

CITY OF HATTIESBURG, MS. - GENERAL FUND
Analysis of Revenue and Expenditure Budgets
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
PERSONNEL	\$37,881,700		\$37,975,290		\$38,028,325		\$38,292,835
SUPPLIES	\$2,827,676		\$2,944,076		\$3,011,898		\$3,156,649
OTHER SERVICES & CHARGES	\$16,042,152		\$25,895,569		\$22,129,969		\$22,949,871
CAPITAL OUTLAY	\$879,243		\$3,262,113		\$8,973,613		\$9,621,613
DEBT SERVICE	\$1,142,203		\$1,142,203		\$1,142,203		\$1,142,203
TRANSFERS	\$4,304,016		\$5,485,016		\$5,713,016		\$5,853,016

CITY OF HATTIESBURG, MS
Analysis of Expenditure Budgets - Funds Other Than General
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
Parks & Recreation (Fund #2):							
002300 Recreation Maint. Cost Center							
Personnel	\$1,906,397		\$1,906,397		\$1,906,397		\$1,906,397
Supplies & Expenses	343,800		343,800	14,000	\$357,800	108,000	465,800
Other Services & Charges	581,979	80,014	661,993	40,000	\$701,993	1,640	703,633
Capital Outlays	0	872,000	872,000	213,000	\$1,085,000		1,085,000
Total - Recreation Maint.	\$2,832,176	\$952,014	\$3,784,190	\$267,000	\$4,051,190	\$109,640	\$4,160,830
002315 Recreation Admin.							
Personnel	\$648,300	\$19,600	\$667,900		\$667,900	-\$53,200	\$614,700
Supplies & Expenses	86,960	10,840	97,800		\$97,800		97,800
Other Services & Charges	473,800		473,800		\$473,800	53,200	527,000
Capital Outlays	0		0		\$0		0
Total - Recreation Admin.	\$1,209,060	\$30,440	\$1,239,500	\$0	\$1,239,500	\$0	\$1,239,500
Kamper Park Zoo							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	0		0		\$0		0
Total - Kamper Park	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Recap - Parks & Recreation Fund:							
Personnel	\$2,554,697	\$19,600	\$2,574,297	\$0	\$2,574,297	-\$53,200	\$2,521,097
Supplies & Expenses	430,760	10,840	441,600	14,000	\$455,600	108,000	563,600
Other Services & Charges	1,055,779	80,014	1,135,793	40,000	\$1,175,793	54,840	1,230,633
Capital Outlays	0	872,000	872,000	213,000	\$1,085,000	0	1,085,000
Total - Recreation Maint.	\$4,041,236	\$982,454	\$5,023,690	\$267,000	\$5,290,690	\$109,640	\$5,400,330
Municipal Fire Protection (Fund #5):							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	69,500		69,500		\$69,500		69,500
Other Services & Charges	55,000		55,000		\$55,000		55,000
Capital Outlays	75,000	958,600	1,033,600	243,000	\$1,276,600		1,276,600
Principal Payments	67,850		67,850		\$67,850		67,850
Interest Payments	2,190		2,190		\$2,190		2,190
Total - Municipal Fire Prot. Fund	\$269,540	\$958,600	\$1,228,140	\$243,000	\$1,471,140	\$0	\$1,471,140
Special Streets (Fund #8):							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0 444,800		444,800		\$444,800		444,800
Capital Outlays	0		0		\$0		0
Total - Special Streets	\$444,800	\$0	\$444,800	\$0	\$444,800	\$0	\$444,800
Water & Sewer Operation & Maint. (Fund #9):							
009660 Customer Accounts Cost Center							
Personnel	\$931,720	\$45,500	\$977,220		\$977,220		\$977,220
Supplies & Expenses	74,300		74,300		\$74,300		74,300
Other Services & Charges	497,900		497,900		\$497,900		497,900
Capital Outlays	30,000		30,000		\$30,000	1,850	31,850
Total - Customer Accounts	\$1,533,920	\$45,500	\$1,579,420	\$0	\$1,579,420	\$1,850	\$1,581,270
009672 Water Transmission Cost Center							
Personnel	\$1,107,820		\$1,107,820		\$1,107,820		\$1,107,820
Supplies & Expenses	1,120,500	90,000	1,210,500		\$1,210,500	-159,500	1,051,000
Other Services & Charges	2,237,300		2,237,300		\$2,237,300	428,720	2,666,020
Capital Outlays	140,000		140,000		\$140,000	-12,500	127,500
Total - Water Trans.	\$4,605,620	\$90,000	\$4,695,620	\$0	\$4,695,620	\$256,720	\$4,952,340
009673 Plant Cost Center							
Personnel	\$706,670		\$706,670		\$706,670		\$706,670
Supplies & Expenses	542,000	12,100	554,100		\$554,100	-127,000	427,100
Other Services & Charges	1,442,000	9,100	1,451,100		\$1,451,100	-103,150	1,347,950
Capital Outlays	0		0		\$0		0
Total - Plant	\$2,690,670	\$21,200	\$2,711,870	\$0	\$2,711,870	-\$230,150	\$2,481,720

CITY OF HATTIESBURG, MS
Analysis of Expenditure Budgets - Funds Other Than General
Fiscal Year Ending September 30, 2024

		Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
009676	Sewer Cost Center							
	Personnel	\$472,000		\$472,000		\$472,000		\$472,000
	Supplies & Expenses	330,100	32,100	362,200		\$362,200	-50,000	312,200
	Other Services & Charges	2,559,500		2,559,500		\$2,559,500	335,630	2,895,130
	Capital Outlays	0		0		\$0		0
	Total - Sewer	\$3,361,600	\$32,100	\$3,393,700	\$0	\$3,393,700	\$285,630	\$3,679,330
009677	Lagoon Cost Center							
	Personnel	\$403,070		\$403,070		\$403,070		\$403,070
	Supplies & Expenses	377,220		377,220		\$377,220	-164,200	213,020
	Other Services & Charges	2,374,400	63,600	2,438,000		\$2,438,000	-148,000	2,290,000
	Capital Outlays	0		0		\$0		0
	Principal Payments	0		0		\$0		0
	Interest Payments	0		0		\$0		0
	Total - Lagoon Cost Center	\$3,154,690	\$63,600	\$3,218,290	\$0	\$3,218,290	-\$312,200	\$2,906,090
Recap: Water & Sewer O & M Fund:								
	Personnel	\$3,621,280	\$45,500	\$3,666,780	\$0	\$3,666,780	\$0	\$3,666,780
	Supplies & Expenses	2,444,120	134,200	2,578,320	0	\$2,578,320	-500,700	\$2,077,620
	Other Services & Charges	9,111,100	72,700	9,183,800	0	\$9,183,800	513,200	\$9,697,000
	Capital Outlays	170,000	0	170,000	0	\$170,000	-10,650	\$159,350
	Principal Payments	0	0	0	0	\$0	0	\$0
	Interest Payments	0	0	0	0	\$0	0	\$0
	Total - Water & Sewer O & M Fund	\$15,346,500	\$252,400	\$15,598,900	\$0	\$15,598,900	\$1,850	\$15,600,750
Water & Sewer Bond & Int. (Fund #10):								
	Other Services & Charges			\$0		\$0		\$0
	Principal Payments	\$5,535,000		\$5,535,000		\$5,535,000		\$5,535,000
	Interest Payments	\$918,850		\$918,850		\$918,850		\$918,850
	Paying Agent Fees	\$15,000		\$15,000		\$15,000		\$15,000
	Total - W & S Bond & Int. Fund	\$6,468,850	\$0	\$6,468,850	\$0	\$6,468,850	\$0	\$6,468,850
Water & Sewer Revenue (Fund #11):								
	Principal Payments	\$0		\$0		\$0		\$0
	Interest Payments	0		0		\$0		0
	Other services & charges	71,000		71,000		\$71,000		71,000
	Transfers to other funds	28,140,500		28,140,500		\$28,140,500		28,140,500
	Total - W & S Revenue Fund	\$28,211,500	\$0	\$28,211,500	\$0	\$28,211,500	\$0	\$28,211,500
2020 Tax Increment (Planet Fitness) Bond & Int (Fund #12):								
	Principal Payments	\$40,108		\$40,108		\$40,108		\$40,108
	Interest Payments	17,189		17,189		\$17,189		17,189
	Other Services & Charges	0		0		\$0		0
	Transfers	0		0		\$0		0
	Paying Agent Fees	0		0		\$0		0
	Total - 1999 TIF Bond & Int Fund	\$57,297	\$0	\$57,297	\$0	\$57,297	\$0	\$57,297
City Bond & Interest (Fund #13):								
	Principal Payments	\$1,448,863		\$1,448,863		\$1,448,863		\$1,448,863
	Interest Payments	1,988,759		1,988,759		\$1,988,759		1,988,759
	Other Services & Charges	30,000		30,000		\$30,000		30,000
	Transfers	0		0		\$0		0
	Paying Agent Fees	20,000		20,000		\$20,000		20,000
	Total - 1999 TIF Bond & Int Fund	\$3,487,622	\$0	\$3,487,622	\$0	\$3,487,622	\$0	\$3,487,622
SUPPLEMENTAL ENVIRONMENTAL PROJECT (FUND #17):								
	Supplies	\$0		\$0		\$0		\$0
	Other Services & Charges	170,800		170,800		\$170,800		170,800
	Capital Outlay	0		0		\$0		0
	Transfers	0		0		\$0		0
	Total - Supp. Env. Project Fund	\$170,800	\$0	\$170,800	\$0	\$170,800	\$0	\$170,800
Police Fines & Forfeitures (Fund #19):								
	Personnel	\$0		\$0		\$0		\$0
	Supplies & Expenses	0	62,066	62,066		\$62,066		62,066
	Other Services & Charges	0	30,000	30,000		\$30,000		30,000
	Capital Outlays	0	100,000	100,000		\$100,000		100,000
	Transfers	0		0		\$0		0
	Total - Fines & Forf. Fund	\$0	\$192,066	\$192,066	\$0	\$192,066	\$0	\$192,066

CITY OF HATTIESBURG, MS
Analysis of Expenditure Budgets - Funds Other Than General
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
Series 2002 TIF Bond & Int (Southern Pointe, Fund #20):							
Principal Payments	\$185,000		\$185,000		\$185,000		\$185,000
Interest Payments	56,625		56,625		56,625		56,625
other services & charges	2,000		2,000		2,000		2,000
Total - 1999 TIF Bond & Int Fund	\$243,625	\$0	\$243,625	\$0	\$243,625	\$0	\$243,625
Series 2004 TIF Bond & Int (Home Depot, Fund #21):							
Principal Payments	\$0		\$0		\$0		\$0
Interest Payments	0		0		0		0
Transfers	0		0		0		0
other services & charges	0		0		0		0
Total - 2004 TIF Bond & Int Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Series 2003 TIF Bond & Int (Chauvet Sq., Fund #22):							
Principal Payments	\$160,000		\$160,000		\$160,000		\$160,000
Interest Payments	31,050		31,050		31,050		31,050
other services & charges	2,500		2,500		2,500		2,500
Transfers to other Funds	0		0		0		0
Total - 2003 TIF Bond & Int Fund	\$193,550	\$0	\$193,550	\$0	\$193,550	\$0	\$193,550
Series 2007 TIF Bond & Int (Turtle Creek Fund 23):							
Principal Payments	110,000		110,000		110,000		110,000
Interest Payments	27,865		27,865		27,865		27,865
Other Services & Charges	2,500		2,500		2,500		2,500
Total - 2007 TIF Bond & Int Fund	\$140,365	\$0	\$140,365	\$0	\$140,365	\$0	\$140,365
Series 2008 TIF Bond & Int (Lincoln Center Fund 24):							
Principal Payments	\$0		0		\$0		0
Interest Payments	\$0		0		\$0		0
Other Services & Charges	\$0		0		\$0		0
Total - 2008 TIF Bond & Int Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Series 2011 TIF Bond & Int (Turtle Creek Commons/Kohl's Fund 25):							
Principal Payments	\$0		0		\$0		0
Interest Payments	\$0		0		\$0		0
Transfers	\$0		0		\$0		0
Total - 2008 TIF Bond & Int Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Series 2016 TIF Bond & Int (Whispering Pines Fund 26):							
Principal Payments	\$197,000		197,000		\$197,000		197,000
Interest Payments	\$82,503		82,503		\$82,503		82,503
Other Services & Charges	\$2,000		2,000		\$2,000		2,000
Total - 2008 TIF Bond & Int Fund	\$281,503	\$0	\$281,503	\$0	\$281,503	\$0	\$281,503
Series 2016 TIF Bond & Int (Hburg Clinic Midtown Fund 28):							
Principal Payments	\$55,000		55,000		\$55,000		55,000
Interest Payments	\$20,486		20,486		\$20,486		20,486
Other Services & Charges			0		0		0
Total - 2008 TIF Bond & Int Fund	\$75,486	\$0	\$75,486	\$0	\$75,486	\$0	\$75,486
Airport Imp. (Fund #39):							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		0		0
Other Services & Charges	50,000		50,000		50,000		50,000
Capital Outlays	3,269,860		3,269,860		3,269,860		3,269,860
Total - Airport Imp. Fund	\$3,319,860	\$0	\$3,319,860	\$0	\$3,319,860	\$0	\$3,319,860
Series 2015A TIF Bond & Int (The Ridge at Turtle Creek) (Fund #50)							
Principal Payments	79,000		79,000		79,000		79,000
Interest Payments	40,178		40,178		40,178		40,178
Paying Agent Fees	2,000		2,000		2,000		2,000
Other Services & Charges	-		0		0		0
Total - Series 2015A TIF Bond & Int	\$ 121,178	\$ -	\$ 121,178	\$ -	\$ 121,178	\$ -	\$ 121,178
Series 2015B TIF Bond & Int (Midtown Market) (Fund #51)							
Principal Payments	14,000		14,000		14,000		14,000
Interest Payments	6,930		6,930		6,930		6,930
Paying Agent Fees	2,000		2,000		2,000		2,000

CITY OF HATTIESBURG, MS
Analysis of Expenditure Budgets - Funds Other Than General
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
Other Services & Charges	-	-	-	-	-	-	-
Total - Series 2015B TIF Bond & Int	\$ 22,930	\$ -	\$ 22,930	\$ -	\$ 22,930	\$ -	\$ 22,930
Series 2019 TIF Bond & Int (Elam Arms)							
(Fund #52)							
Principal Payments							
Interest Payments	179,000		179,000		179,000		179,000
Paying Agent Fees	112,797		112,797		112,797		112,797
	2,500		2,500		2,500		2,500
Other Services & Charges			0		0		0
Total - Series 2019 TIF Bond & Int	\$ 294,297	\$ -	\$ 294,297	\$ -	\$ 294,297	\$ -	\$ 294,297
Municipal Road & Bridge (Fund #72):							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		0		0
Other Services & Charges	1,420,000	12,950	1,432,950		1,432,950		1,432,950
Capital Outlays	0	8,065,273	8,065,273		8,065,273		8,065,273
Principal	0		0		0		0
Interest	0		0		0		0
Total - Municipal Road & Bridge	\$1,420,000	\$8,078,223	\$9,498,223	\$0	\$9,498,223	\$0	\$9,498,223
Mass Transit (Fund #73):							
Personnel	\$1,544,500	\$5,240	\$1,549,740		\$1,549,740		\$1,549,740
Supplies & Expenses	246,410		246,410		246,410		246,410
Other Services & Charges	326,875	27,800	354,675		354,675		354,675
Capital Outlays	3,856,392	43,000	3,899,392		3,899,392		3,899,392
Total - Mass Transit Fund	\$5,974,177	\$76,040	\$6,050,217	\$0	\$6,050,217	\$0	\$6,050,217
Water & Sewer Construction (Fund #75):							
Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		0		0
Other Services & Charges	2,000,000		2,000,000		2,000,000		2,000,000
Transfers							0
Capital Outlays	6,005,300	2,140,000	8,145,300		8,145,300		8,145,300
Total - W & S Construction Fund	\$8,005,300	\$2,140,000	\$10,145,300	\$0	\$10,145,300	\$0	\$10,145,300
Community Centers (Fund #77):							
Personnel	\$613,900		\$613,900		\$613,900	\$10,000	\$623,900
Supplies & Expenses	45,700		45,700		45,700		45,700
Other Services & Charges	191,100		191,100		191,100	20,000	211,100
Capital Outlays	70,500	34,000	104,500	7,950	112,450		112,450
Transfers	0	162,000	162,000		162,000		162,000
Total - Community Centers Fund	\$921,200	\$196,000	\$1,117,200	\$7,950	\$1,125,150	\$30,000	\$1,155,150
Community Dev. Block Grant (Fund #82):							
Personnel	\$297,400		\$297,400		\$297,400		\$297,400
Supplies & Expenses	8,250		8,250		8,250		8,250
Other Services & Charges	920,660		920,660		920,660		920,660
Capital Outlays	1,507,216		1,507,216		1,507,216		1,507,216
Transfers	0		0		0		0
Total - CDBG Fund	\$2,733,526	\$0	\$2,733,526	\$0	\$2,733,526	\$0	\$2,733,526
Covid Fiscal Recovery Fund (Fund #79):							
Supplies	\$0		0		\$0		0
Other Services & Charges	\$0		0		\$0		0
Transfers Out	\$0		0		\$0		0
Capital Outlay	12,875,808	-\$1,297,567	11,578,241	\$11,578,239	23,156,480		23,156,480
Total - Series 2009 G.O. Bonds	\$12,875,808	-\$1,297,567	\$11,578,241	\$11,578,239	\$23,156,480	\$0	\$23,156,480
Special Sales Tax-Parks/Rec/USM Improvements (Fund #86):							
Principal Payments	\$0	\$1,314,000	1,314,000		\$1,314,000		1,314,000
Interest Payments	\$0	\$283,592	283,592		\$283,592		283,592
Personal Services	\$53,850		53,850	\$3,790	\$57,640		57,640
Supplies	\$0		0		\$0		0
Other Services & Charges	\$0		0		\$0		0
Transfers Out	\$0		0		\$0		0
Capital Outlay	1,600,000	\$148,310	1,748,310		\$1,748,310		1,748,310
Total - Parks/Rec/USM Impr.	\$1,653,850	\$1,745,902	\$3,399,752	\$3,790	\$1,805,950	\$0	\$1,805,950
Public Safety/Recreation Construction (Fund #88):							
Personnel	\$0		\$0		\$0		\$0

CITY OF HATTIESBURG, MS
Analysis of Expenditure Budgets - Funds Other Than General
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	18,661,078		18,661,078		18,661,078		18,661,078
Transfers to other Funds	0		0		\$0		0
Total - Series 2002 Const. Fund	\$18,661,078	\$0	\$18,661,078	\$0	\$18,661,078	\$0	\$18,661,078

MDA Energy Efficiency Capital Projects (Fund 89):

Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	0		0		\$0		0
Transfers	0		0		\$0		0
Total - Series 2004 Const. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Series 2008 G.O. Note (Downtown Lighting)(Fund # 90):

Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	0		0		\$0		0
Transfers	0		0		\$0		0
Total - Series 2004 Const. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0

TIF Construction (Fund # 91):

Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	0		0		\$0		0
Transfers	0		0		\$0		0
Total - Series 2004 Const. Fund	\$0	\$0	\$0	\$0	\$0	\$0	\$0

2019 Fire Station Construction Fund (Fund 95):

Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	949,500		949,500		\$949,500		949,500
Transfers	0		0		\$0		0
Total - Series 2001 Const. Fund	\$949,500	\$0	\$949,500	\$0	\$949,500	\$0	\$949,500

Infrastructure Impr-Internet Sales Tax (Fund #97):

Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Transfers	0		0		\$0		0
Capital Outlays	7,200,000		7,200,000		\$7,200,000		7,200,000
Total - Internet Sales Tax Fund	\$7,200,000	\$0	\$7,200,000	\$0	\$7,200,000	\$0	\$7,200,000

Water Meter Project (Fund #98):

Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Transfers	0		0		\$0	-2,390	-2,390
Capital Outlays	2,390		2,390		\$2,390	7,690,508	7,692,898
Total - Kamper Park Imp. Fund	\$2,390	\$0	\$2,390	\$0	\$2,390	\$7,688,118	\$7,690,508

Series 2010 Water & Sewer G.O. Constr. (Fund #99):

Personnel					\$0		
Supplies & Expenses					\$0		
Other Services & Charges			0		\$0		0
Capital Outlay	\$0		0		\$0		0
Transfers out	\$0		0		\$0		\$0
Total - Series 2010 Constr.	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Series 2013 Water & Sewer Revenue Constr. (Fund #105):

Personnel			0		\$0		0
Supplies & Expenses			0		\$0		0
Other Services & Charges	\$0		0		\$0		0
Capital Outlay	\$0		0		\$0		0
Transfers	\$593		593		\$593		593
Total - Series 2013 Constr.	\$593	\$0	\$593	\$0	\$593	\$0	\$593

Series 2016 Water & Sewer Taxable Bonds Constr. (Fund #93):

CITY OF HATTIESBURG, MS
Analysis of Expenditure Budgets - Funds Other Than General
Fiscal Year Ending September 30, 2024

	Original FY 2023 Budgets	November Amend'ts	Amended Budgets	February Amend'ts	Amended Budgets	June Amend'ts	Proposed Amended Budgets
Personnel			0		\$0		0
Supplies & Expenses			0		\$0		0
Other Services & Charges	\$0		0		\$0		0
Capital Outlay	\$0		0		\$0		0
Transfers			0		\$0		0
Total - Series 2016 Constr.	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Series 2012 Water & Sewer Const. (Fund #94):

Personnel	\$0		\$0		\$0		\$0
Supplies & Expenses	0		0		\$0		0
Other Services & Charges	0		0		\$0		0
Capital Outlays	0		0		\$0		0
Transfers Out	64		64		\$64		64
Total - Series 2012 Const.	\$64	\$0	\$64	\$0	\$64	\$0	\$64

**GRAND TOTAL - FUNDS OTHER
THAN THE GENERAL FUND**

	\$123,588,425	\$13,324,118	\$136,912,543	\$12,099,979	\$147,414,930	\$7,829,608	\$155,244,538
General Fund	\$63,076,990	\$13,627,277	\$76,704,267	\$2,294,757	\$78,999,024	\$2,017,163	\$81,016,187
TOTAL EXPENDITURES & TRANSFERS	\$186,665,415	\$26,951,395	\$213,616,810	\$14,394,736	\$226,413,954	\$9,846,771	\$236,260,725
Less: Interfund Transfers	-32,445,173	-1,019,000	-33,788,173	-228,000	-33,854,173	-137,610	-33,994,173
TOTAL EXPENDITURES	\$154,220,242	\$25,932,395	\$179,828,637	\$14,166,736	\$192,559,781	\$9,709,161	\$202,266,552

Recap of City-Wide Expenditure Budgets:

Personnel	\$46,567,327	\$163,930	\$46,731,257	\$56,825	\$46,788,082	\$221,310	\$47,009,392
Supplies & Expenses	\$6,072,416	\$323,506	\$6,395,922	\$81,822	\$6,477,744	-\$247,949	\$6,229,795
Other Services & Charges	\$31,939,766	\$10,076,881	\$42,016,647	-\$3,725,600	\$38,291,047	\$1,407,942	\$39,698,989
Capital Outlays	\$57,122,287	\$13,446,486	\$70,568,773	\$17,753,689	\$88,322,462	\$8,327,858	\$96,650,320
Principal Payments	8,893,599	0	8,893,599	0	8,893,599	0	8,893,599
Interest Payments	3,624,847	0	3,624,847	0	3,624,847	0	3,624,847
Total Expenditure Budgets	\$154,220,242	\$24,010,803	\$178,231,045	\$14,166,736	\$192,397,781	\$9,709,161	\$202,106,942

RESOLUTION

WHEREAS, the Mayor and City Council of the City of Hattiesburg, Mississippi, have determined that expenditures within the City will exceed the original budget appropriation; and

WHEREAS, the additional appropriation needed is in excess of ten percent (10%) of the original appropriation, and in accordance with Section 21-35-25 of the Mississippi Code of 1972, as amended, shall be published;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HATTIESBURG:

Section 1. That the following budget amendments are hereby authorized to be made in the City's General Fund Municipal Court Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$564,506	\$70,000	\$634,506	Increase for Contractual Services

Section 2. That the following budget amendments are hereby authorized to be made in the City's General Fund Accounting Supplies & Expenses Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$6,500	\$1,851	\$8,351	Reallocation of funds for Supplies & Expenses

Section 3. That the following budget amendments are hereby authorized to be made in the City's General Fund Urban Development Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$24,945	\$6,200	\$31,145	Increase for Night Out Against Crime expenses

Section 4. That the following budget amendments are hereby authorized to be made in the City's General Fund Urban Development Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$134,180	\$27,000	\$161,180	Increase for Telephone & Telegraph expenses

Section 5. That the following budget amendments are hereby authorized to be made in the City's General Fund Gen Gov't Building Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$177,600	\$250,000	\$427,600	Increase for Grant funded Renovation of parts of City Hall

Section 6. That the following budget amendments are hereby authorized to be made in the City's General Fund Federal Programs Personnel Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$85,140	\$54,800	\$139,940	Increase for an Additional Position

Section 7. That the following budget amendments are hereby authorized to be made in the City's General Fund Police Dept Other Services & Supplies Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$1,205,259	\$209,746	\$1,415,005	Increase for Utilities, Contractual services and MV repair

Section 8. That the following budget amendments are hereby authorized to be made in the City's Code Enforcement Supplies Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$31,755	\$13,000	\$44,755	Reallocation of funds for MV repair Parts

Section 9. That the following budget amendments are hereby authorized to be made in the City's Code Enforcement Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$230,450	\$149,000	\$379,450	Reallocation of funds for MV repairs

Section 10. That the following budget amendments are hereby authorized to be made in the City's Shop Division Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$56,600	\$6,000	\$62,600	Increase for Gas and other Supplies

Section 11. That the following budget amendments are hereby authorized to be made in the City's Municipal Sanitation Supplies & Expenses Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$440,100	\$159,000	\$599,100	Increase for Fuel and MV repairs

Section 12. That the following budget amendments are hereby authorized to be made in the City's Sanitation Other Services & Supplies Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$1,568,950	\$188,000	\$1,756,950	Increase for MV repairs

Section 13. That the following budget amendments are hereby authorized to be made in the City's Animal Control Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$185,550	\$137,000	\$322,550	Increase for Contractual Services

Section 14. That the following budget amendments are hereby authorized to be made in the City's Recreation Maintenance Supplies & Expenses Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$343,800	\$122,000	\$465,800	Increase for Fuel and Supplies

Section 15. That the following budget amendments are hereby authorized to be made in the City's Recreation Maintenance Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$581,979	\$121,654	\$703,633	Increase for contractual services

Section 16. That the following budget amendments are hereby authorized to be made in the City's Recreation Admin Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$473,800	\$53,200	\$527,000	Increase for contractual services

Section 17. That the following budget amendments are hereby authorized to be made in the City's Water Transmisson Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$2,237,300	\$428,720	\$2,666,020	Increase for contr services

Section 18. That the following budget amendments are hereby authorized to be made in the City's Sewer Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$2,559,500	\$335,630	\$2,895,130	Increase for contractual services

Section 19. That the following budget amendments are hereby authorized to be made in the City's Community Centers Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$191,100	\$20,000	\$211,100	Increase for Utilities

Section 20. That the following budget amendments are hereby authorized to be made in the City's Water Meter Project Other Services & Charges Unappropriated Fund Balance:

ORIGINAL BALANCE	CUMULATIVE AMENDMENTS	AMENDED BUDGET	DESCRIPTION OF ITEMS NOT PREVIOUSLY LISTED
\$-0-	\$7,690,508	\$7,690,508	Budget for Water meter replacement project

Section 21. That public interest and necessity requiring same, this resolution shall become effective immediately from and after passage, but nevertheless to be published according to law.

The above and foregoing Resolution, after having been first reduced to writing, was introduced by Councilperson _____, seconded by Councilperson _____, and was adopted by the following, to wit;

YEAS:

NAYS:

The President thereby declared the motion carried and the Resolution adopted, this the 18th day of June, 2024.

(S E A L)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the 18th day of June, 2024.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

GENERAL FUND:

REVENUES & BEG. CASH:

Taxes - Other	\$15,000
Licenses & Permits	4,972,620
Inter-governmental Revenues:	
Federal Grants	5,089,238
State Grants	1,055,419
State-Shared Revenues	27,797,654
County Shared Revenues	16,000
Charges for Services:	
Public safety	285,000
Streets	0
Sanitation	2,355,800
Misc.	426,600
Fines & Forfeits	931,000
Miscellaneous	0
Transfers-In	1,294,827
Non-Revenue Receipts	368,700
Total From All Sources	<u>44,607,858</u>
Other Than taxation	<u>44,607,858</u>
Beginning Cash and	
Investment Balance	20,002,997
Reserve for Court Technology	0
Amount to be Raised by Tax Levy	<u>21,400,000</u>
TOTAL FROM ALL SOURCES	<u>\$86,010,855</u>

EXPENDITURES & ENDING CASH:

General Government:	
Personnel	5,336,920
Supplies & Expenses	251,070
Other services & Charges	7,642,165
Capital Outlays	50,500
Total - General Government	<u>13,280,655</u>
Police Dept.:	
Personnel	13,162,875
Supplies & Expenses	882,860
Other services & Charges	1,415,005
Capital Outlays	878,615
Total - Police Dept.	<u>16,339,355</u>
Police & Fire Training:	
Personnel	52,700
Supplies & Expenses	113,894
Other services & Charges	85,495
Capital Outlays	0
Total - Police & Fire Training	<u>252,089</u>
Fire Dept.:	
Personnel	10,857,465
Supplies & Expenses	324,200
Other services & Charges	352,720
Capital Outlays	130,000
Total - Fire Dept.	<u>11,664,385</u>
Land Development Administration:	
Personnel	751,000
Supplies & Expenses	44,755
Other services & Charges	379,450
Capital Outlays	98,000
Total - Land Dev. Admin.	<u>1,273,205</u>

Public Safety Contractual Services:	
Personnel	233,890
Other services & Charges	949,459
Total - Pub. Safety Cont. Serv.	<u>1,183,349</u>
Public Services:	
Personnel	6,778,845
Supplies & Expenses	1,423,720
Other services & Charges	5,636,277
Capital Outlays	2,628,600
Total - Public Services	<u>16,467,442</u>
Animal Control	
Personnel	159,200
Supplies & Expenses	14,100
Other services & Charges	322,550
Capital Outlays	56,550
Total - Animal Control	<u>552,400</u>
Human/Social	
Other services & Charges	313,500
Total - Human/Social	<u>313,500</u>
Economic Development	
Personnel	
Supplies & Expenses	
Other services & Charges	5,671,496
Capital Outlays	5,700,648
Total - Eco. Dev.	<u>11,372,144</u>
Debt Service:	
Principal Payments	822,778
Interest Payments	319,425
Paying Agent Fee	3,000
Total - Debt service	<u>1,145,203</u>
Airport	
Personnel	0
Supplies & Expenses	17,650
Other services & Charges	40,550
Capital Outlays	0
Total - Airport	<u>58,200</u>
Cemetery	
Personnel	906,240
Supplies & Expenses	82,350
Other services & Charges	63,854
Capital Outlays	78,700
Total - Cemetery	<u>1,131,144</u>
Parking Garages	
Personnel	53,700
Supplies & Expenses	2,050
Other services & Charges	74,350
Capital Outlays	0
Total - Parking Garages	<u>130,100</u>
Operating Transfers Out	<u>5,853,016</u>
Total Expenditures & Transfers	<u>81,016,187</u>
Ending Cash Balance	<u>\$4,994,668</u>
TOTAL EXPENDITURES AND ENDING CASH BALANCE	<u>\$86,010,855</u>

CITY OF HATTIESBURG, MISSISSIPPI
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PARKS & RECREATION FUND:

REVENUES & BEG. CASH:

Inter-governmental Revenues:	
Federal Grants	\$1,000
State Grants	6,660
County Shared Revenues	0
Misc. grants	0
Charges for Services:	
Culture & Recreation	74,400
Miscellaneous	54,000
Transfers-In	4,007,176
Non-Revenue Receipts	0
Total From All Sources	
Other Than taxation	4,143,236
Beginning Cash and	
Investment Balance	648,001
Amount to be Raised by Tax Levy	1,040,000
TOTAL FROM ALL SOURCES	\$5,831,237

EXPENDITURES & ENDING CASH:

Culture & Recreation:	
Personnel	2,521,097
Supplies & Expenses	563,600
Other services & Charges	1,230,633
Capital Outlays	1,085,000
Total Expenditures	\$5,400,330
Cash balance at End of Year	430,907
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$5,831,237

CITY OF HATTIESBURG, MISSISSIPPI
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MUNICIPAL FIRE PROTECTION FUND:

REVENUES & BEG. CASH:

Inter-governmental Revenues:	
State-Shared Revenues	\$297,500
Charges for Services	96,000
Fines & Forfeits	50
Miscellaneous	6,000
Transfers In	0
Non-Revenue Receipts	
Total From All Sources	
Other Than taxation	399,550
Beginning Cash and	
Investment Balance	1,092,958
TOTAL FROM ALL SOURCES	\$1,492,508

EXPENDITURES & ENDING CASH:

Public Safety:	
Personnel	\$0
Supplies & Expenses	69,500
Other services & Charges	55,000
Capital Outlays	1,276,600
Lease Debt Service - Principal	67,850
Lease Debt Service - Interest	2,190
Total Expenditures	\$1,471,140
Cash balance at End of Year	21,368
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$1,492,508

CITY OF HATTIESBURG, MISSISSIPPI
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SPECIAL STREET
SPECIAL REVENUE FUND:

REVENUES & BEG. CASH:

Inter-governmental Revenues:

Federal Grants	\$0
State Shared Revenues	80,000
Misc. grants	0
Miscellaneous	1,800
Non-Revenue Receipts	<u>0</u>
Total From All Sources	
Other Than taxation	<u>81,800</u>
Beginning Cash and	
Investment Balance	<u>363,969</u>
TOTAL FROM ALL SOURCES	<u><u>\$445,769</u></u>

EXPENDITURES & ENDING CASH:

Public Services:

Supplies & Expenses	0
Other services & Charges	444,800
Capital Outlays	<u>0</u>
Total Expenditures	<u>\$444,800</u>
Cash balance at End of Year	<u>969</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u><u>\$445,769</u></u>

CITY OF HATTIESBURG, MISSISSIPPI
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**WATER & SEWER OPERATION
AND MAINTENANCE FUND:**

REVENUES & BEG. CASH:

Charges for Services	\$65,000
Transfers-In	15,000,000
Miscellaneous	5,000
Non-Revenue Receipts	4,500
Total From All Sources	
Other Than taxation	<u>15,074,500</u>
Beginning Cash and	
Investment Balance	<u>1,968,720</u>
TOTAL FROM ALL SOURCES	<u><u>\$17,043,220</u></u>

EXPENDITURES & ENDING CASH:

Personnel	3,666,780
Supplies & Expenses	2,077,620
Other services & Charges	9,697,000
Capital Outlays	159,350
Lease Debt Service - Principal	0
Lease Debt Service - Interest	0
Total Expenditures	<u>\$15,600,750</u>
Cash balance at End of Year	<u>1,442,470</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u><u>\$17,043,220</u></u>

CITY OF HATTIESBURG, MISSISSIPPI
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**WATER & SEWER BOND
AND INTEREST FUND:**

REVENUES & BEG. CASH:

Transfers-In	\$6,655,000
Miscellaneous	50,000
Non-Revenue Receipts	0
Total Revenues	<u>6,705,000</u>
Beginning Cash Balance	<u>29,832,704</u>
TOTAL FROM ALL SOURCES	<u><u>\$36,537,704</u></u>

EXPENDITURES & ENDING CASH:

Bonds Redeemed	5,535,000
Interest on Bonds	918,850
Other Services & Charges	0
Paying Agent Fees	15,000
Total Expenditures	<u>6,468,850</u>
Cash balance at End of Year	<u>30,068,854</u>
TOTAL EXPENDITURES AND ENDING CASH BALANCE	<u><u>\$36,537,704</u></u>

CITY OF HATTIESBURG, MISSISSIPPI
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WATER & SEWER ENTERPRISE FUND:

REVENUES & BEG. CASH:

Charges for Services:	
Licenses, Permits & Fees	\$3,000
Miscellaneous	35,000
Metered Water Sales	13,650,000
Taps	190,000
Water Turn-On Fees	70,000
Sewer Connections	45,000
Sewer Charges	14,266,000
Total Revenues	<u>28,259,000</u>
Beginning Fund Balance	<u>0</u>
TOTAL FROM ALL SOURCES	<u>\$28,259,000</u>

EXPENDITURES & ENDING CASH:

Other Services & Charges	82,500
Principal Redeemed - Notes	0
Interest on Notes	0
Operating Transfers Out	28,129,000
Total Expenditures	<u>\$28,211,500</u>
Cash balance at End of Year	<u>\$47,500</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u>\$28,259,000</u>

CITY OF HATTIESBURG, MISSISSIPPI
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**2020 TAX INCREMENT FINANCING (PLANET FITNESS) BOND & INT
FUND (DEBT SERVICE FUND):**

REVENUES & BEG. CASH:

Interest	\$300
County-Shared Revenues	31,113
Total From All Sources	
Other Than taxation	31,413
Beginning Cash and	
Investment Balance	137,777
Amount to be Raised by Tax Levy	26,184
TOTAL FROM ALL SOURCES	\$195,374

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	40,108
Interest on Bonds	17,189
Paying Agent Fees	0
Transfers Out	0
Other Services & Charges	0
Total Expenditures	\$57,297
Cash balance at End of Year	138,077
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$195,374

CITY OF HATTIESBURG, MISSISSIPPI
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CITY BOND & INTEREST
FUND (DEBT SERVICE FUND):

REVENUES & BEG. CASH:

County-Shared Revenues	\$0
Interest	12,000
Non-Revenue receipts	0
Transfers-In	0
Total From All Sources	
Other Than taxation	12,000
Beginning Cash and	
Investment Balance	4,611,227
Amount to be Raised by Tax Levy	2,600,000
TOTAL FROM ALL SOURCES	\$7,223,227

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	1,448,863
Interest on Bonds	1,988,759
Other Services & Charges	30,000
Transfers	0
Paying Agent Fees	20,000
Total Expenditures	\$3,487,622
Cash balance at End of Year	3,735,605
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$7,223,227

CITY OF HATTIESBURG, MISSISSIPPI
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SUPPLEMENTAL ENVIRONMENTAL PROJECT FUND

REVENUES & BEG. CASH:

Transfers In	\$50,000
Total From All Sources	
Other Than taxation	50,000
Beginning Cash and	
Investment Balance	175,023
TOTAL FROM ALL SOURCES	\$225,023

EXPENDITURES & ENDING CASH:

Other Services & Charges	170,800
Operating transfers out	0
Total Expenditures	\$170,800
Cash balance at End of Year	54,223
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$225,023

CITY OF HATTIESBURG, MISSISSIPPI
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FINES & FORFEITURES FUND:

REVENUES & BEG. CASH:

State grants	
Charges for Services	0
Fines & Forfeits	0
Miscellaneous	0
Non-Revenue Receipts	0
Total From All Sources	
Other Than taxation	0
Beginning Cash and	
Investment Balance	192,066
TOTAL FROM ALL SOURCES	\$192,066

EXPENDITURES & ENDING CASH:

Public Safety:	
Personnel	0
Supplies & Expenses	62,066
Other services & Charges	30,000
Capital Outlays	100,000
Transfers Out	0
Total Expenditures	\$192,066
Cash balance at End of Year	0
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$192,066

CITY OF HATTIESBURG, MISSISSIPPI
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SERIES 2002 TIF BOND & INTEREST
FUND (Southern Pointe Project):

REVENUES & BEG. CASH:

Interest	\$0
Transfers In	\$0
County-Shared Revenues	65,571
Total From All Sources	
Other Than taxation	65,571
Beginning Cash and	
Investment Balance	376,520
Amount to be Raised by Tax Levy	53,304
TOTAL FROM ALL SOURCES	\$495,395

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	185,000
Interest on Bonds	56,625
Other Services & Charges	2,000
Total Expenditures	\$243,625
Cash balance at End of Year	251,770
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$495,395

CITY OF HATTIESBURG, MISSISSIPPI
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SERIES 2003 TIF BOND & INTEREST
FUND (Chauvet Square Project):

REVENUES & BEG. CASH:

Interest	\$0
Transfer From Other Funds	0
Total From All Sources	
Other Than taxation	0
Beginning Cash and	
Investment Balance	221,503
Amount to be Raised by Tax Levy	195,000
TOTAL FROM ALL SOURCES	\$416,503

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	160,000
Interest on Bonds	31,050
Other Services & Charges	2,500
Transfers to Other Funds	0
Total Expenditures	\$193,550
Cash balance at End of Year	222,953
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$416,503

CITY OF HATTIESBURG, MISSISSIPPI
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for the fiscal year ended September 30, 2024

SERIES 2007 TIF BOND & INTEREST
FUND (Turtle Creek):

REVENUES & BEG. CASH:

Interest	\$500
County Shared Revenue	\$61,973
Transfer From Other Funds	
Total From All Sources	
Other Than taxation	62,473
Beginning Cash and	
Investment Balance	281,136
Amount to be Raised by Tax Levy	50,000
TOTAL FROM ALL SOURCES	\$393,609

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	110,000
Interest on Bonds	27,865
Other Services & Charges	2,500
Total Expenditures	\$140,365
Cash balance at End of Year	253,244
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$393,609

CITY OF HATTIESBURG, MISSISSIPPI
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2008 TIF BOND AND INTEREST FUND
FUND (Lincoln Center):

REVENUES & BEG. CASH:

Interest	\$0
County Shared Revenue	\$0
Transfer From Other Funds	0
Total From All Sources	0
Other Than taxation	0
Beginning Cash and Investment Balance	65,929
Amount to be Raised by Tax Levy	0
TOTAL FROM ALL SOURCES	\$65,929

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	0
Interest on Bonds	0
Other Services & Charges	0
Total Expenditures	\$0
Cash balance at End of Year	65,929
TOTAL EXPENDITURES AND ENDING CASH BALANCE	\$65,929

CITY OF HATTIESBURG, MISSISSIPPI
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2016 TIF BOND AND INTEREST
FUND (Whispering Pines):

REVENUES & BEG. CASH:

Interest	\$1,400
County Shared Revenue	\$209,841
Transfer From Other Funds	0
Total From All Sources	
Other Than taxation	211,241
Beginning Cash and	
Investment Balance	700,904
Amount to be Raised by Tax Levy	173,514
TOTAL FROM ALL SOURCES	\$1,085,659

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	197,000
Interest on Bonds	82,503
Other Services & Charges	2,000
Total Expenditures	\$281,503
Cash balance at End of Year	804,156
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$1,085,659

CITY OF HATTIESBURG, MISSISSIPPI
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2016 TIF BOND AND INTEREST FUND
FUND (Hattiesburg Clinic Midtown):

REVENUES & BEG. CASH:

Interest	\$200
County Shared Revenue	\$41,517
Transfer From Other Funds	0
Total From All Sources	
Other Than taxation	41,717
Beginning Cash and	
Investment Balance	84,018
Amount to be Raised by Tax Levy	33,968
TOTAL FROM ALL SOURCES	\$159,703

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	55,000
Interest on Bonds	20,486
Other Services & Charges	0
Total Expenditures	\$75,486
Cash balance at End of Year	84,217
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$159,703

CITY OF HATTIESBURG, MISSISSIPPI
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AIRPORT IMPROVEMENT
SPECIAL REVENUE FUND:

REVENUES & BEG. CASH:

Federal Grants	\$3,330,000
State Shared Revenues	185,000
Miscellaneous	16,889
Transfers In	250,000
Non-Revenue Receipts	0
Total From All Sources	
Other Than taxation	3,781,889
Beginning Cash and	
Investment Balance	(323,339)
TOTAL FROM ALL SOURCES	\$3,458,550

EXPENDITURES & ENDING CASH:

Public Services:	
Other services & Charges	50,000
Capital Outlays	3,269,860
Total Expenditures	\$3,319,860
Cash balance at End of Year	138,690
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$3,458,550

CITY OF HATTIESBURG, MISSISSIPPI
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2015A TIF BOND AND INTEREST FUND
FUND (The Ridge at Turtle Creek):

REVENUES & BEG. CASH:

Interest	\$300
County Shared Revenue	\$29,856
Transfer From Other Funds	0
Total From All Sources	
Other Than taxation	30,156
Beginning Cash and	
Investment Balance	120,336
Amount to be Raised by Tax Levy	89,560
TOTAL FROM ALL SOURCES	\$240,052

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	79,000
Interest on Bonds	40,178
Other Services & Charges	2,000
Total Expenditures	\$121,178
Cash balance at End of Year	118,874
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$240,052

CITY OF HATTIESBURG, MISSISSIPPI
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2015B TIF BOND AND INTEREST FUND
FUND (Midtown Market):

REVENUES & BEG. CASH:

Interest	\$0
County Shared Revenue	\$13,238
Transfer From Other Funds	<u>0</u>
Total From All Sources	
Other Than taxation	<u>13,238</u>
Beginning Cash and	
Investment Balance	12,867
Amount to be Raised by Tax Levy	<u>10,831</u>
TOTAL FROM ALL SOURCES	<u><u>\$36,936</u></u>

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	14,000
Interest on Bonds	6,930
Paying Agent Fees	2,000
Other Services & Charges	<u>0</u>
Total Expenditures	<u>\$22,930</u>
Cash balance at End of Year	<u>14,006</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u><u>\$36,936</u></u>

CITY OF HATTIESBURG, MISSISSIPPI
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SERIES 2019 TIF BOND & INT
FUND (ELAM ARMS):

REVENUES & BEG. CASH:

Interest	\$1,500
County Shared Revenue	\$162,943
Transfer From Other Funds	68,840
Total From All Sources	
Other Than taxation	233,283
Beginning Cash and	
Investment Balance	883,228
Amount to be Raised by Tax Levy	134,735
TOTAL FROM ALL SOURCES	\$1,251,246

EXPENDITURES & ENDING CASH:

General Issues:	
Bonds Redeemed	179,000
Interest on Bonds	112,797
Other Services & Charges	2,500
Total Expenditures	\$294,297
Cash balance at End of Year	956,949
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$1,251,246

CITY OF HATTIESBURG, MISSISSIPPI
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MUNICIPAL ROAD & BRIDGE
SPECIAL REVENUE FUND:

REVENUES & BEG. CASH:

Inter-governmental Revenues:	
Federal Grants	\$0
State Grants	1,100,000
County Shared Revenues	1,890,000
Miscellaneous	30,000
Transfers In	0
Non-Revenue Receipts	0
Total From All Sources	
Other Than taxation	3,020,000
Beginning Cash and	
Investment Balance	6,478,223
TOTAL FROM ALL SOURCES	\$9,498,223

EXPENDITURES & ENDING CASH:

Public Services:	
Supplies & Expenses	0
Other services & Charges	1,432,950
Capital Outlays	8,065,273
Principal Payments	0
Interest Payments	0
Total Expenditures	\$9,498,223
Cash balance at End of Year	0
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$9,498,223

CITY OF HATTIESBURG, MISSISSIPPI
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**MASS TRANSIT OPERATING
SPECIAL REVENUE FUND:**

REVENUES & BEG. CASH:

Inter-governmental Revenues:	
Federal Grants	\$5,788,152
State Grants	\$85,000
Miscellaneous	148,400
Transfers-In	445,000
Non-Revenue Reciepts	0
Total From All Sources	
Other Than taxation	6,466,552
Beginning Cash and	
Investment Balance	544,426
Amount to be Raised by Tax Levy	260,000
TOTAL FROM ALL SOURCES	\$7,270,978

EXPENDITURES & ENDING CASH:

Personnel	1,549,740
Supplies & Expenses	246,410
Other services & Charges	354,675
Capital Outlays	3,899,392
Total Expenditures	\$6,050,217
Cash balance at End of Year	1,220,761
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$7,270,978

CITY OF HATTIESBURG, MISSISSIPPI
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WATER & SEWER CONSTRUCTION FUND:

REVENUES & BEG. CASH:

Inter-governmental Revenues:	
Federal Grants	\$0
Miscellaneous	5,000
Transfers-In	5,600,000
Non-Revenue Receipts	2,454,601
Total From All Sources	
Other Than taxation	8,059,601
Beginning Cash and	
Investment Balance	2,243,521
TOTAL FROM ALL SOURCES	\$10,303,122

EXPENDITURES & ENDING CASH:

Other services & Charges	\$2,000,000
Capital Outlays	8,145,300
Transfers	0
Total Expenditures	10,145,300
Cash balance at End of Year	157,822
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$10,303,122

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

COMMUNITY CENTERS
SPECIAL REVENUE FUND:

REVENUES & BEG. CASH:

Charges for services:	
Culture & Recreation	\$17,000
State Grants	\$55,000
Miscellaneous	5,000
Transfers-In	880,000
Non-Revenue Receipts	0
Total From All Sources	
Other Than taxation	957,000
Beginning Cash and	
Investment Balance	268,467
TOTAL FROM ALL SOURCES	\$1,225,467

EXPENDITURES & ENDING CASH:

Personnel	623,900
Supplies & Expenses	45,700
Other services & Charges	211,100
Capital Outlays	112,450
Transfers	162,000
Total Expenditures	\$1,155,150
Cash balance at End of Year	70,317
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$1,225,467

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

COVID FISCAL RECOVERY FUND:

REVENUES & BEG. CASH:

Federal Grants	0
State Grants	11,578,239
Interest Earnings	0
Total Revenues	<u>11,578,239</u>
Beginning Cash and Investment Balance	11,578,241
TOTAL FROM ALL SOURCES	<u><u>\$23,156,480</u></u>

EXPENDITURES & ENDING CASH:

Supplies	
Other services & Charges	0
Capital Outlays	23,156,480
Transfers Out	0
Total Expenditures	<u>\$23,156,480</u>
Cash balance at End of Year	0
TOTAL EXPENDITURES AND ENDING CASH BALANCE	<u><u>\$23,156,480</u></u>

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

**COMMUNITY DEVELOPMENT BLOCK GRANT
SPECIAL REVENUE FUND:**

REVENUES & BEG. CASH:

Federal Grants	\$2,846,213
Miscellaneous	\$3,000
Transfers In	36,000
Total From All Sources	
Other Than taxation	2,885,213
Beginning Cash and	
Investment Balance	(279,698)
TOTAL FROM ALL SOURCES	\$2,605,515

EXPENDITURES & ENDING CASH:

Personnel	297,400
Supplies & Expenses	8,250
Other services & Charges	920,660
Capital Outlays	1,507,216
Transfers	0
Total Expenditures	\$2,733,526
Cash balance at End of Year	(128,011)
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	\$2,605,515

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

SPECIAL SALES TAX-PARKS/RECREATION/USM IMPROVEMENTS
FUND

REVENUES & BEG. CASH:

Intergovernmental Revenues:

Federal Grants	0
State Grants	
State Shared Revenues	3,550,000
Transfers In	612,000
Miscellaneous	2,000
Total Revenues	<u>4,164,000</u>
Beginning Cash and	
Investment Balance	2,448,554
TOTAL FROM ALL SOURCES	<u><u>\$6,612,554</u></u>

EXPENDITURES & ENDING CASH:

Bonds Redeemed	1,314,000
Interest on Bonds	283,592
Personal Services	57,640
Other services & Charges	0
Capital Outlays	1,748,310
Transfers to Other Funds	0
Total Expenditures	<u>\$3,403,542</u>
Cash balance at End of Year	<u>3,209,012</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u><u>\$6,612,554</u></u>

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

***Public Safety Complex/Recreation
Construction Fund:***

REVENUES & BEG. CASH:

Proceeds from Bond Issue	0
Bond Premium	0
Federal Grants	5,300,000
State Grants	13,200,000
Transfers	0
Interest Earnings	23,000
Total Revenues	<u>18,523,000</u>
Beginning Cash and Investment Balance	<u>2,586,716</u>
TOTAL FROM ALL SOURCES	<u><u>\$21,109,716</u></u>

EXPENDITURES & ENDING CASH:

Other services & Charges	0
Capital Outlays	18,661,078
Transfers to Other Funds	0
Total Expenditures	<u>\$18,661,078</u>
Cash balance at End of Year	<u>2,448,638</u>
TOTAL EXPENDITURES AND ENDING CASH BALANCE	<u><u>\$21,109,716</u></u>

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

2019 FIRE STATION
CONSTRUCTION FUND:

REVENUES & BEG. CASH:

Interest Earnings	\$1,500
Grant Revenues - State of MS	0
Transfers In	0
Note Proceeds	
Proceeds from General Obligation Bond Issue	0
Total Revenues	<u>1,500</u>
Beginning Cash and	
Investment Balance	947,709
TOTAL FROM ALL SOURCES	<u>\$949,209</u>

EXPENDITURES & ENDING CASH:

Other services & Charges	0
Capital Outlays	949,500
Transfers Out	0
Total Expenditures	<u>\$949,500</u>
Cash balance at End of Year	<u>(291)</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u>\$949,209</u>

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

INFRASTRUCTURE IMPROVEMENTS - INTERNET SALES TAX FUND:

REVENUES & BEG. CASH:

Intergovernmental Revenue	\$5,000,000
Transfers In	0
Miscellaneous	
Non-Revenue Receipts	
Total Revenues	<u>5,000,000</u>
Beginning Cash and	
Investment Balance	<u>2,643,854</u>
TOTAL FROM ALL SOURCES	<u>\$7,643,854</u>

EXPENDITURES & ENDING CASH:

Other services & Charges	0
Transfers Out	0
Capital Outlays	<u>7,200,000</u>
Total Expenditures	<u>\$7,200,000</u>
Cash Balance at End of Year	<u>443,854</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u>\$7,643,854</u>

CITY OF HATTIESBURG, MISSISSIPPI
A MUNICIPALITY
BUDGET OF ESTIMATED REVENUES AND EXPENDITURES
For the Fiscal Year Ending September 30, 2024

WATER METER PROJECT FUND:

REVENUES & BEG. CASH:

Bond Proceeds	\$7,690,508
Transfers In	0
Miscellaneous	
Non-Revenue Receipts	
Total Revenues	<u>7,690,508</u>
Beginning Cash and	
Investment Balance	<u>0</u>
TOTAL FROM ALL SOURCES	<u><u>\$7,690,508</u></u>

EXPENDITURES & ENDING CASH:

Other services & Charges	0
Transfers Out	0
Capital Outlays	<u>7,690,508</u>
Total Expenditures	<u>\$7,690,508</u>
Cash Balance at End of Year	<u>0</u>
TOTAL EXPENDITURES AND	
ENDING CASH BALANCE	<u><u>\$7,690,508</u></u>



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Ann Jones, Chief Administrative Officer
cc:
Date: Tuesday, June 18, 2024
Re: Adopt a Resolution naming the Hattiesburg Arts Center in honor of Rebekah Stark Johnson.
File Number: 2024-238
Minute Book #

Summary

Adopt a Resolution naming the Hattiesburg Arts Center in honor of Rebekah Stark Johnson.

Recommendation Statement

I recommend that this resolution be adopted.

Please place this on the June 18, 2024 City Council meeting for consideration.

RESOLUTION

Whereas, Rebekah Stark Johnson has served with distinction as the Executive Director of the Hattiesburg Arts Council from July 31, 2013, to May 31, 2021, significantly contributing to the cultural enrichment of our city; and

Whereas, during her tenure, Rebekah Stark Johnson demonstrated exceptional leadership and vision, resulting in numerous successful initiatives that have profoundly impacted the Hattiesburg community; and

Whereas, Rebekah Stark Johnson's remarkable contributions include the installation of the Rockin' the Jook Musical Stage at the Hattiesburg Community Arts Center, providing a vibrant space for musical expression and community gatherings; and

Whereas, she spearheaded Hattiesburg's Little Free Library Initiative, fostering a love for reading and learning throughout our neighborhoods by increasing access to books for all residents; and

Whereas, Rebekah Stark Johnson collaborated with The Arc of Southeast Mississippi to bring the ARC Showstoppers Show Choir to the Saenger Theater through the Ann Morris Memorial Fund for Adults with Special Needs, showcasing her dedication to inclusivity and the celebration of all individuals' talents; and

Whereas, beyond her exemplary service with the Hattiesburg Arts Council, Rebekah Stark Johnson is an accomplished cellist and an adjunct professor at William Carey University, further enriching the educational and artistic fabric of our community; and

Whereas, in December of 2017, Dr. David McKellar conveyed the property located at 825 North Main Street, formally the Hattiesburg American Newspaper, to the City of Hattiesburg with the strong suggestion that the building be named in honor of Rebekah Stark Johnson; and

Whereas, it is fitting and proper to recognize and honor Rebekah Stark Johnson for her planning and visioning for the arts center and the enduring legacy and contributions of Rebekah Stark Johnson to the arts and to the Hattiesburg community as a whole;

Now, Therefore, Let It Be Known, that Mayor Toby Barker, Mayor of the City of Hattiesburg, along with the City Council, do hereby proclaim the Hattiesburg Community Art Center to be named the Rebekah Stark Johnson Community Art Center, in honor of her unwavering dedication, remarkable achievements, and lasting impact on our community.

The above and foregoing Resolution, having been first reduced to writing, was introduced by Council member _____, seconded by Council member _____, and adopted by the following vote:

YEAS: NAYS: ABSENT:

The President thereby declared the motion carried and the Resolution adopted this the 18th Day of June, 2024.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the 18th Day of June, 2024.

ATTEST:

APPROVED:

CITY CLERK

MAYOR



Memorandum

To: Mayor Toby Barker and Members of City Council

From: Ann Jones, Chief Administrative Officer

cc:

Date: Tuesday, June 18, 2024

Re: Adopt a Resolution declaring property identified as Forrest County Parcel PPIN 17845 necessary for public use as part of the FEMA Hazard Mitigation Grant Program (HMGP) Project DR-4429-0014-R, establishing just compensation and authorizing the Mayor to make a fair market value offer to Robert Decker and any and all interest holders in said property and to acquire the rights to the property from all interest holders and authorize issuance of a manual check to include any and all associated closing costs.
File Number: 2024-232
Minute Book #

Summary

Adopt a Resolution declaring property identified as Forrest County Parcel PPIN 17845 necessary for public use as part of the FEMA Hazard Mitigation Grant Program (HMGP) Project DR-4429-0014-R, establishing just compensation and authorizing the Mayor to make a fair market value offer to Robert Decker and any and all interest holders in said property and to acquire the rights to the property from all interest holders and authorize issuance of a manual check at closing.

Recommendation Statement

I recommend that this item be approved by Council.

Please place this on the June 18, 2024 City Council meeting for consideration.

RESOLUTION

WHEREAS, upon careful consideration, the City of Hattiesburg, Mississippi, (hereinafter “City”), acting by and through the City Council, has determined it to be in the best interests of the citizens of the City to acquire and demolish as a repetitive flooded structure and return to open green space as per FEMA Hazard Mitigation Grant Program (BMGP) DR-4429-0014-R; and

WHEREAS, to accomplish this project, the City finds it necessary to acquire for public use all of property belonging to the following landowners or their successors in title and/or other parties interested in said property which is more particularly described as Forrest County PPIN 17845; and

WHEREAS, an appraisal of the subject property was conducted by Greg J. Wheeler, a licensed real estate appraiser, on November 7, 2023, showing the fair market value of the interests to be acquired to be \$138,000; and

Forrest County Parcels PPIN 17845
2807 Hillside Drive

NOW, THEREFORE, LET IT BE KNOWN THAT the appraisal by Greg J. Wheeler, a licensed real estate appraiser, on November 7, 2023 of said property is approved, and the appraised value of \$138,000 for the interests to be acquired is acknowledged to be just compensation for said parcel, and the Mayor or his representative is authorized to make a Fair Market Value offer to the owner(s) of said parcel, and, if accepted, the Mayor is authorized to execute any and all documents required to complete said transaction, including the issuance of a manual check in payment.

The above and foregoing Resolution, having been first reduced to writing, was introduced by Council member _____, seconded by Council member _____, and adopted by the following vote:

YEAS: NAYS: ABSENT:

The President thereby declared the motion carried and the Resolution adopted this the 18th Day of June, 2024.

(SEAL)

ATTEST:

ADOPTED:

CLERK OF COUNCIL

PRESIDENT

The above and foregoing Resolution having been submitted to and approved by the Mayor, this the 18th Day of June, 2024.

ATTEST:

APPROVED:

CITY CLERK

MAYOR

David B. Miller
Attorney at Law
308 Short Bay St.
Hattiesburg, MS 39401
601-310-4613
davidbrooksmiller@gmail.com

February 27, 2024

Mr. Robert Decker
2807 Hillside Dr.
Hattiesburg, MS 39401

Re: Parcel No. 2-028F-06-004.00 (PPIN 17845)

Dear Mr. Decker:

Please accept this letter as the formal offer of my client, the City of Hattiesburg, to purchase the above referenced real property more particularly described as follows for the sum of One Hundred Thirty Eight Thousand Dollars (\$138,000):

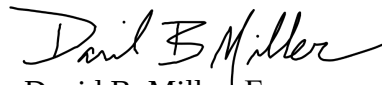
Lot 1 of Hillside Subdivision to Forrest County, City of Hattiesburg, Forrest County, Mississippi, as per the official map or plat thereof on file in the Office of the Chancery Clerk of Forrest County.

This offer represents the City's best estimate of the fair market value of said property as indicated in a professional appraisal report recently obtained by the City. Please be advised that this offer is conditioned upon your ability to convey fee simple title to said property free from any liens or other encumbrances, excluding easements of record and mineral interests reserved by prior owners.

If you wish to accept the City's offer, please contact me as indicated above or the City's Chief Administrative Officer Ann Jones at annjones@hattiesburgms.com or 601-545-4503 to schedule closing of the transaction at your convenience.

Thank you for your time and attention in this matter. Please let me know if any additional information or documentation would facilitate your consideration of the City's offer.

Sincerely,


David B. Miller, Esq.

David B. Miller
Attorney at Law
308 Short Bay St.
Hattiesburg, MS 39401
601-310-4613
davidbrooksmiller@gmail.com

October 14, 2023

VIA EMAIL AT randypope@popelaw.com

Moran M. (Randy) Pope, III, Esq.
Pope & Pope, P.A.
P.O. Box 17527
Hattiesburg, MS 39403

Re: Title Opinion for Forrest County Tax Parcel No. 2-028F-06-004.00 (PPIN 17845)

Dear Randy:

Pursuant to your request that I examine title to certain real property to be acquired in connection with a City project, please be advised that I have made a careful and diligent search of those public records properly indexed in the land records of Forrest County, Mississippi, for a period of more than thirty-one years prior to today's date as the same pertain to and affect said property more particularly described as Lot 1 of Hillside Subdivision to Forrest County, as per the official map or plat thereof on file in the Office of the Chancery Clerk of Forrest County.

From said examination, assuming that all instruments affecting title to said property have been properly indexed in the land records of Forrest County, I find the record title to the surface of the subject real property to be vested in Robert R. Decker pursuant to that certain Warranty Deed from Christy Ann McLemore to Robert R. Decker as recorded June 21, 2000, in Deed Book 843 at Pages 286 ff., in the Office of the Chancery Clerk of Forrest County subject to the following exceptions:

1. That certain Deed of Trust among Robert R. Decker, Grantor, Coldwell Banker Mortgage, Beneficiary, and Fred A. Ross, Jr., Trustee, as recorded June 21, 2000, at Mortgage Book 1096 at Pages 435 ff., in the Office of the Chancery Clerk of Forrest County.
2. That certain Assignment of Mortgage/Deed of Trust from PHH Mortgage Corporation D/B/A Coldwell Banker Mortgage to New Residential Mortgage LLC as recorded December 7, 2020, at Mortgage Book 2324 at Pages 198 ff., in the Office of the Chancery Clerk of Forrest County.
3. Any and all valid and outstanding leases, exceptions, reservations, and conveyances of minerals of every kind and character; provided, however, that no opinion is hereby given as to the ownership of the mineral estate in, on, and under said property.

Moran M. (Randy) Pope III, Esq.
October 14, 2023
Page 2

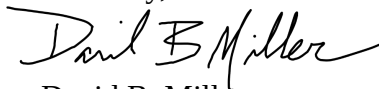
4. Any and all easements and rights-of-way for streets, sidewalks, and utilities, whether of record or of use.
5. The limitations, reservations, and terms of the aforesaid Warranty Deed.
6. Any unrecorded materialman's or mechanic's liens.
7. Any liens for year 2023 ad valorem taxes not yet due and payable.

This opinion does not in any manner constitute a guarantee of title nor a title insurance policy covering the above described property, but merely the opinion of the undersigned attorney with respect to the title to the property as reflected by the records and instruments which are properly noted in the land records of Forrest County, and this opinion expressly does not extend to problems of adverse possession, errors in survey, or any other facts which are not shown of record in the Forrest County land records.

This opinion does not cover any state of facts which would be revealed by an accurate survey or by a physical inspection of the subject real property, including but not limited to encroachments, variations in area or in measurements, boundary line disputes, roadways, or any other matters not of record.

Finally, this opinion does not cover any state of facts affecting the record title to the subject real property subsequent to and after October 14, 2023, at 5:00 p.m., which shall be deemed to be the date and time of this opinion.

Sincerely,


David B. Miller

FROM:

Greg Wheeler
Wheeler Realty
P.O. Box 15304
Hattiesburg, MS 39404

Telephone Number: 601-583-1006

Fax Number:

INVOICE**INVOICE NUMBER**

10-2807 Hillside Drive

DATE

11/07/2023

REFERENCE

Internal Order #:

Lender Case #:

Client File #:

Main File # on form: 10-2807 Hillside Drive

Other File # on form:

Federal Tax ID:

Employer ID:

TO:

Ann Jones
City of Hattiesburg
P.O. Box 1898
Hattiesburg, MS 39403

Telephone Number:

Fax Number:

Alternate Number:

E-Mail:

DESCRIPTION

Lender: City of Hattiesburg

Client: City of Hattiesburg

Purchaser/Borrower: N/A

Property Address: 2807 Hillside Dr

City: Hattiesburg

County: Forrest

State: MS

Zip: 39401

Legal Description: Lot 1 - Hillside Subdivision
0

FEES**AMOUNT**

2807 Hillside Drive

700.00

SUBTOTAL

700.00

PAYMENTS**AMOUNT**

Check #:

Date:

Description:

Check #:

Date:

Description:

Check #:

Date:

Description:

SUBTOTAL**TOTAL DUE**

\$

700.00

Wheeler Realty

RESIDENTIAL APPRAISAL REPORT

File No.: 10-2807 Hillside Drive

SUBJECT	Property Address: 2807 Hillside Dr		City: Hattiesburg		State: MS		Zip Code: 39401																	
	County: Forrest		Legal Description: Lot 1 - Hillside Subdivision																					
	Assessor's Parcel #: 2-028F-06-004.00																							
	Tax Year: 2022		R.E. Taxes: \$ 1,628.59		Special Assessments: \$ None		Borrower (if applicable): N/A																	
	Current Owner of Record: Robert Ryan Decker		Occupant: ☒ Owner		☐ Tenant		☐ Vacant		☐ Manufactured Housing															
ASSIGNMENT	Project Type: ☐ PUD		☐ Condominium		☐ Cooperative		☐ Other (describe)		HOA: \$ N/A		☐ per year		☐ per month											
	Market Area Name: NW Hattiesburg				Map Reference: 25620				Census Tract: 0010.00															
	The purpose of this appraisal is to develop an opinion of: ☒ Market Value (as defined), or ☐ other type of value (describe)																							
	This report reflects the following value (if not Current, see comments): ☒ Current (the Inspection Date is the Effective Date)												☐ Retrospective		☐ Prospective									
	Approaches developed for this appraisal: ☒ Sales Comparison Approach												☐ Cost Approach		☐ Income Approach		(See Reconciliation Comments and Scope of Work)							
MARKET AREA DESCRIPTION	Property Rights Appraised: ☒ Fee Simple														☐ Leasehold		☐ Leased Fee		☐ Other (describe)					
	Intended Use: The intended use of this appraisal report is form an opinion as to the current Market Value for the subject property in its "As Is" condition.																							
	Intended User(s) (by name or type): City of Hattiesburg																							
	Client: City of Hattiesburg				Address: P.O. Box 1898, Hattiesburg , MS 39403																			
	Appraiser: Greg Wheeler				Address: P.O. Box 15304, Hattiesburg, MS 39401																			
SITE DESCRIPTION	Location: ☒ Urban		☐ Suburban		☐ Rural		Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use											
	Built up: ☒ Over 75%		☐ 25-75%		☐ Under 25%		☒ Owner 90		PRICE \$(000)		AGE (yrs)		One-Unit 80 %		☒ Not Likely									
	Growth rate: ☐ Rapid		☐ Stable		☒ Slow		☒ Tenant 10		40 Low 30		2-4 Unit 2 %		☐ Likely *		☐ In Process *									
	Property values: ☐ Increasing		☒ Stable		☐ Declining		☒ Vacant (0-5%)		230 High 70		Multi-Unit 5 %		* To:											
	Demand/supply: ☒ Shortage		☐ In Balance		☐ Over Supply		☒ Vacant (>5%)		150 Pred 50		Comm'l 10 %													
	Marketing time: ☒ Under 3 Mos.		☐ 3-6 Mos.		☐ Over 6 Mos.		☐ Vacant (>5%)				Vacant Lots 3 %													
	Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject neighborhood is located North of Hardy Street, South of Hwy 49, East of Interstate 59 and West of Hwy 49 inside the Hattiesburg City Limits. The subject is located in the NW area of Hattiesburg. The subject is located in an area with a mixture of single family dwellings, multi-family and commercial properties. The employment stability for the area is considered to be average. The appeal to the market is considered to be average and this trend should continue due to the strong demand for properties in the area.																							
DESCRIPTION OF THE IMPROVEMENTS	Dimensions: 82.3x120		SEE ATTACHED PLAT						Site Area: 9,876 sf															
	Zoning Classification: R-1B		Description: Residential District																					
	Zoning Compliance: ☒ Legal						☐ Legal nonconforming (grandfathered)				☐ Illegal		☐ No zoning											
	Are CC&Rs applicable? ☐ Yes		☐ No		☒ Unknown		Have the documents been reviewed? ☐ Yes		☒ No		Ground Rent (if applicable) \$		/											
	Highest & Best Use as improved: ☒ Present use, or ☐ Other use (explain) The Highest and Best Use for the subject parcel has been estimated to be for its current residential use.																							
	Actual Use as of Effective Date: SFR				Use as appraised in this report: SFR																			
	Summary of Highest & Best Use: Single Family Residential																							
GENERAL DESCRIPTION	Utilities		Public		Other		Provider/Description		Off-site Improvements		Type		Public		Private		Topography		Generally Level					
	Electricity		☒		☐		MS Power		Street		Asphalt		☒		☐		Size		Typical for Neighborhood					
	Gas		☒		☐		Spire		Curb/Gutter		Concrete		☒		☐		Shape		Rectangular					
	Water		☒		☐		City of Hattiesburg		Sidewalk		Concrete		☒		☐		Drainage		Appears Adequate					
	Sanitary Sewer		☒		☐		City of Hattiesburg		Street Lights		Public		☒		☐		View		Average					
	Storm Sewer		☒		☐		City of Hattiesburg		Alley		None		☐		☐									
	Other site elements: ☒ Inside Lot																☐ Corner Lot		☐ Cul de Sac		☐ Underground Utilities		☐ Other (describe)	
	FEMA Spec'l Flood Hazard Area		☐ Yes		☒ No		FEMA Flood Zone X		FEMA Map # 28035C0104E		FEMA Map Date 11/19/2021													
	Site Comments: No adverse easements, encroachments or special assessments were noted for the area. The appraiser noted a drainage ditch running along the northern and eastern portions of the site. SEE PHOTOGRAPH AND PLAT ADDENDA PAGES.																							
DESCRIPTION OF THE IMPROVEMENTS	General Description				Exterior Description				Foundation				Basement				Heating							
	# of Units 1				☐ Acc.Unit				Foundation Slab				Slab Concrete				☒ None							
	# of Stories 1.00								Exterior Walls Masonite Sdg.				Crawl Space None				Area Sq. Ft. None							
	Type ☒ Det.				☐ Att.				Roof Surface Comp. Shingle				Basement None				% Finished N/A							
	Design (Style) DT1;Ranch								Gutters & Dwnspts. O'hang Adq.				Sump Pump				Ceiling							
	☒ Existing				☐ Proposed				Window Type Alum. Sngl.				Dampness				Walls							
	☐ Und.Cons.								Storm/Screens None				Settlement None Noted				Floor							
	Actual Age (Yrs.) 52												Infestation None Noted				Outside Entry							
	Effective Age (Yrs.) 25																							
DESCRIPTION OF THE IMPROVEMENTS	Interior Description				Appliances				Attic				Amenities				Car Storage							
	Floors Wd/Vinyl Tile				Refrigerator				☐ Stairs				Fireplace(s) # 1				☒ None							
	Walls DW/Panel				Range/Oven				☒ Drop Stair				Woodstove(s) # 0				Garage # of cars (2 Tot.)							
	Trim/Finish Average				Disposal				☐ Scuttle				Open				Attach.							
	Bath Floor Tile				Dishwasher				☒ Doorway				None				Detach.							
	Bath Wainscot Tile				Fan/Hood				☒ Floor				Covered				Blt.-In							
	Doors Wood				Microwave				☐ Heated				Chain Lnk				Carport							
					Washer/Dryer				☐ Finished				None				Driveway 2							
																	Surface Concrete							
DESCRIPTION OF THE IMPROVEMENTS	Finished area above grade contains: 6 Rooms 3 Bedrooms 1.1 Bath(s) 1,441 Square Feet of Gross Living Area Above Grade																							
	Additional features: Standard energy features were noted. The subject has a covered porch, open patio and a fenced rear yard.																							
	Describe the condition of the property (including physical, functional and external obsolescence): The subject is in an over-all Average condition. However, some rotten wood was noted on the fascia, soffits and exterior siding. SEE PHOTOGRAPH ADDENDA PAGES																							

GPRESIDENTIAL

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3/2007

File No.: 10-2807 Hillside Drive

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File No.: 10-2807 Hillside Drive

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File No.: 10-2807 Hillside Drive

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.: 10-2807 Hillside Drive

Property Address:	2807 Hillside Dr	City:	Hattiesburg	State:	MS	Zip Code:	39401
Client:	City of Hattiesburg	Address:	P.O. Box 1898, Hattiesburg , MS 39403				
Appraiser:	Greg Wheeler	Address:	P.O. Box 15304, Hattiesburg, MS 39401				

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:**DEFINITION OF MARKET VALUE *:**

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: <u>Ann Jones</u>	Client Name: <u>City of Hattiesburg</u>
E-Mail: <u>annjones@hattiesburgms.com</u>	Address: <u>P.O. Box 1898, Hattiesburg , MS 39403</u>

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

Appraiser Name: Greg Wheeler

Company: Wheeler Realty

Phone: (601) 583-1006

E-Mail: gregwheeler@bellsouth.net

Date Report Signed: 11/07/2023

License or Certification #: RA-175

Designation: RA-175, VA-5001790

Expiration Date of License or Certification: 12/31/2023

Expiration Date of License or Certification: 12/31/2025

Inspection of Subject: ☒ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection: 10/25/2023

Supervisory or

Co-Appraiser Name:

Company:

Phone:

E-Mail:

Date Report Signed: _____

License or Certification #:

Designation:

Expiration Date of License or Certification: _____

Inspection of Subject: ☐ Interior & Exterior ☐ Exterior Only ☐ None

Date of Inspection:

SIGNATURES

Notice of Voluntary Interest

Notice of Voluntary Interest

City of Hattiesburg
Floodprone Property Acquisition Project
Homeowner Interest Sign-up Sheet and Voluntary Interest Notice

Please complete this form if you are interested in exploring further your options for reducing your flood losses. Signing this does not commit you to any action.

Property Address:

2807 Hillside Dr.
Hattiesburg, MS 39401

Owner(s) Mailing Address:

same as above

Owner(s) Name(s):

Robert Ryan Decker

Contact Telephone Number:

(601) 466-0528 860 698 2 486

The local government is required by FEMA to inform you that your participation in this project for open-space acquisition is voluntary. Neither the State of Mississippi nor the City of Hattiesburg will use its eminent domain authority to acquire the property for open-space purposes if you choose not to participate in the Hazard Mitigation Grant Program, or if negotiations fail.


Owner's Signature

9/30/19
Date

Owner's Signature

Date

Owner's Signature

Date

CIM
10-17

Appraiser Independence Certification

I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of City of Hattiesburg , or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of City of Hattiesburg , influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that City of Hattiesburg has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.

APPRAISER:

SUPERVISORY or CO-APPRAISER:



Signature

11/07/2023

Date

Greg Wheeler

Appraiser's Name

RA-175, VA-5001790

State Title or Designation

RA-175

State License or Certification #

12/31/2023

MS

Expiration Date of License or Certification

State

Signature

Date

Appraiser's Name

State Title or Designation

State License or Certification #

Expiration Date of License or Certification

State

2807 Hillside Dr, Hattiesburg, MS 39401

Address of Property Appraised

Subject Photo Page

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Subject Front

2807 Hillside Dr	
Sales Price	N/A
Gross Living Area	1,441
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	1.1
Location	NW Hattiesburg
View	Residential
Site	9,876 sf
Quality	Average
Age	52



Subject Rear



Subject Street

Photograph Addendum

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Side View #1



Side View #2

Photograph Addendum

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Drainage Ditch



Rotten wood noted



Rotten wood noted

Photograph Addendum

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Rotten masonite siding noted



Living Room



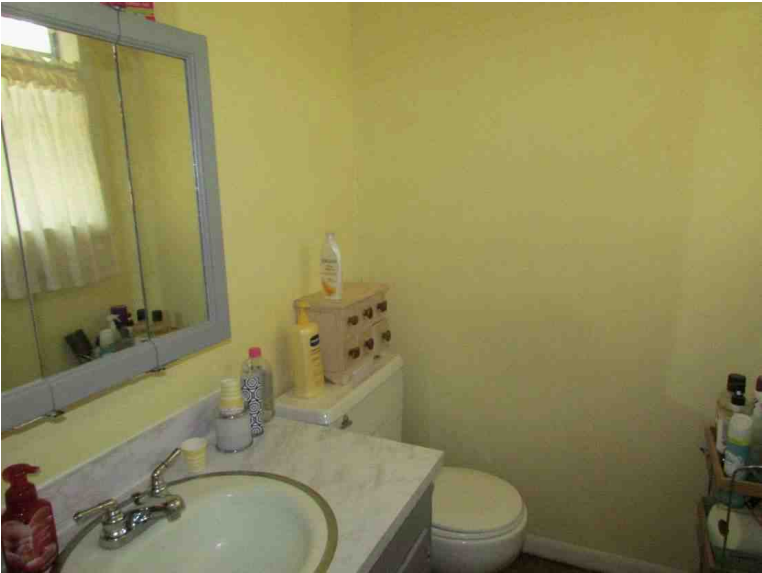
Dining

Photograph Addendum

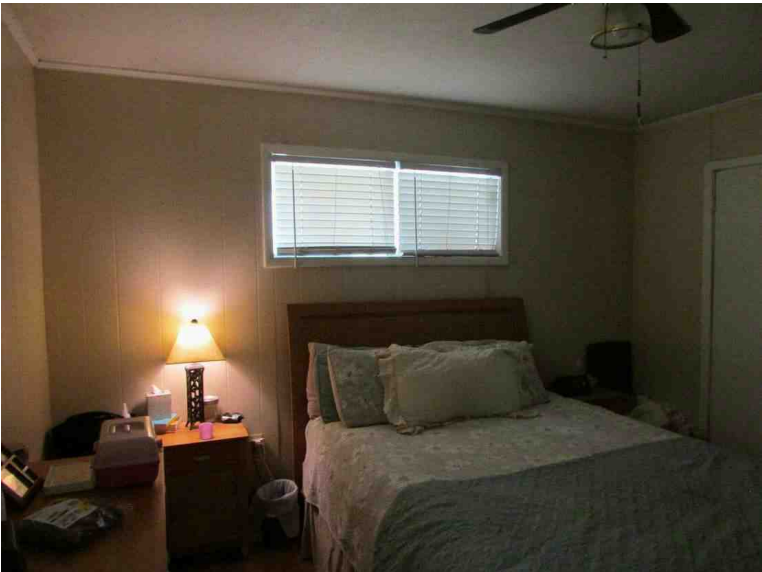
Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Kitchen



1/2 Bathroom



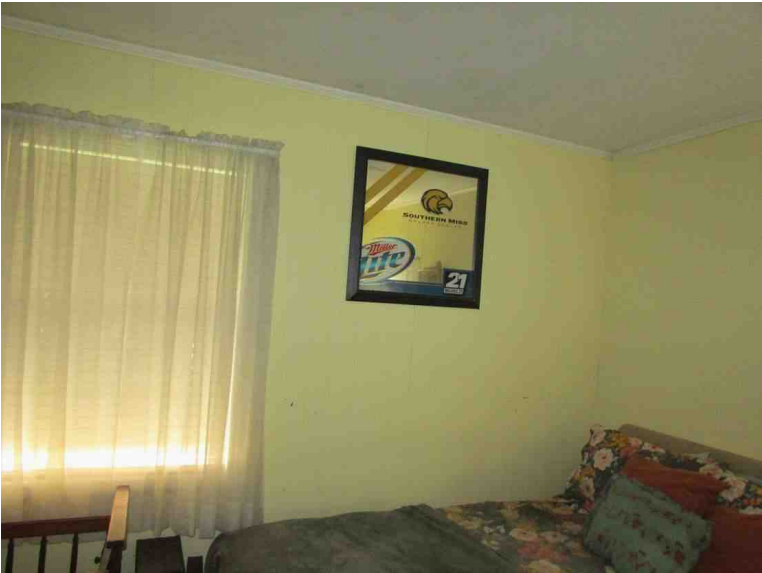
Bedroom

Photograph Addendum

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Bedroom



Bedroom



Bathroom

Photograph Addendum

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Utility Room

Comparable Photo Page						
Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



Comparable 1

702 Montrose Ave	
Prox. to Subject	0.21 miles S
Sale Price	156,000
Gross Living Area	1,560
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	NW Hattiesburg
View	Residential
Site	10,400 sf
Quality	Average
Age	66



Comparable 2

1210 N 34th Ave	
Prox. to Subject	0.61 miles NW
Sale Price	160,000
Gross Living Area	1,272
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	NW Hattiesburg
View	Residential
Site	9,800 sf
Quality	Average
Age	47



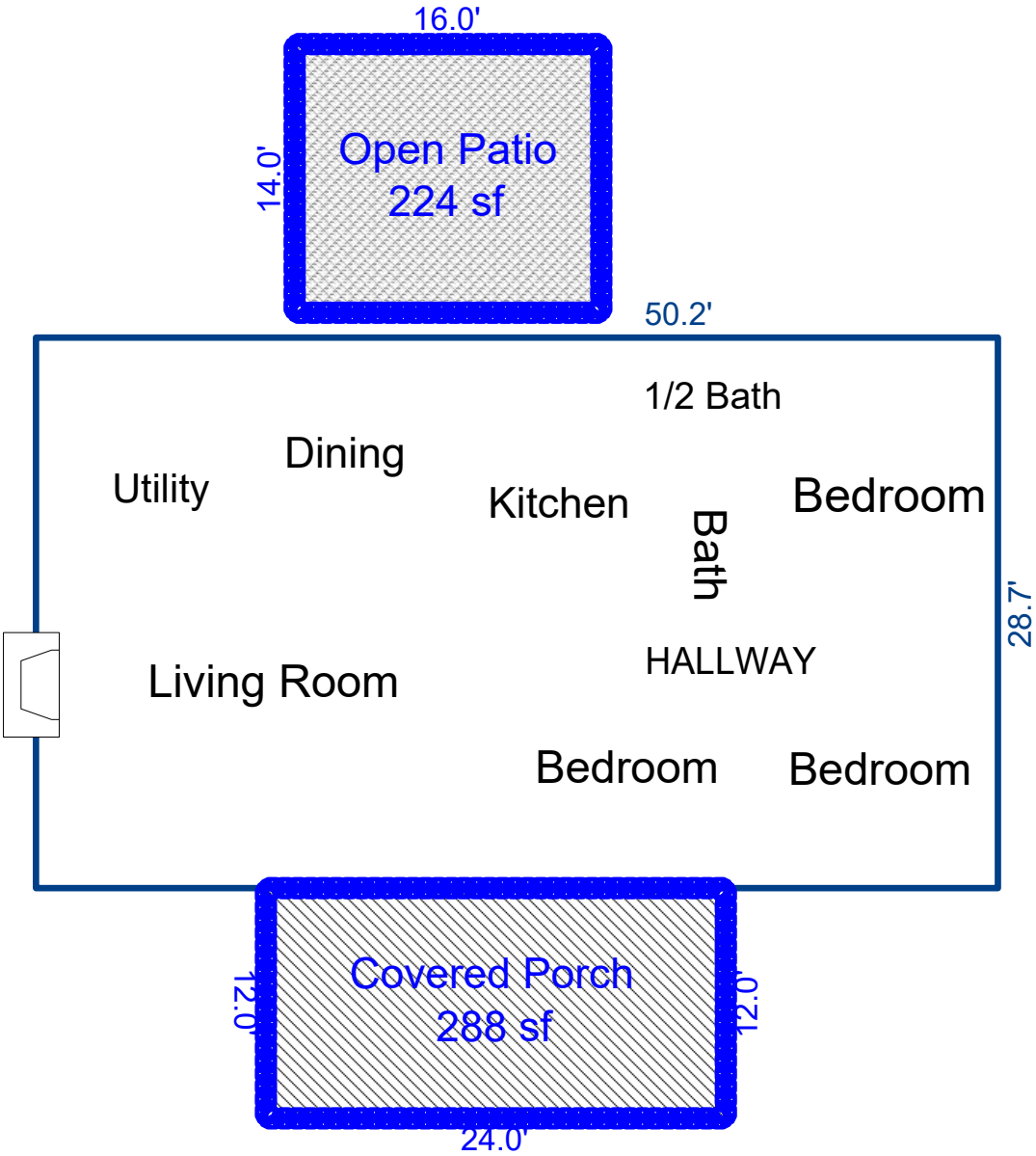
Comparable 3

314 N 40th Ave	
Prox. to Subject	1.13 miles SW
Sale Price	149,500
Gross Living Area	1,032
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2.0
Location	NW Hattiesburg
View	Residential
Site	7,500 sf
Quality	Average
Age	47

Building Sketch

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					

First Floor
1440.7 sf

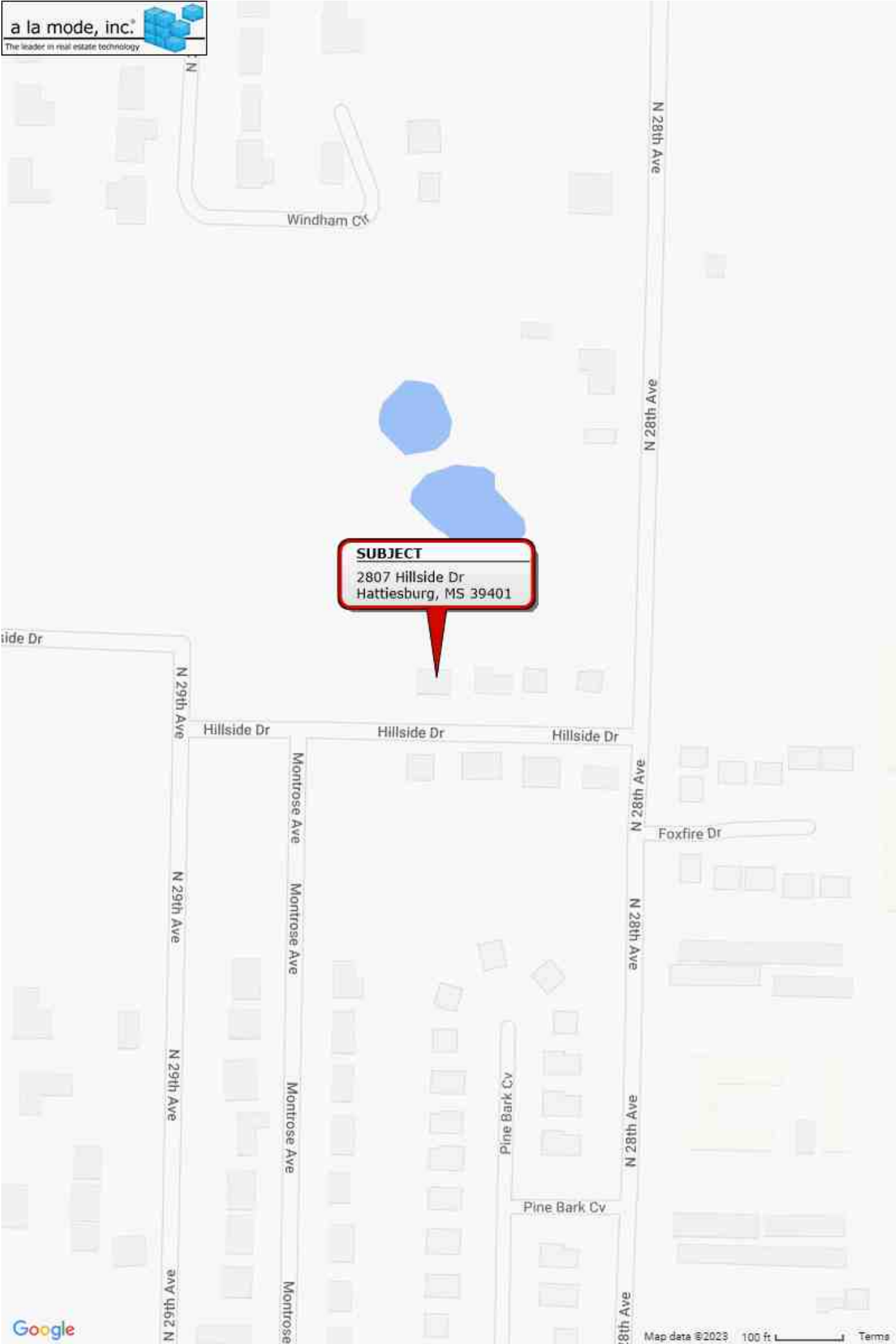


Sketch by ApexSketch

AREA CALCULATIONS SUMMARY						AREA CALCULATIONS BREAKDOWN				
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height x	Width =	Area
GLA1	First Floor	1.0	1440.7	157.8	1440.7	First Floor		50.2 x	28.7 =	1440.7
P/P	Open Patio	1.0	224.0	60.0						
	Covered Porch	1.0	288.0	72.0	512.0					
Net LIVABLE						1 total items			(rounded)	1,441

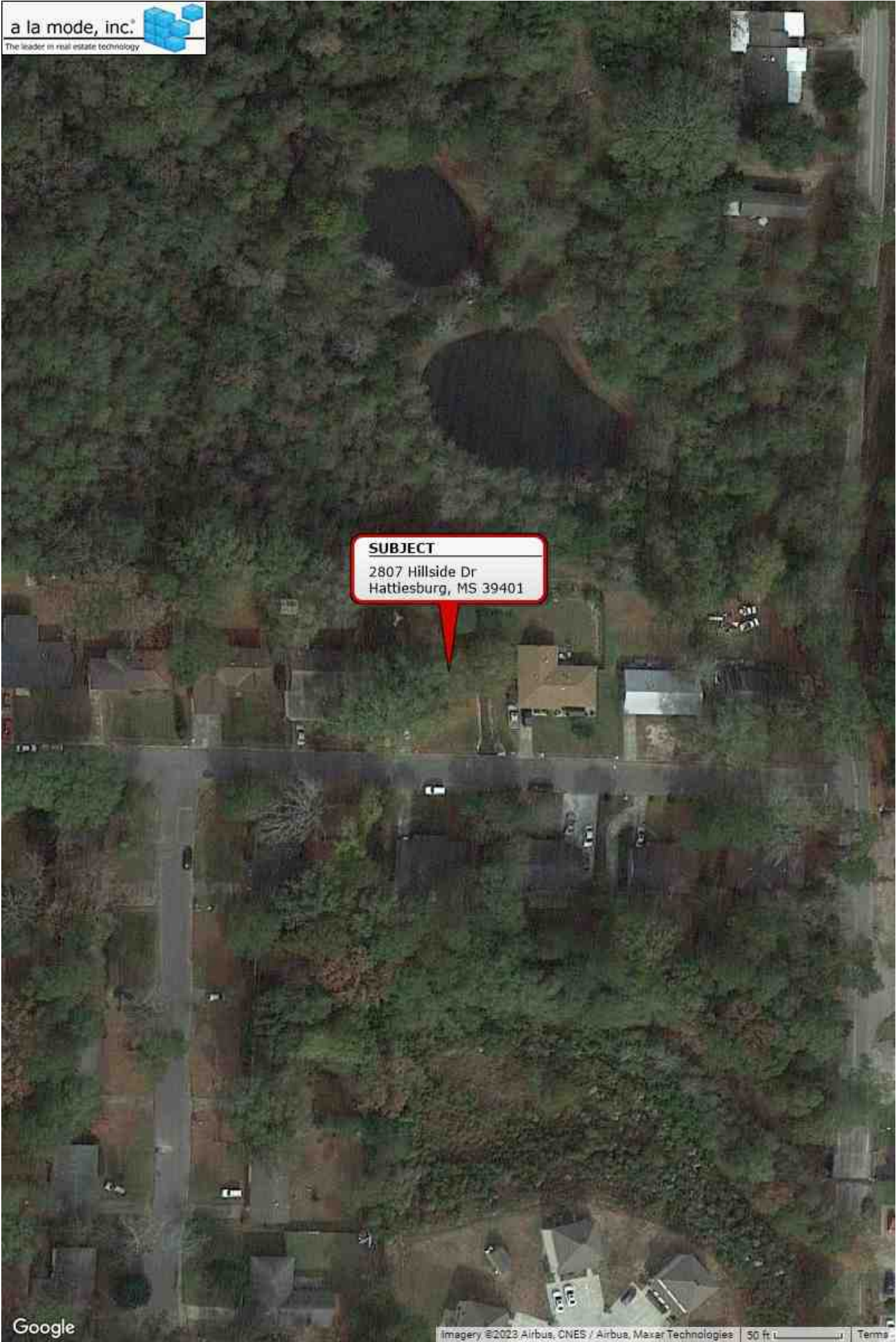
Location Map

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



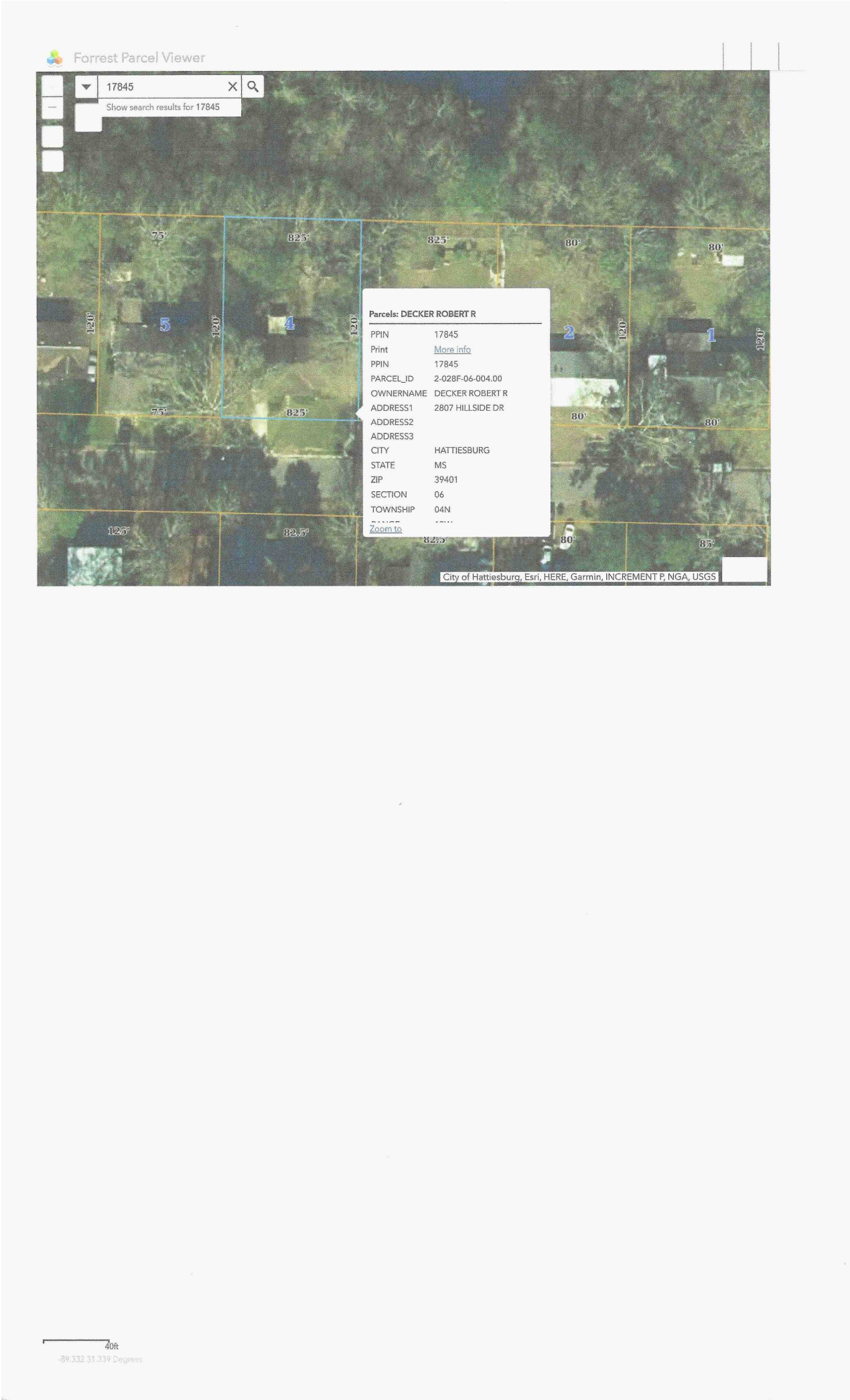
Aerial Map

Borrower	N/A					
Property Address	2807 Hillside Dr					
City	Hattiesburg	County	Forrest	State	MS	Zip Code 39401
Lender/Client	City of Hattiesburg					



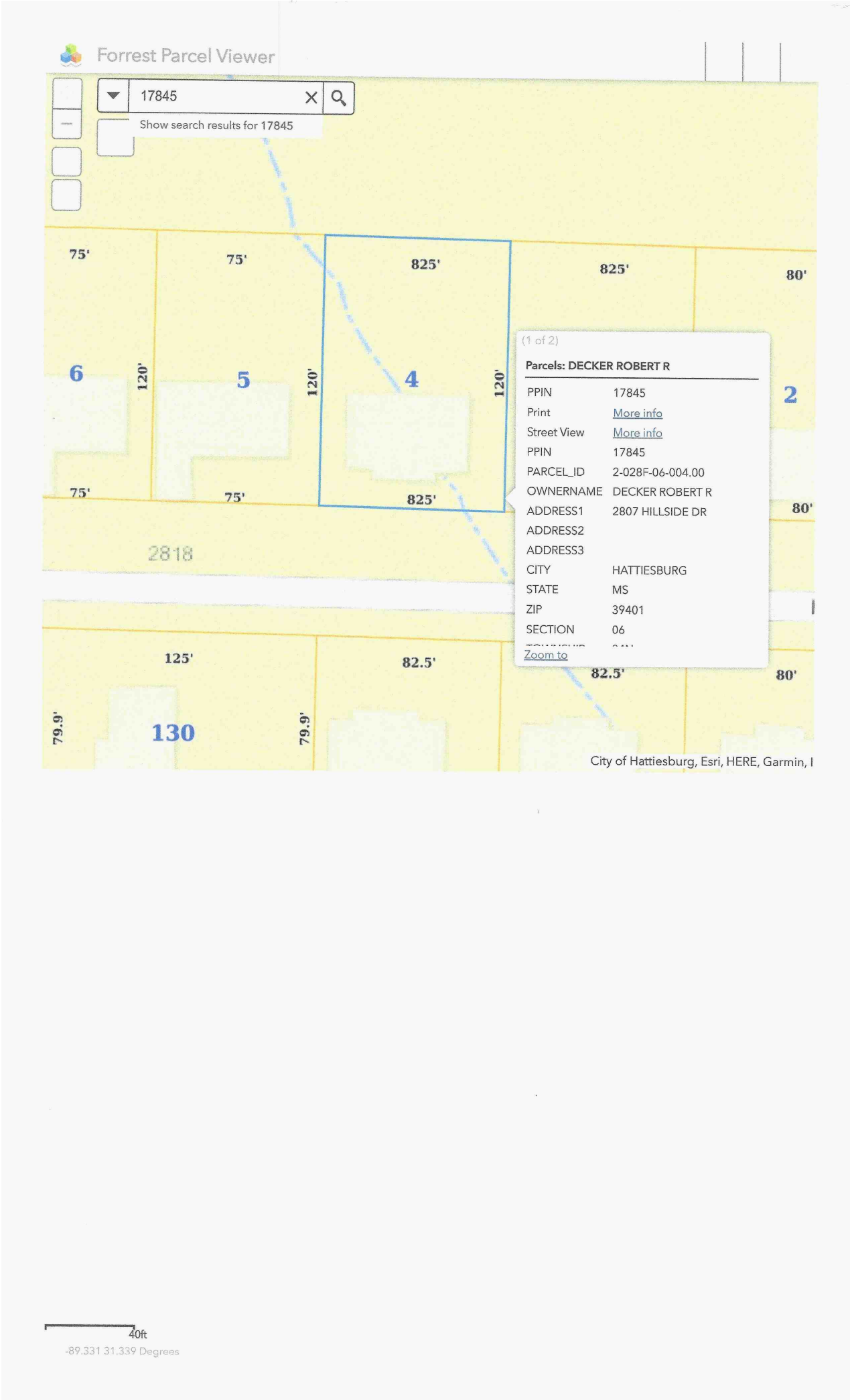
Aerial View Plat Map

Borrower	N/A				
Property Address	2807 Hillside Dr				
City	Hattiesburg	County	Forrest	State	MS Zip Code 39401
Lender/Client	City of Hattiesburg				



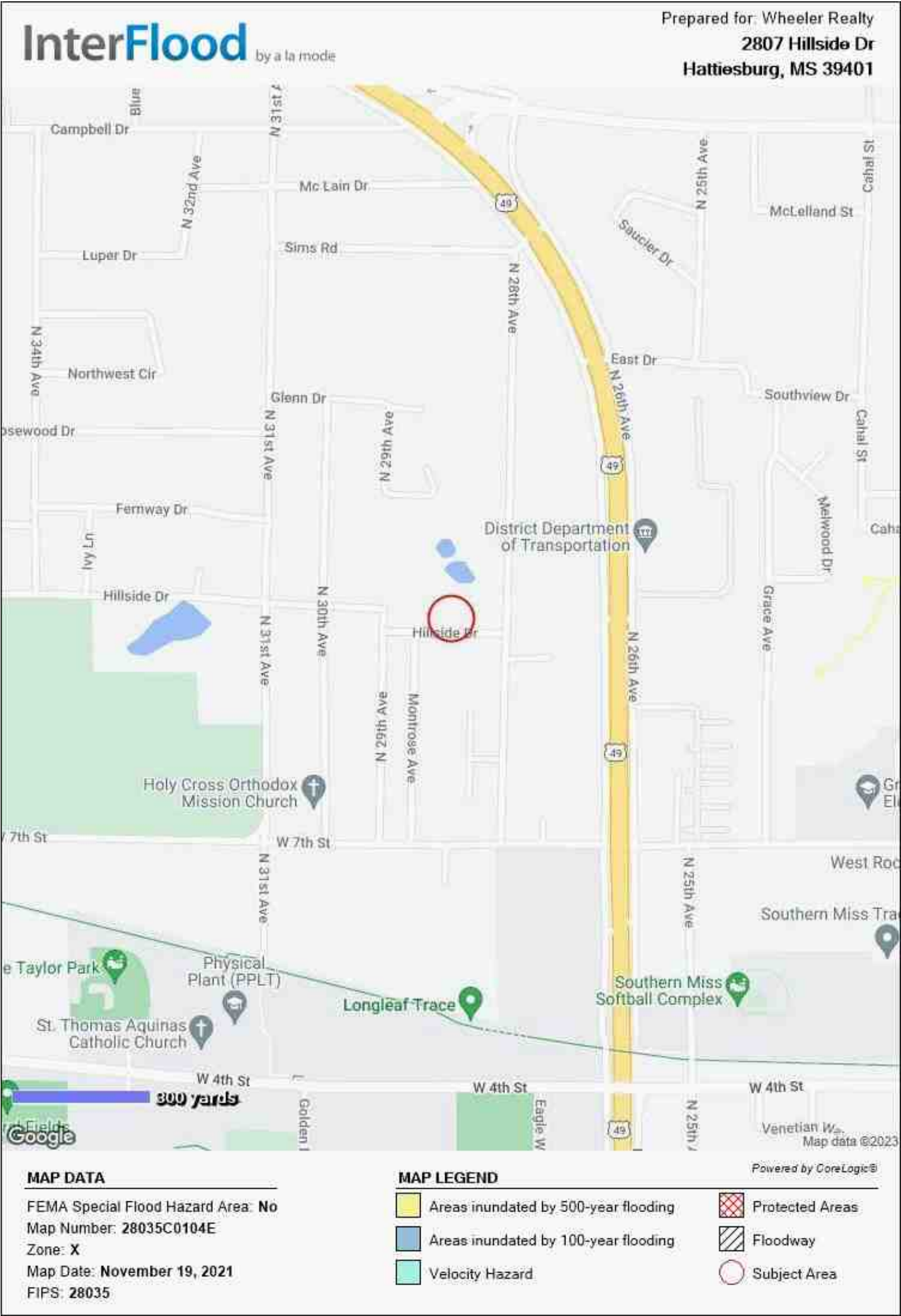
Plat Map

Borrower	N/A				
Property Address	2807 Hillside Dr				
City	Hattiesburg	County	Forrest	State	MS Zip Code 39401
Lender/Client	City of Hattiesburg				



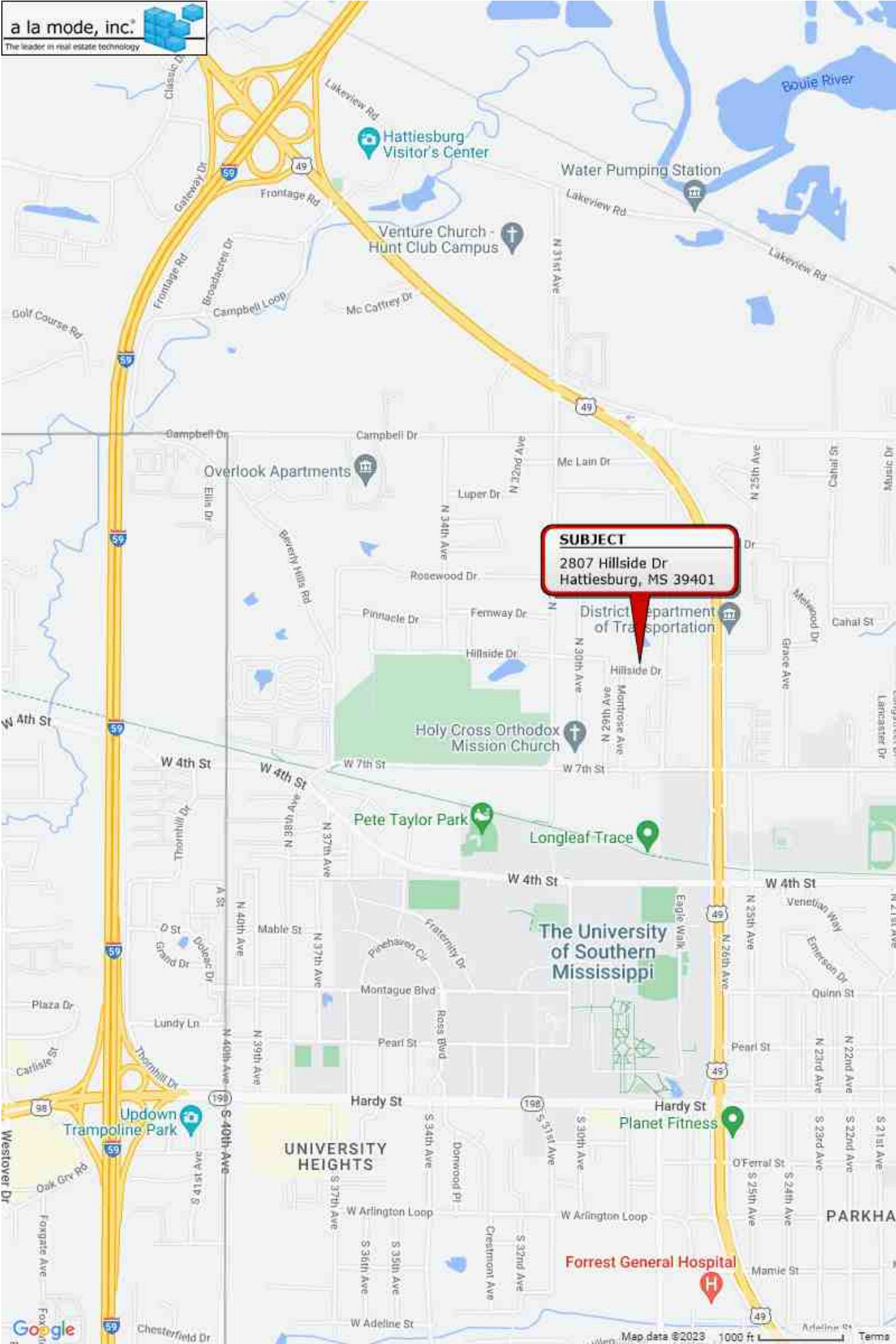
Flood Map

Borrower	N/A				
Property Address	2807 Hillside Dr				
City	Hattiesburg	County	Forrest	State	MS Zip Code 39401
Lender/Client	City of Hattiesburg				



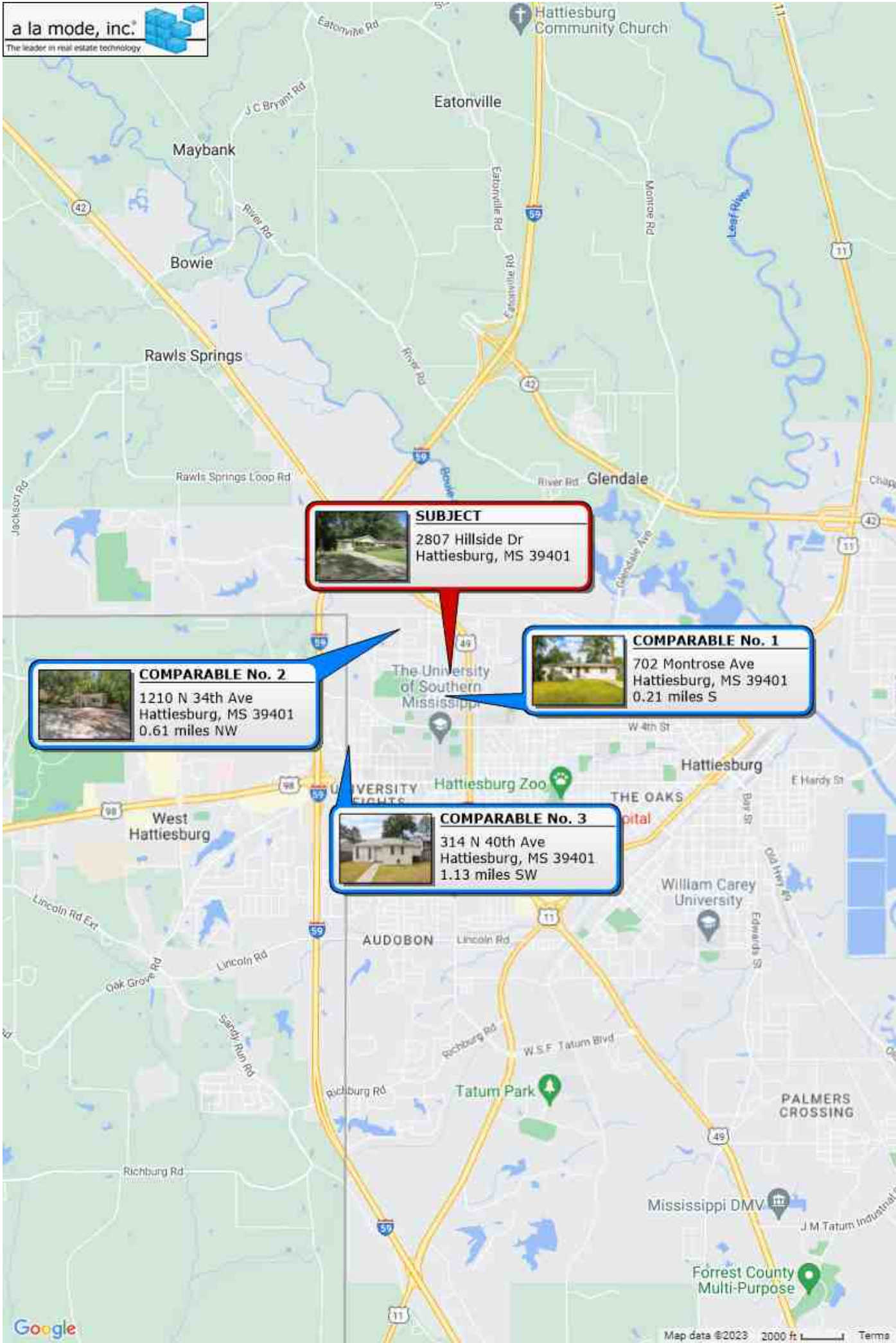
Neighborhood Map

Borrower	N/A				
Property Address	2807 Hillside Dr				
City	Hattiesburg	County	Forrest	State	MS Zip Code 39401
Lender/Client	City of Hattiesburg				



Comparable Sales Map

Borrower	N/A				
Property Address	2807 Hillside Dr				
City	Hattiesburg	County	Forrest	State	MS Zip Code 39401
Lender/Client	City of Hattiesburg				





Property Appraisal Link
FORREST COUNTY, MS

Current Date 10/10/2023

Tax Year 2022

APPRaisal INQUIRY

PARCEL 2-028F-06-004.00

ALT PARCEL NUMBER 211 -0374-001-001.00

PPIN 017845

SKETCH 1 [VIEW 01](#)

OWNER NAME

DECKER ROBERT R

OWNER ADDRESS

2807 HILLSIDE DR

HATTIESBURG MS39401

PROPERTY ADDRESS

2807 HILLSIDE DRIVE

PROPERTY IS VACANT (Y/N) N

FIELD WORK BY DATE: //

CLASSED BY DATE: //

REVIEWED BY RT DATE: 10/15/2018

REALTOR CODE

LEGAL DESCRIPTION

1 LT 1 OF HILLSIDE SUB

2 PREV #:H0374-01-001

3 6/91 653/280

4 DB 767 PG 226 2/14/97

5 B803 P542 10/20/98

Block 001 Section 06 Township 04N Range 13W

Book 843 Page 286 Type WD Date 6/21/2000

Book 803 Page 542 Type Date 10/20/1998

Book 767 Page 226 Type Date 2/14/0097

Book 772 Page 228 Type Date 5/30/1997

LOT INFORMATION

LOT CODE 0374 LOT SIZE 82.0 X 120 LOT VALUE 13380

CODE	FRONT FT	DEPTH	PRICE	DEPTH TABLE	DEPTH %	ADJ. %	DESCRIPTION	ADJ PRICE	APPRAISED	CLASS
0374	82.00	120	170.00	7	.96	1.00		163.20	13380	1

ACRE INFORMATION

ACRES TYPE QUAL CLASS PRICE CODE UNCULTIVATED CODE PRICE ADJ. % DESCRIPTION APPRAISED MARKET

*** NO ACREAGE INFO ***

ACREAGE VALUE

OVERALL VALUE 13380

LAND USE CODE CLASS 1 1110 ONE FAMILY UNIT

LAND USE CODE CLASS 2 1110 ONE FAMILY UNIT

BUILDING DESCRIPTIONS

NUMBER	CODE	BUILDING DESCRIPTION	VALUE	ELIGIBLE CLASS 1
001	001	RESIDENCE	45400	Y

TOTAL PARCEL VALUE 58780



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Forrest County Mississippi

Delta Computer Systems, Inc.

Property Appraisal Link
FORREST COUNTY, MS

Current Date 10/10/2023

APPRAISAL INQUIRY
PARCEL 2-028F-06-004.00 ALT PARCEL NUMBER 211 -0374-001-001.00
PPIN 017845 SKETCH 1
OWNER NAME DECKER ROBERT R

APPRAISAL SUMMARY - STRUCTURE CLASS R AND C
EXTERIOR HARDBOARD LAP
ROOF TYPE GABLE
ROOF MATERIAL ASPHALT SHNG H/D
FLOORS VINYL TILE CARPET & U
INTERIOR WOOD PANEL
PLUMBING AVERAGE
ELECTRIC AVERAGE
EXTRAS 2 Fix. Bath
H&AC W/DUCTS
1 Story

BASIC AREA	1450
UNITS: CONST 103	
CLASS D+ CLASS UNITS	5
= TOTAL UNITS	108
X RATES: BASE 39.30 ADJ.	42.44
X INDEX 1.130 COST/SF	47.96
X ADJUSTED AREA	1479
= BASIC COST	70933
+ EXTRA FEATURES	13137
= ADJUSTED COST	84070
DEPRECIATION:	
STRAIGHT	54
ADDITIONAL	
OVERRIDE	
X CONDITION	54 %
= DEPRECIATED COST	45398
X NUMBER OF BUILDINGS	1
FINAL VALUE	45400
OVERRIDE VALUE	
YEAR BUILT 1971	
OVERRIDE REASON	

[View Tax Record](#)

[Back](#)

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[Privacy Policy](#) | [Terms of Use](#) | [Contact Us](#) | [Help](#)

https://www.deltacomputersystems.com/cgi-apM5/APMCGI03?HTMCNTY=MS18&HT... 10/10/2023

Tax Record Card

Forrest County Mississippi

Delta Computer Systems, Inc.

Property Link
FORREST COUNTY, MS

Current Date 10/10/2023

Tax Year 2022
Records Last Updated 10/10/2023

PROPERTY DETAIL

OWNER

DECKER ROBERT R
2807 HILLSIDE DR

HATTIESBURG MS 39401

ACRES : **NA**
LAND VALUE : 13380
IMPROVEMENTS : 45400
TOTAL VALUE: 58780
ASSESSED : 8817

PARCEL 2-028F-06-004.00

ADDRESS 2807 HILLSIDE DRIVE

TAX INFORMATION			
YEAR 2022	TAX DUE	PAID	BALANCE
COUNTY	577.51	577.51	0.00
CITY	468.45	468.45	0.00
SCHOOL	582.63	582.63	0.00
TOTAL	1628.59	1628.59	0.00

A Print Fee May Apply, Contact County For Total.

LAST PAYMENT DATE 1 / 19 / 2023

MISCELLANEOUS INFORMATION			
EXEMPT CODE		LEGAL	LT 1 OF HILLSIDE SUB
HOMESTEAD CODE	None		PREV #:H0374-01-001
TAX DISTRICT	1110		6/91 653/280
PPIN	017845		DB 767 PG 226 2/14/97
SECTION	06		B803 P542 10/20/98
TOWNSHIP	04N		HILLSIDE SUBDIVISION
RANGE	13W		

Book 843

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[PURCHASE COUNTY TAX SALE FILES](#)

TAX SALES HISTORY, FOR UNPAID TAXES		
Year	Sold To	Redeemed Date/By
NO TAX SALES FOUND		

[View Appraisal Record](#)

[Back](#)

Qualification and License - Page 1

QUALIFICATIONS OF GREG WHEELER

EDUCATION:

Diploma in 1980

Hattiesburg High School
Hattiesburg, Mississippi
Business Emphasis

Diploma in 1987

University of Southern Mississippi
Hattiesburg, Mississippi
Bachelor of Science in Real Estate/Insurance

Courses Completed in Real Estate:

REI 330 (Real Estate Principles)
REI 340 (Real Estate Law)
REI 432 (Real Estate Finance)
REI 434 (Income Property Valuation)
REI 470 (Real Estate Brokerage)

Received a passing grade on the SREA Course 101:
"An Introduction to Appraising Real Property"
at the University of San Francisco, July 8 - 19, 1985;

Received a passing grade on the AIREA Course 8-2:
"Residential Valuation"
at the University of San Diego, June 12-19, 1987;

Passed the Mississippi Real Estate License Exam in February, 1985,
Salesman Number (S-18224);

Passed the Mississippi Real Estate Brokers Exam in March, 1985, Broker Number (9669);

Passed the experience credits requirement for the SRA designation from the
Appraisal Institute;

Passed the Mississippi Certified Residential Real Estate Exam in 1991,
License Number (RA-175).

Qualification and License - Page 2

QUALIFICATIONS OF GREG WHEELER (Continued)

WORK EXPERIENCE:

1980 - 1984	Employed by J. Ed Turner, Inc.
1984 - 1989	Employed as an independent fee appraiser for J. Ed Turner, Inc.
1990 - Present	Owner/Broker of Wheeler Realty

MISCELLANEOUS:

- Member of the Hattiesburg Board of Realtors;
- Member of the National Association of Realtors;
- Member of the Hattiesburg Multiple Listing Services, Inc.;
- Associate member of the Hattiesburg Mortgage Bankers Association;
- Certified Residential Real Estate Appraiser, (RA-175).

Qualification and License - Page 3

State of Mississippi		
MISSISSIPPI REAL ESTATE APPRAISER LICENSING		
AND CERTIFICATION BOARD		
LICENSE # RA-175	STATUS: ACTIVE	
GREG J WHEELER		
HAS BEEN GRANTED A LICENSE AS A		
STATE CERTIFIED RESIDENTIAL APPRAISER		
Effective Date:	<i>Greg Wheeler</i>	Expiration Date:
01/01/2022		12/31/2023
SIGNATURE OF LICENSEE		
Robert E. Praytor, Administrator		



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Marybeth Bergin, Director of Transportation and Engineering
cc:
Date: Tuesday, June 18, 2024
Re: Approve Supplemental Agreement No. 2 with R & J Construction, Inc. for the Country Club Road Reconstruction project to account for quantity overruns and adjust the final contract amount to \$2,195,317.29; Authorize the Mayor to execute in duplicate.
File Number: 2024-235
Minute Book #

Summary

Approve Supplemental Agreement No. 2 with R & J Construction, Inc. for the Country Club Road Reconstruction project to account for quantity overruns and adjust the final contract amount to \$2,195,317.29; Authorize the Mayor to execute in duplicate.

Recommendation Statement

I recommend approval of this item.

Please place this on the June 18, 2024 City Council meeting for consideration.



Engineering Progress

June 26, 2023

City of Hattiesburg
Post Office Box 1898
Hattiesburg MS 39403-1898

Attn: Hunter White, Interim Director of Engineering

RE: Country Club Road Reconstruction
STP-8760-00(005)/108134701
City of Hattiesburg

Dear Mr. White:

Enclosed please find Pay Estimate No. 11 in the amount of \$248,510.35 and Supplemental Agreement No. 2 with supporting documents for the above referenced project.

Percentage of project complete: 100 %

Please have the mayor execute the attached Supplemental Agreement and return two (2) copies to our office, retaining a copy for your files.

Should you have any questions and/or comments, please, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'J. Weston Locastro'.

J. Weston Locastro, P.E.
Project Engineer

/sm

Enclosure

cc: R & J Construction, Inc., SDW

**THE CITY OF HATTIESBURG
RECONSTRUCTION OF COUNTRY CLUB ROAD**

SUPPLEMENTAL AGREEMENT NO. 2

FORREST COUNTY, MISSISSIPPI

WHEREAS: We, R&J Construction, Inc., Contractor and Westfield Insurance Company Surety entered into a contract with the City of Hattiesburg on the 22nd day of September, 2021 for the Reconstruction of Country Club Road project.

WHEREAS: It is proposed that the attached overrun/underrun of quantities quantify the adjustments necessary for completion of the project.

Original Contract Price = \$1,947,200.69
Revised per Supplemental Agreement #1 = (\$6,950.08)
Overrun = \$248,116.60
Final Contract Amount = \$2,195,317.29

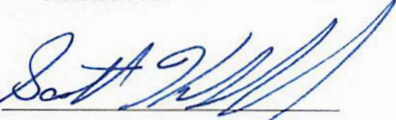
This agreement in no way modifies or changes the original contract of which it becomes a part, except as specifically stated herein.

NOW, THEREFORE, We, R&J Construction, Inc. Contractor and Westfield Insurance Company, Surety, hereby agree that said Supplemental Agreement is hereby made a part of the Original Contract to be performed under the specifications thereof, and that the Original Contract is in full force and effect, except insofar as it might be modified by this Supplement Agreement.

DATED, this ____ day of _____, 2024.

R&J Construction, Inc

By: 
Contractor

Witness: 

The City of Hattiesburg, Mississippi

By: _____
Toby Barker, Mayor

Witness: _____

OVERRUNS UNDERRUNS
 PROJECT: 1295 Country Club Road Reconstruction
 CONTRACTOR: R and J Construction

ITEM NO.	ITEM DESCRIPTION	UNIT	ORIGINAL QUANTITY	FINAL QUANTITY	OVERRUNS	UNDERRUNS	UNIT PRICE	FINAL VALUE	INCREASE	DECREASE
201-A001	Clearing And Grubbing	LS	1	1			\$82,037.50	\$82,037.50	\$ -	\$ -
202-B007	Removal of Pavement, All Depths	SY	1829	2690.55	861.55		\$4.50	\$12,107.48	\$ 3,876.98	
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
202-B051	Removal of Concrete Curb	LF	1706	717		989	\$5.00	\$3,585.00		\$ 4,945.00
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
202-B502	Removal of Concrete Driveway, All Depths	SY	499	699.29	200.29		\$9.00	\$6,293.61	\$ 1,802.61	
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
202-B080	Removal of Concrete Sidewalk	SY	851	353.45		497.55	\$9.00	\$3,181.05		\$ 4,477.95
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
202-B164	Removal of Inlet and Junction Box, All Types & Sizes	EA	7	5		2	\$400.00	\$2,000.00		\$ 800.00
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
202-B191	Removal of Pipe, 8" and Above	LF	920	505		415	\$10.00	\$5,050.00		\$ 4,150.00
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
203-EX040	Borrow Excavation, AH, LVM, Class B9	CY	3216	4374	1158		\$15.00	\$65,610.00	\$ 17,370.00	
REASON:	EXISTING SOIL UNSUITABLE									
211-B001	Topsoil for Slope Treatment, Contractor Furnished	CY	725	725			\$25.00	\$18,125.00	\$ -	\$ -
213-C001	Superphosphate	TON	1	1			\$1,150.00	\$1,150.00	\$ -	\$ -
223-A001	Mowing	ACRE	0	0			\$50.00	\$0.00	\$ -	\$ -
225-A001	Grassing	ACRE	1	1			\$5,635.00	\$5,635.00	\$ -	\$ -

OVERRUNS UNDERRUNS
PROJECT: 1295 Country Club Road Reconstruction
CONTRACTOR: R and J Construction

ITEM NO.	ITEM DESCRIPTION	UNIT	ORIGINAL QUANTITY	FINAL QUANTITY	OVERRUNS	UNDERRUNS	UNIT PRICE	FINAL VALUE	INCREASE	DECREASE
225-B001	Agricultural Limestone	TON	3	3			\$230.00	\$690.00	\$ -	\$ -
225-C001	Mulch, Vegetative Mulch	TON	2	2			\$460.00	\$920.00	\$ -	\$ -
226-A001	Temporary Grassing	ACRE	1	1			\$2,875.00	\$2,875.00	\$ -	\$ -
234-A001	Temporary Silt Fence	LF	1000	1130	130		\$10.00	\$11,300.00	\$ 1,300.00	
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
237-A002	Wattles, 20"	LF	1000	0		1000	\$7.00	\$0.00		\$ 7,000.00
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
304-F001	3/4" and Down Crushed Stone Base	TON	923			923		\$0.00	\$ -	\$ -
	OR							\$0.00	\$ -	\$ -
304-F002	Size 610 Crushed Stone Base	TON	923	1780.89	857.89		\$58.00	\$103,291.62	\$ 49,757.62	
REASON:	EXISTING ASPHALT CONDITION REQUIRED MORE EXTENSIVE REHABILITATION									
	OR							\$0.00	\$ -	\$ -
304-F003	Size 825B Crushed Stone Base	TON	923			923		\$0.00	\$ -	\$ -
403-A006	19-mm, ST Asphalt Pavement	TON	397	563.66	166.66		\$230.00	\$129,641.80	\$ 38,331.80	
REASON:	EXISTING ASPHALT CONDITION REQUIRED MORE EXTENSIVE REHABILITATION									
403-A015	9.5-mm, ST, Asphalt Pavement	TON	769	799.18	30.18		\$132.25	\$105,691.56	\$ 3,991.30	
REASON:	EXISTING ASPHALT CONDITION REQUIRED MORE EXTENSIVE REHABILITATION									
403-B012	9.5-mm, ST, Asphalt Pavement, Leveling	TON	191	790.19	599.19		\$166.75	\$131,764.18	\$ 99,914.93	
REASON:	EXISTING ASPHALT CONDITION REQUIRED MORE EXTENSIVE REHABILITATION									

OVERRUNS UNDERRUNS
PROJECT: 1295 Country Club Road Reconstruction
CONTRACTOR: R and J Construction

ITEM NO.	ITEM DESCRIPTION	UNIT	ORIGINAL QUANTITY	FINAL QUANTITY	OVERRUNS	UNDERRUNS	UNIT PRICE	FINAL VALUE	INCREASE	DECREASE
406-A002	Cold Milling of Asphalt Pavement, All Depths	SY	500	3866	3366		\$12.65	\$48,904.90	\$ 42,579.90	
REASON:	EXISTING ASPHALT CONDITION REQUIRED MORE EXTENSIVE REHABILITATION									
407-A001	Asphalt for Tack Coat	GAL	725	725			\$5.75	\$4,168.75	\$ -	\$ -
601-B001	Class B Structural Concrete, Minor Structures	CY	182	182.61	0.61		\$1,444.75	\$263,825.80	\$ 881.30	
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
602-A001	Reinforcing Steel	LBS	17724	17724			\$2.50	\$44,310.00	\$ -	\$ -
603-CA004	15" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	3923	3745		178	\$45.24	\$169,423.80		\$ 8,052.72
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
603-CA0012	18" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	33	33			\$108.33	\$3,574.89	\$ -	\$ -
603-CA027	24" Reinforced Concrete Pipe, Class III, Rubber Type Gaskets	LF	495	503	8		\$58.85	\$29,601.55	\$ 470.80	
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
603-CE001	18"x11" Concrete Arch Pipe, Class A III	LF	665	627		38	\$51.86	\$32,516.22		\$ 1,970.68
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
604-A001	Castings	LBS	4819	4819			\$3.50	\$16,866.50	\$ -	\$ -
604-B001	Gratings	LBS	254	307	53		\$3.50	\$1,074.50	\$ 185.50	
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
608-A001	Concrete Sidewalk Without Reinforcement	SY	2872	2658.18		213.82	\$59.40	\$157,895.89		\$ 12,700.91
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
907-608-C001	Detectable Warning Panels	SF	346	256		90	\$46.92	\$12,011.52		\$ 4,222.80
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									

OVERRUNS UNDERRUNS
PROJECT: 1295 Country Club Road Reconstruction
CONTRACTOR: R and J Construction

ITEM NO.	ITEM DESCRIPTION	UNIT	ORIGINAL QUANTITY	FINAL QUANTITY	OVERRUNS	UNDERRUNS	UNIT PRICE	FINAL VALUE	INCREASE	DECREASE
609-D012	Combination Concrete Curb and Gutter Type 3A Modified	LF	6901	5898		1003	\$20.70	\$122,088.60		\$ 20,762.10
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
613-A001	Adjustment of Castings, Gratings and Utility Appurtenances	LS	1	1			\$5,850.00	\$5,850.00	\$ -	\$ -
614-A001	Concrete Driveway, Without Reinforcement	SY	967	2095.1	1128.10		\$59.40	\$124,448.94	\$ 67,009.14	
REASON:	ADDITIONAL DRIVEWAYS PER OWNER REQUEST									
618-A001	Maintenance of Traffic	LS	1	1			\$20,970.00	\$20,970.00	\$ -	\$ -
618-B001	Additional Construction Signs	SF	0	0			\$10.00	\$0.00	\$ -	\$ -
620-A001	Mobilization	LS	1	1			\$165,070.00	\$165,070.00	\$ -	\$ -
626-E003	6" Thermoplastic Traffic Stripe, Continuous Yellow	LF	7456	6358		1098	\$1.15	\$7,311.70		\$ 1,262.70
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
626-G002	Thermoplastic Detail Stripe, White	LF	1876	1800.2		75.80	\$2.30	\$4,140.46		\$ 174.34
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
626-H004	Thermoplastic Legend, White	SF	27	26.6		0.40	\$11.50	\$305.90		\$ 4.60
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
626-H005	Thermoplastic Legend, White	LF	980	634		346	\$2.30	\$1,458.20		\$ 795.80
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
627-L001	Two-Way Yellow Reflective High Performance Raised Markers	EA	200	82		118	\$9.20	\$754.40		\$ 1,085.60
REASON:	ACTUAL QUANTITIES PROVIDED TO CONSTRUCT									
630-A001	Standard Roadside Signs, Sheet Aluminum, 0.080" Thickness	SF	104	104			\$49.56	\$5,154.24	\$ -	\$ -

OVERRUNS UNDERRUNS
PROJECT: 1295 Country Club Road Reconstruction
CONTRACTOR: R and J Construction

ITEM NO.	ITEM DESCRIPTION	UNIT	ORIGINAL QUANTITY	FINAL QUANTITY	OVERRUNS	UNDERRUNS	UNIT PRICE	FINAL VALUE	INCREASE	DECREASE
630-C003	Steel U-Section Posts, 3.0 LB/FT	LF	247	247			\$7.22	\$1,783.34	\$ -	\$ -
699-A001	Roadway Construction Stakes	LS	1	1			\$31,500.00	\$31,500.00	\$ -	\$ -
809-A004	Retaining Wall System, Modular Block	SF	6016	0		6016	\$39.28	\$0.00		\$ 236,308.48
REASON:	SUPPLEMENTAL AGREEMENT NO. 1									
203-G S/A	Excess Excavation, LVM	CY	0	8988	8988		\$10.00	\$89,880.00	\$ 89,880.00	
REASON:	SUPPLEMENTAL AGREEMENT NO. 1									
809-A004 S/A	Retaining Wall System, Modular Block	SF	0	2505	2505		\$55.68	\$139,478.40	\$ 139,478.40	
REASON:	SUPPLEMENTAL AGREEMENT NO. 1									
								\$2,195,317.29	\$ 556,830.28	\$ 308,713.68
PROJECT INCREASE/DECREASE									\$	248,116.60
Original Contract Amount									\$	1,947,200.69
Overrun									\$	248,116.60
Final Contract Amount									\$	2,195,317.29
Total Completed to Date									\$	2,195,317.29
Balance									\$	0.00



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Marybeth Bergin, Director of Transportation and Engineering
cc:
Date: Tuesday, June 18, 2024
Re: Approve proposed Mississippi Development Authority Economic Development Highway Construction Program for the City of Hattiesburg Project No. DECD-0018(36)BO known as the Midtown Streetscapes Project and authorize the Mayor and Council Members to sign it in duplicate.
File Number: 2024-236
Minute Book #

Summary

Approve proposed Mississippi Development Authority Economic Development Highway Construction Program for the City of Hattiesburg Project No. DECD-0018(36)BO known as the Midtown Streetscapes Project and authorize the Mayor and Council Members to sign it in duplicate.

Recommendation Statement

I recommend approval of this item.

Please place this on the June 18, 2024 City Council meeting for consideration.

**PROPOSED MISSISSIPPI DEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT HIGHWAY CONSTRUCTION
PROGRAM FOR THE CITY OF HATTIESBURG
PROJECT NUMBER: DECD-0018(36)BO
NAME OF ROAD: 31st AVENUE (SOUTH)**

Pursuant to the provisions of Section 65-4-1 et. seq. Mississippi Code of 1972, we, the undersigned members representing the City of Hattiesburg, hereby order that the proposed project(s) listed herein constitute the Mississippi Economic Development Highway Construction Program for the City of Hattiesburg subject to approval of the State Aid Engineer and Mississippi Development Authority (MDA).

In support of this order, the City Council certifies and agrees that:

1. The project(s) will be constructed to bear a load limit of at least eighty thousand (80,000) pounds which meets standards of the Mississippi Department of Transportation for such work.
2. The City will comply with the National Environmental Policy Act.
3. The City will comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended by the STURAA of 1987 and 49 CFR, Part 24.
4. The City has employed a registered professional engineer who will employ such other competent technical assistants, as required, to properly supervise and inspect the work in compliance with the rules and regulations of the State Aid Engineer.
5. The City commits to providing funds from sources and in amounts listed herein, "the Estimated Cost Form", and to finance the cost of all engineering, construction, right-of-way, utility relocation and other professional services not fully funded by MDA which costs are estimated to equal approximately **80%** of estimated cost of said project(s).
6. The City will accept all other provisions of Section 65-4-1 et. Seq., Mississippi Code of 1972 relating to City responsibility that is not listed in point 1 through 5 above.

MAYOR AND CITY COUNCIL
CITY OF HATTIESBURG

_____, Toby Barker - Mayor
_____, Jeffrey George – City Council, Ward 1
_____, Deborah D. Delgado – City Council, Ward 2
_____, Carter Carroll – City Council, Ward 3
_____, Dave Ware – City Council, Ward 4
_____, Nicholas Brown – City Council, Ward 5

Prepared Mike Essary, P.E. – Project Engineer

STATE OF MISSISSIPPI
COUNTY OF FORREST

This is to certify that the foregoing is a true and correct copy of an order passed by the City Council of the City of Hattiesburg, Mississippi, entered into the minutes of the said City Council, Minute Book No._____, Page No._____, same having been adopted at a meeting of said City Council on the ____ day of _____, 2024.

City Clerk of City of Hattiesburg, Mississippi

**ESTIMATED COST OF THE PROJECT DECD-0018(36)BO CITY OF HATTIESBURG
(Including Contingencies)**

(MDA est. cost 04/24/13)

A. PRELIMINARY ENGINEERING COST		\$ 370,512.00
MDA Funds Requested	(_____) %	\$ 90,512.00
City Funds – Source (General Funds)	(_____) %	\$ 280,000.00
B. CONSTRUCTION ENGINEERING COST		\$ 316,767.00
MDA Funds Requested	(_____) %	\$ 135,767.00
City Funds – Source (General Funds)	(_____) %	\$ 181,000.00
C. RIGHT OF WAY		\$
MDA Funds Requested	(_____) %	\$
City Funds – Source (_____)	(_____) %	\$
D. UTILITY RELOCATION COST		\$
MDA Funds Requested	(_____) %	\$
City Funds – Source (_____)	(_____) %	\$
E. CONSTRUCTION COST		\$ 7,410,000.00
MDA Funds Requested	(_____) %	\$ 1,273,721.00
City Funds – Source (General Funds)	(_____) %	\$ 6,136,279.00
F. OTHER COST _____		\$ _____
MDA Funds Requested	(_____) %	\$ _____
City Funds – Contributed	(_____) %	\$ _____
G. OTHER COST _____		\$ _____
MDA Funds Requested	(_____) %	\$ _____
City Funds – Contributed	(_____) %	\$ _____
H. OTHER COST _____		\$ _____
MDA Funds Requested	(_____) %	\$ _____
City Funds – Contributed	(_____) %	\$ _____
TOTAL PROJECT COST		\$ 8,097,279.00
Total MDA Funds Requested	(_____) %	\$ 1,500,000.00
Total City Funds – Contributed	(_____) %	\$ 6,136,279.00

**PROPOSED MISSISSIPPI DEVELOPMENT AUTHORITY
ECONOMIC DEVELOPMENT HIGHWAY CONSTRUCTION
PROGRAM FOR THE CITY OF HATTIESBURG**

DATA TO BE SUBMITTED WITH ALL PROJECT PROGRAMS

Program Number:	DECD-0018(36)B0	CITY:	HATTIESBURG	Date	April, 2022
-----------------	-----------------	-------	-------------	------	-------------

ROAD CONNECTIONS AT EACH END OF PROJECT

South	End	Surf. Type	Asphalt	Surf. Width	22'	Rdwy. Width	26'
-------	-----	------------	---------	-------------	-----	-------------	-----

(South or West)

North	End	Surf. Type	Asphalt	Surf. Width	33'	Rdwy. Width	37'
-------	-----	------------	---------	-------------	-----	-------------	-----

(North or East)

Railroad Grade Crossing Data

Is there an existing Railroad Grade Crossing? Yes _____ No X

Name of Railroad: _____

Existing Protection: _____

Proposed Protection: _____

Existing and/or Proposed Facilities Effecting Route:

SCHOOLS: YES X NO ON ROUTE OFF ROUTE

INDUSTRY: YES X NO ON ROUTE OFF ROUTE

TYPE OF INDUSTRY:

OTHER DESIGN CONSIDERATIONS:

UTILITY COMPANIES TO BE AFFECTED BY PROJECT:

<u>NAME</u>	<u>STREET OR P.O. BOX ADDRESS</u>	<u>CITY</u>
City of Hattiesburg / Water & Sewer	900 James Street	Hattiesburg
Mississippi Power	5082 Hwy 42	Hattiesburg
Spire Gas	315 Main Street	Hattiesburg
Comcast	2100 Lincoln Road	Hattiesburg
AT&T	100 Brunie Street	Hattiesburg

Signed _____, Engineer

STATE AID USE

Preliminary Review: _____ Date

Preliminary Review: _____ Date

Recommend Approval: _____, District Engineer, _____ Date

Approved: _____, State Aid Engineer _____ Date



Memorandum

To: Mayor Toby Barker and Members of City Council

From: Ann Jones, Chief Administrative Officer

cc:

Date: Tuesday, June 18, 2024

Re: Approve purchase of a portion of property located at PPIN 16256, Parcel # 2-028P-08-087.00 and establish just compensation and authorize the Mayor to make a fair market offer in the amount of \$15,000.00 to James Erret, Jr. and any and all interest holders in said property and to acquire rights to the property from all holders and authorize issuance of manual check to include any and all associated closing costs.
File Number: 2024-233
Minute Book #

Summary

Approve purchase of a portion of property located at PPIN 16256, Parcel # 2-028P-08-087.00 and establish just compensation and authorize the Mayor to make a fair market offer in the amount of \$15,000.00 to James Erret, Jr. and any and all interest holders in said property and to acquire rights to the property from all holders and authorize issuance of manual check at closing.

Recommendation Statement

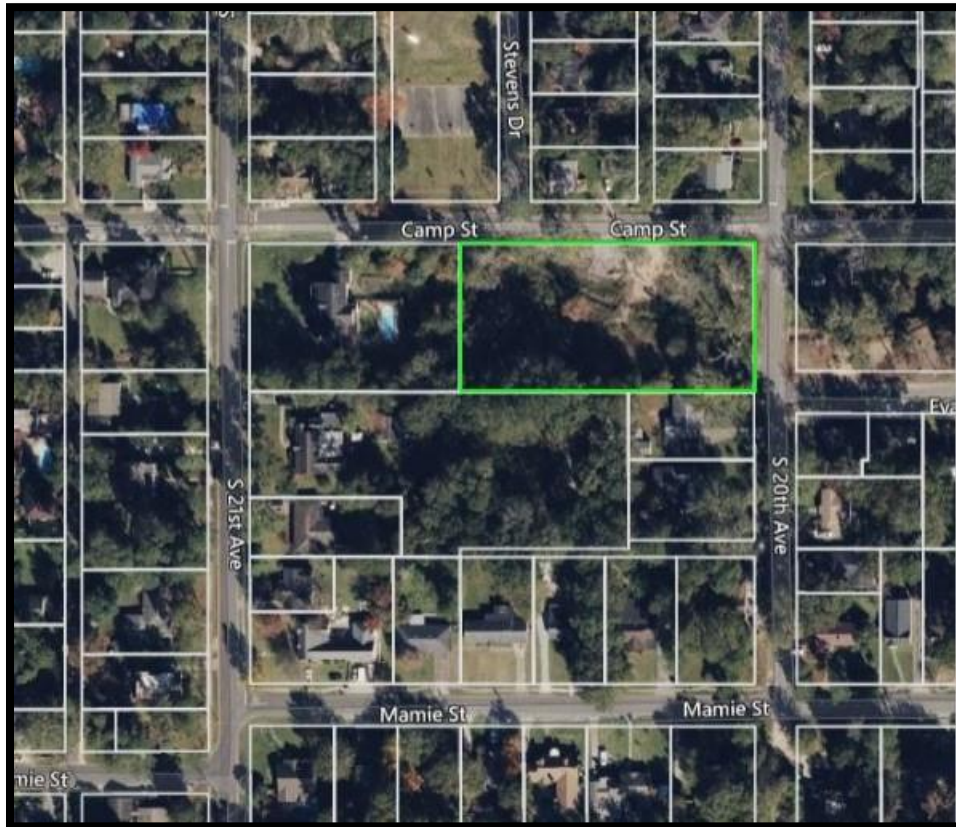
I recommend purchase of this property.

Please place this on the June 18, 2024 City Council meeting for consideration.

APPRAISAL REPORT

Identification of Property

Vacant Land - (PPIN No. 16256)
Corner of S. 20th Avenue & Camp Street,
Hattiesburg, Forrest County, Mississippi 39401



Prepared For:

City of Hattiesburg
c/o Ms. Ann Jones, Chief Administrative Officer
200 Forrest Street,
Hattiesburg, Mississippi 39401

Prepared By:

Zac Fairley Appraisals, LLC
84 North of Fields
Hattiesburg, Mississippi 39402

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ADDENDA

Subject Exhibits

Engagement Letter

Qualifications of Appraisers

City of Hattiesburg



ZAC FAIRLEY APPRAISALS & CONSULTING

601-466-2750 ZFAPPRaiser@GMAIL.COM

July 11th, 2023

City of Hattiesburg
c/o Ms. Ann Jones, Chief Administrative Officer
200 Forrest Street,
Hattiesburg, Mississippi 39401

Re: Appraisal of 1.21 Acres of vacant land identified as a part of PPIN No. 16256 located at the corner of S. 20th Avenue and Camp Street, Hattiesburg, Forrest County, Mississippi 39401

Dear Ms. Jones:

Thank you for the opportunity to provide appraisal services. Based on our agreement, I have performed an appraisal and reported our findings in this Appraisal Report. This report is intended to comply with the reporting requirements under Standards Rule 2.2(a) of the Uniform Standards of Professional Appraisal Practice.

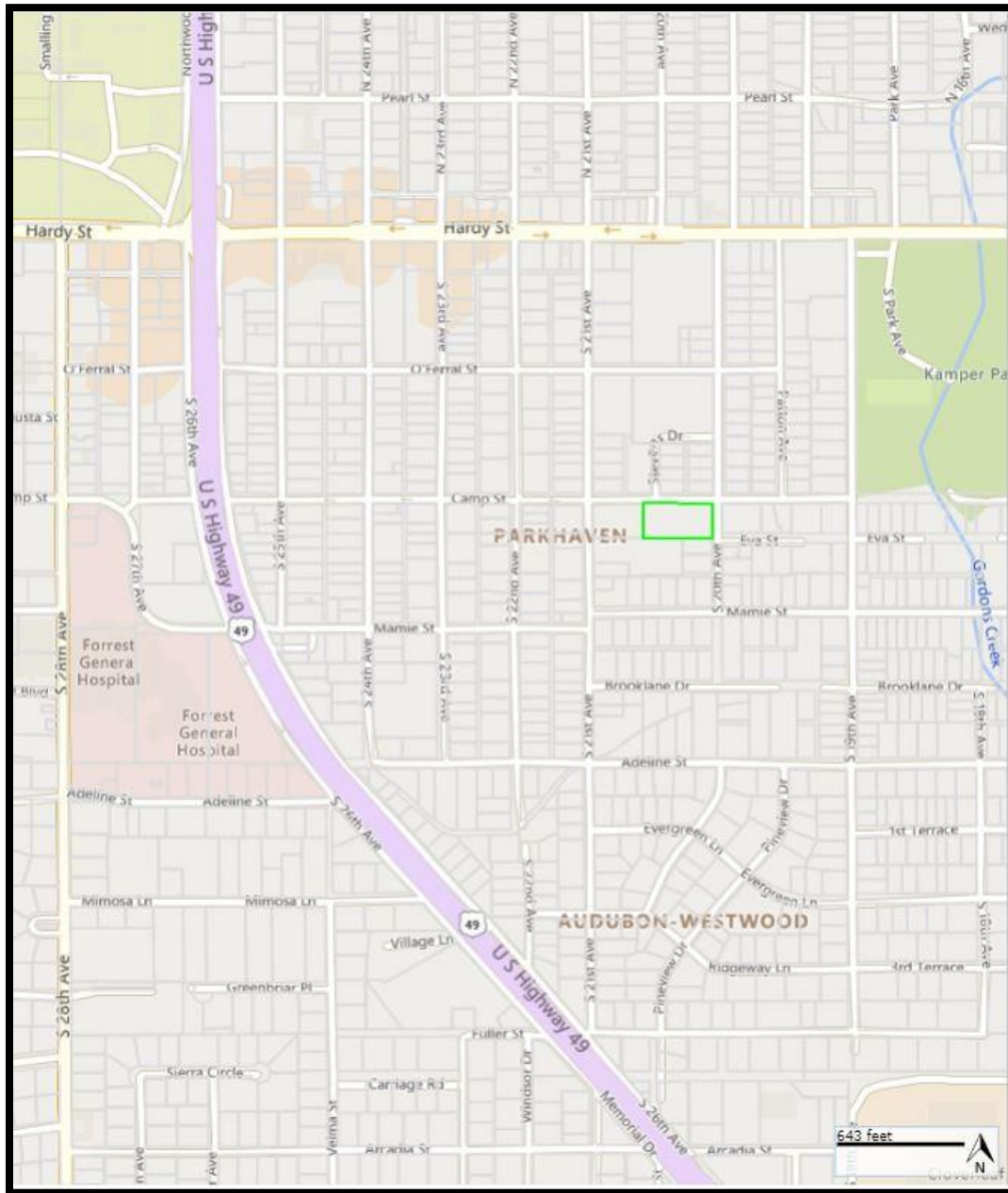
REAL ESTATE MARKET VALUE			
Appraisal Condition	Interest Appraised	Effective Date of Value	Market Value
"As Is"	Fee Simple Estate	June 22 nd , 2023	\$15,000

The following report sets out my reasoning, methodology, and conclusions. It has been prepared in accordance with the appraisal standards and procedures as currently promulgated by the Appraisal Standards Board of the Appraisal Foundation. The report is also prepared in accordance with the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

I strive to present the most timely market data with pertinent analytical methods reflective of current market participants. Nonetheless, we are receptive to suggestions of methodology, presentation or other concerns about this report. I appreciate this opportunity to provide service and look forward to providing appraisal or consulting services for the City of Hattiesburg in the future.

Respectfully submitted,

Zachary H. Fairley
State Certified General Real Estate Appraiser,
#GA-1418



Location Map

Summary of Salient Facts and Conclusions	
Property Type	Vacant Land
Property Address	Corner of S. 20 th Avenue and Camp Street, in Hattiesburg, Forrest County, Mississippi 39401
Property Location	The property is located at the corner of S. 20 th Avenue and Camp Street in Hattiesburg. Hardy Street is located two blocks north of the subject.
Property Tax Identification Number(s)	2-028P-08-087.00
Owner of Record	Erret James, Jr.
Date of the Report	July 11 th , 2023
Effective Date of the Appraisal	June 22 nd , 2023
Property Rights Appraised	Fee Simple
Land Area	The parent tract is comprised of seven (7) contiguous lots containing a total of 1.41 acres, more or less. The subject of this report is comprised of six (6) contiguous lots containing a total of 1.21 acres, more or less. The land area used in this report is based on the survey provided.
Zoning Designation	R-1A; Single-Family Residential
Highest and Best Use As Vacant	Single-Family Residential
Estimated Exposure Time and Marketing Period	6-12 Months
Current Use	Undeveloped Land
Market Value Conclusions	"As Is"
Sales Comparison Approach	\$14,520
Final Value Conclusion	\$15,000

Purpose of the Appraisal

The purpose of this appraisal is to formulate and express an estimate of the market value for fee simple interest in the property as of the effective appraisal date, June 22nd, 2023.

Intended Use/Client and Intended User(s)

The intended use of this report is for potential acquisition purposes by the client and/or participants. It is our understanding that the client and intended user of the report is Ms. Ann Jones, Chief Administrative Assistant on behalf of the City of Hattiesburg. The appraisal is not intended for any other use or user. The definition of market value relied upon is included before the Addenda.

Competency of the Appraisers

The appraisers' specific qualifications are included within this report. These qualifications serve as evidence of their competence for the completion of this appraisal assignment in compliance with the competency provision in USPAP. The appraisers' knowledge and experience, combined with their professional qualifications, are commensurate with the complexity of this assignment. The appraiser has previously provided consultation and value opinion for properties similar to the subject in Hattiesburg, Mississippi and the regional area.

Interest Appraised

- **Fee Simple Interest** is absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Effective Date of Value

June 22nd, 2023

Date of Report

July 11th, 2023

Scope of Work

Scope of work is the most critical decision an appraiser will make in performing an assignment. Solving an appraisal problem involves three steps:

1. Identifying the problem
2. Determining the solution (or scope of work)
3. Applying the solution

None of the three steps can be omitted, and each must be performed in order. To analyze the problem, the appraiser identifies seven key assignment elements: (1) client, (2) intended users in addition to the client, (3) intended use, (4) objective of the appraisal, or type of value and its definition, (5) effective date, (6) property characteristics that are relevant to the assignment such as the interest to be valued and physical and legal characteristics), and (7) assignment conditions such as hypothetical conditions, extraordinary assumptions, and other requirements. These elements provide the framework for the assignment and allow the appraiser to identify the problem to be solved.

The second step is to determine the scope of work to solve the problem. Scope of work encompasses all aspects of the valuation process, including which approaches to value will be used; how much data is to be gathered, from what sources, from which geographic area, and over what time period; the extent of the data verification process; and the extent of property inspection, if any. The scope of work decision is appropriate when it allows the appraiser to arrive at credible assignment results and is consistent with the expectations of similar clients and the work that would be performed by the appraiser's peers in a similar situation.

Source: *Appraisal of Real Estate 14th Edition*

Inspection

The subject property was inspected by Zac Fairley on June 22nd, 2023. The site was walked by the appraiser and viewed from Camp Street, as well as, S. 20th Avenue. Photographs were taken to document this and will be available later in the report. The surrounding neighborhood and area was also inspected on this day as well.

I am not an engineer and are not competent to judge matters of an engineering nature, nor have I retained independent structural, mechanical, electrical, or civil engineers in connection with the report. As such, I make no representations relative to the condition of the improvements, if any exist. Unless otherwise noted in the report, no problems were brought to the attention of the appraiser by the client or property owner.

If questions regarding engineering studies are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon.

Data Research

The type and extent of my research and analysis is detailed in individual sections of the report. This includes the steps took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Legal Description

<u>SURVEY BOUNDARY DESCRIPTIONS</u>	
State of Mississippi County of Forrest City of Hattiesburg	
Total Parcel All of Lots 1, 2, 3, 4, 5, 6 & 7 in Block 4, and all of the North $\frac{1}{2}$ of Vacated Eva Street adjacent thereto, all in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and comprising 1.41 Acres, more or less.	Easement Parcel A part of Lot 7 in Block 4, in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and being more particularly described using Mississippi State Plane Coordinate System, East Zone Grid, NAD 83(2011), US Survey Feet, with a combined scale factor of 0.99997214 and a convergence angle of (minus) $-0^{\circ}15'14.32''$ at the Northwest Corner of said Lot 7, and Beginning at a $\frac{1}{2}$ Inch Rebar representing said Northwest Lot Corner and having a Grid Value of N 662,620.22 feet and E 831,687.83 feet on said East Zone Grid; thence run S89°48'01"E along the North Line of said Lot for 49.96 feet to a $\frac{1}{2}$ Inch Rebar representing the Northeast Corner of said Lot and having a Grid Value of N 662,620.04 feet and E 831,737.79 feet on said East Zone Grid, thence run S00°08'23"E along the East Line of said Lot for 25.00 feet to a $\frac{1}{2}$ Inch Rebar, thence run N63°13'40"W for 55.89 feet to the Point of Beginning, comprising 0.014 Acres (625 Square Feet), more or less.
Parcel 1 All of Lot 7 in Block 4, and all of the North $\frac{1}{2}$ of Vacated Eva Street adjacent thereto, all in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and comprising 0.20 Acres (8,741 Square Feet), more or less.	
Parcel 2 All of Lots 1, 2, 3, 4, 5 & 6 in Block 4, and all of the North $\frac{1}{2}$ of Vacated Eva Street adjacent thereto, all in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and comprising 1.21 Acres, more or less.	



This is to Certify that I have made a Survey of the Parcels shown and described hereon.

Richard E. Sullivan, PLS
Land Surveyor No. 3276

Property History/Ownership

The property is owned by the Erret James, Jr., and is recorded in Deed Book 1273, Page 51. We are not aware of any conveyances in ownership in the last three years.

To the best of my knowledge, the property is not currently listed for sale nor is it under contract or option to purchase.



Tax Map

Taxes and Assessments

The parent tract is identified by the Forrest County Tax Assessor's records as Parcel No. 2-028P-08-087.00. The 2022 taxes equaled \$557.82 and have not been paid. A 3% penalty has been assessed to the outstanding balance. Below is a copy of the tax card.

Forrest County Mississippi		 Delta Computer Systems, Inc.	
Property Link FORREST COUNTY, MS			
Current Date 7/ 9/2023		Tax Year 2022 Records Last Updated 7/ 7/2023	
OWNER JAMES ERRET JR 300 S 21ST AVE HATTIESBURG MS 39401-0000		PROPERTY DETAIL ACRES : **NA** LAND VALUE : 20130 IMPROVEMENTS : **NA** TOTAL VALUE: 20130 ASSESSED : 3020	
PARCEL ADDRESS 2-028P-08-087.00 EVA STREET			
TAX INFORMATION			
YEAR 2022	TAX DUE	PAID	BALANCE
COUNTY	197.81	0.00	203.74
CITY	160.45	0.00	165.26
SCHOOL	199.56	0.00	205.55
TOTAL	557.82	0.00	574.55 3.00% Penalty
LAST PAYMENT DATE **NA**			
TAXES DELINQUENT PRIOR YEAR			
MISCELLANEOUS INFORMATION			
EXEMPT CODE		LEGAL	LT 1 TO 7 INC & PT OF EVA ST
HOMESTEAD CODE	None		LYING S OF SD LTS BLK 4
TAX DISTRICT	1110		PREV #:H0320-04-001
PPIN	016256		7/91 655/612 10/91 659/673
SECTION	08		HATTIESBURG HEIGHTS 3RD SURVEY
TOWNSHIP	04N		
RANGE	13W		
Book 1369	Page 0138		
PURCHASE COUNTY TAX SALE FILES			
TAX SALES HISTORY, FOR UNPAID TAXES			
Year	Sold To	Redeemed Date/By	
2021	BENNETT TAX CO INC	NOT REDEEMED	
2016	MERRITT INC	8/ 9/2018 MARLA MATHIS	
2015	ACC TAX SALE PROPERTIES LLC	8/ 6/2018 MARLA MATHIS	
2014	LONG LAND INVESTMENTS INC	NOT REDEEMED	

Definition of Market Value¹

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

¹ Definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC and in the Interagency Appraisal and Evaluation Guidelines, dated December 2, 2010.

Extraordinary Assumption

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

The definition of "extraordinary assumption" builds upon the definition of "assumption". Therefore, the first thing to acknowledge with regard to an extraordinary assumption is that we really believe an extraordinary assumption to be true. Second, we acknowledge that if we found that the extraordinary assumption was actually not true, then our value opinion could be impacted or changed as a result. This is what makes it extraordinary, because it is so relevant to our appraisal or value opinion. Therefore SR 2-1(a) requires that all extraordinary assumptions be disclosed, so that everyone knows that the value opinion depends upon the extraordinary assumption being true.

Hypothetical Condition

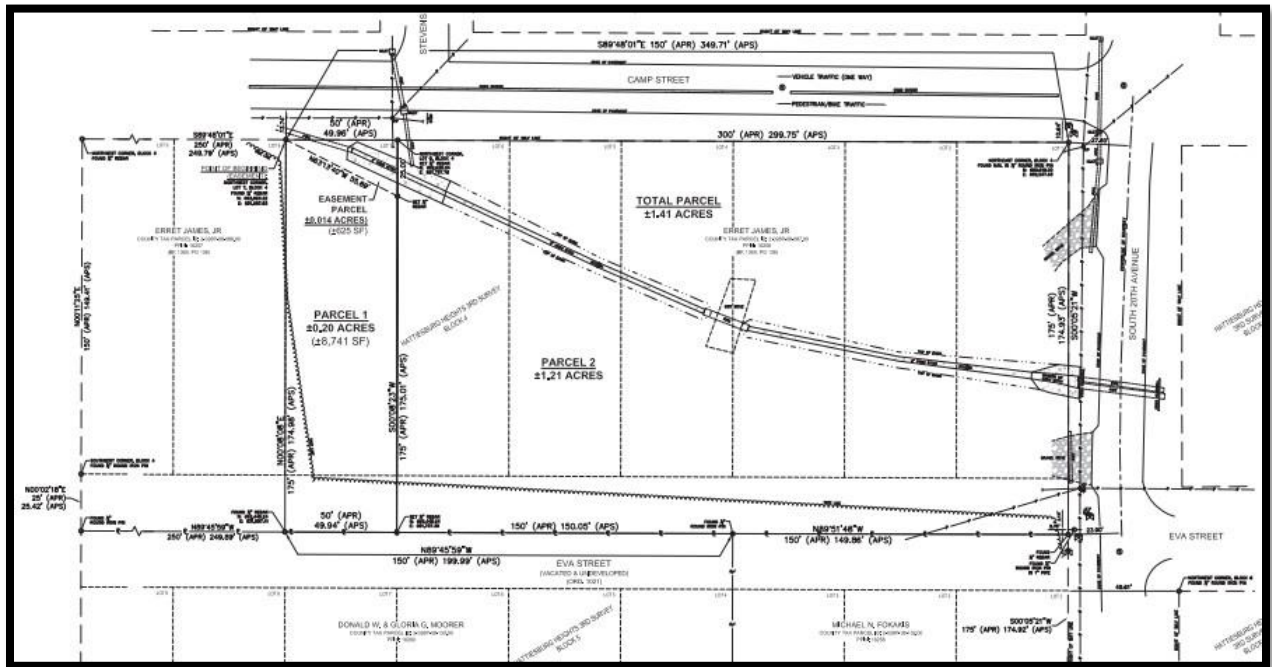
That which is contrary to what exists but is supposed for the purpose of analysis.

Extraordinary Assumptions Compared to Hypothetical Conditions

The best way to distinguish between an extraordinary assumption and a hypothetical condition is, if as of the date of value, the condition in question is known to be false; then it is a hypothetical condition. If, as the date of value, the fact of the condition is unknown and it is reasonable to believe that the condition is true, then the condition is an extraordinary assumption.

Comment: Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

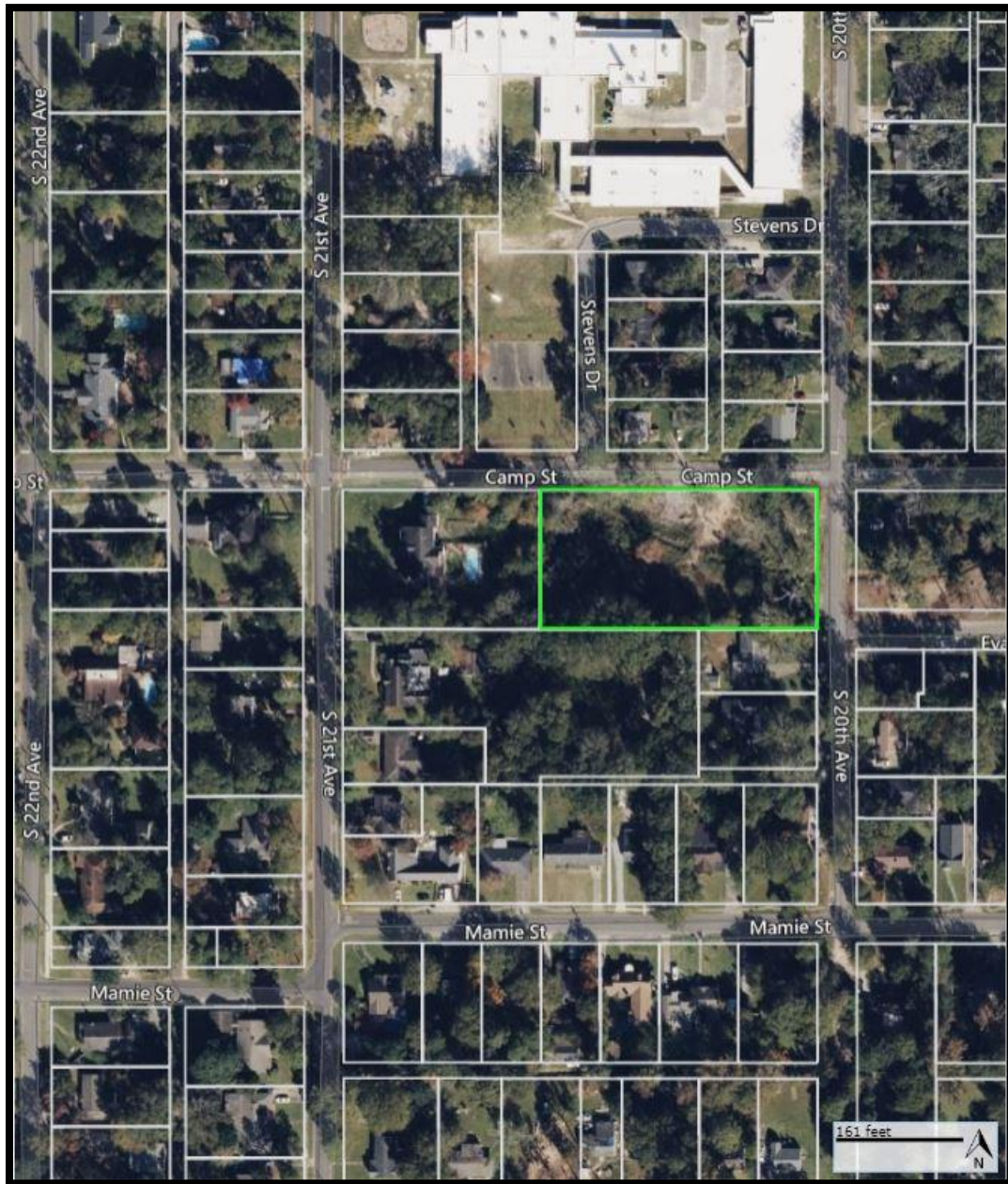
No extraordinary assumptions or hypothetical conditions were made part of this report.



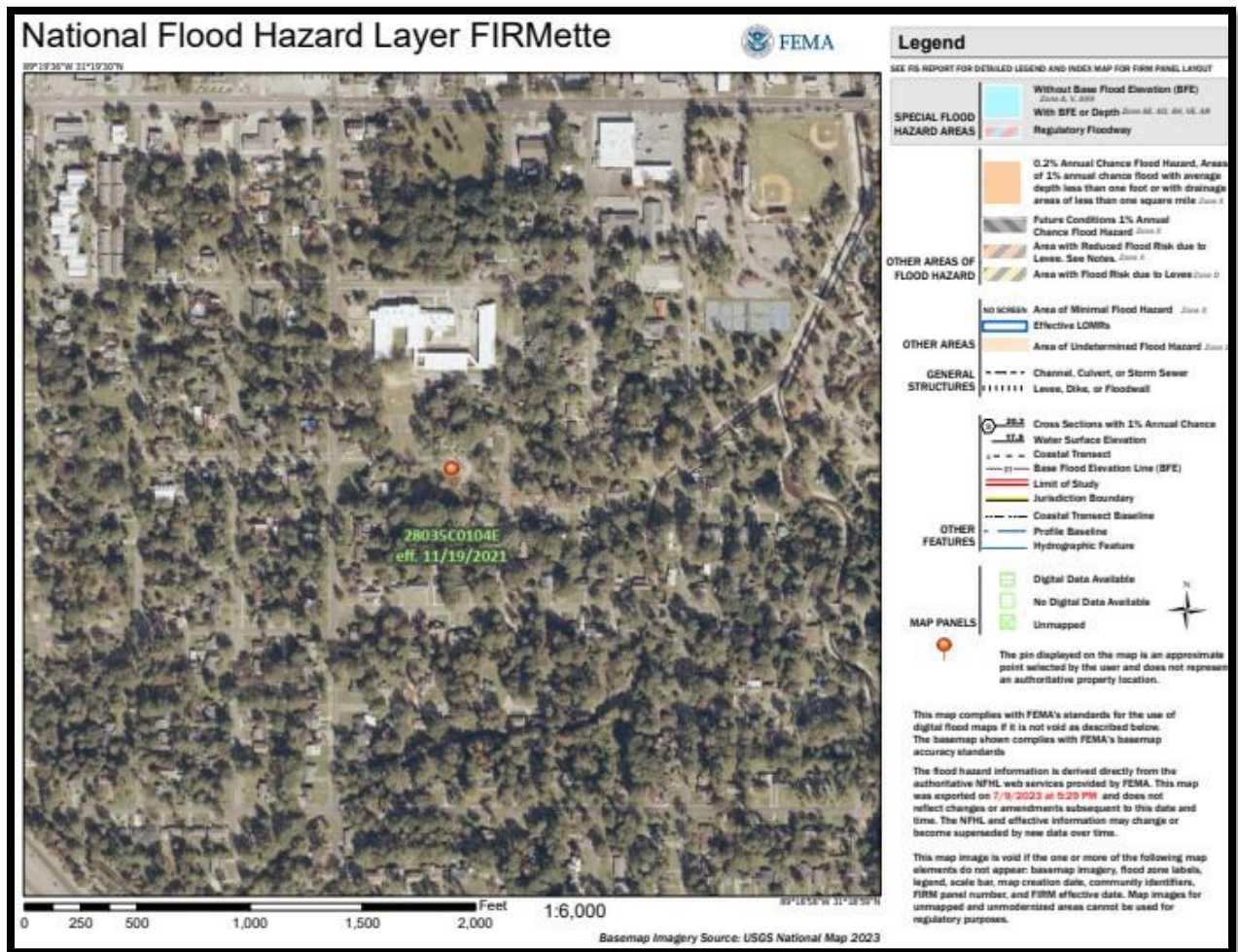
Survey

SITE DESCRIPTION	
Location:	The property is located at the corner of Camp Street and S. 20 th Avenue, in Hattiesburg.
Current Use of the Property:	Undeveloped Land
Site Size:	The parent tract is comprised of seven (7) contiguous lots containing a total of 1.41 acres, more or less. The subject of this report is comprised of six (6) contiguous lots containing a total of 1.21 acres, more or less. The land area used in this report is based on the survey provided.
Frontage/Access:	Camp Street borders the site to the north for 350 feet and S. 20 th Avenue to the east for 175 feet. The property has physical access from Camp Street; however, it does not have legal access from Camp Street. Access is granted from S. 20 th Avenue along the east side of the property.
Topography/Drainage:	The property is an open grassy site with gently rolling topography. A small drainage creek bisects the property from the southeast corner running towards the northwest corner. The area around the drainage ditch is low-lying area.
Soil Conditions:	No soil analysis was furnished. For the purpose of this appraisal, soil conditions are assumed to have no detrimental influence on the highest and best use or value of the property.
Utilities:	All city services are available and in place on the property.
Flood Zone:	The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). The site is located in FEMA Flood Zone X, which is classified as a 0.2 Percent Annual Chance Flood Hazard. FEMA Map Number: 28035C0104E FEMA Map Date: November 19, 2021
Wetlands/Watershed:	According to the National Wetland Inventory Mapper, the property does not contain wetlands. This would need to be confirmed with an engineer.
Environmental Issues:	There are no known adverse environmental conditions on the subject site. Please reference Limiting Conditions and Assumptions.

Encumbrance / Easements:	I was not provided a current title report to view. I am not aware of any easements, encroachments, or restrictions that would adversely affect value. My valuation assumes no adverse impact from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.
Zoning	R-1A; Single-Family Residential District
Surrounding Land Uses	Land uses surrounding the property are residential nature with commercial uses located to the north along Hardy Street.



Aerial Map



Flood Map

Photographs



Looking south along S. 20th Avenue from the property



Looking north along S. 20th Avenue towards Camp Street with the property to the right of photo



View along the southern boundary



View looking west from the southeast corner of the site



Drainage ditch bisecting the property



Interior view of the site



Eastern portion of the site looking towards
Camp Street



Looking at the property along Camp Street



View of the property from Camp Street



Additional view of the property from Camp
Street



View of the western most lot being part of
the parent tract. This lot was not valued in
this report.



Looking east along Camp Street with the
property located to the right of photo

Highest and Best Use

According to the Dictionary of Real Estate Appraisal 5th Edition, highest and best use is defined as: The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value. The four criteria the highest and best use must meet are physically possible, legally permissible, financially feasible and maximally productive. Alternatively, the probable use of land or improved property - specific with respect to user and timing of the use -that is adequately supported and results in the highest present value.

When a site is improved, we must recognize that the highest and best use may differ from the existing use; however, the existing use will continue, unless and until, land value (at its highest and best use) exceeds the total value of the property in its present use. The definition of highest and best use recognizes the contribution of a specific use to the community or to individual property owners.

The determination of highest and best use results from the appraiser's judgment and analytical skill; i.e., determination of highest and best use is an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use is the premise upon which value is based. In the context of investment value, "most profitable use" is another alternative term but the degree of risk must be considered.

The highest and best use concept requires an analysis of the subject as if it were vacant and also as improved to determine if the land is more valuable as vacant than the property as improved. There are four criteria that must be met. The highest and best use must be 1) physically possible; 2) legally permissible; 3) financially feasible; and, 4) maximally productive. These criteria are generally considered sequentially and the analysis may indicate more than one use.

Physically Possible

The first constraint on the possible use of the property is dictated by the physical aspects of the site. The size and location of the parcels are the most important determinants of value. In general, the larger the site, the greater the potential to achieve economies of scale and flexibility in development. The subject parcel is 1.21 acres, more or less. This is a corner parcel with frontage along Camp Street to the north and S. 20th Avenue to the east. The site is large enough for most of the feasible uses.

Legally Permissible

The subject property is located in an area that is primarily residential uses in the area. The property is zoned R-1A; Single-Family Residential by the City of Hattiesburg. All commercial, industrial, and multi-family uses can be eliminated.

Financially Feasible/Maximally Productive

Those uses which are financially feasible and that use which is maximally productive are generally closely related. Any use that results in a net return to the land after satisfying the return to the improvements is considered to be financially feasible; however, that use which returns the maximum dollars to the land is considered the use which is maximally productive would be for a residential use.

As If Vacant

Due to its location and size, the highest and best use as vacant would be for a residential use or any other use permitted within the R-1A zoning district.

Appraisal Procedure

The main purpose of an appraisal is to solve a problem of a specific property. The appraiser must define the problem, inspect the property, gather all pertinent data, analyze the findings to arrive at a solution, and then present all salient facts and conclusions in the form of an appraisal report.

Since characteristics of real property vary widely, the appraiser must proceed in a systematic fashion producing a thorough and accurate appraisal in an efficient manner.

During the past fifty years, a method of evaluating real estate, "The Appraisal Process", has evolved. The appraisal process involves three different approaches to value, when applicable.

The Cost Approach

In this approach, the appraiser first develops an opinion of value of the land as though vacant as of the date of appraisal. Next, the replacement or reproduction cost new of all improvements is determined. From this total, estimated depreciation is deducted. Depreciation is any loss in improvement value due to physical deterioration and/or functional or external obsolescence. The value of the land is then added to the depreciated replacement or reproduction cost to arrive at an indication of value for the property as a whole.

The Sales Comparison Approach

This is an appraisal technique in which the market value opinion is predicated upon prices paid in actual market transactions and current listings, the former fixing the lower limit of value (price) in a static or advancing market and the higher limit of value in a declining market, with the latter fixing the higher limit in any market. The Sales Comparison Approach is a process of correlation and analysis of similar, recently sold properties. The reliability of this technique is dependent upon: (1) the degree of comparability of each property with the property under appraisal; (2) the time of sale; (3) the verification of the sales data; and (4) the absence of unusual conditions affecting the sale.

The Income Approach

This is a technique in which the anticipated net income is processed to produce an indication of value. The reliability of this technique is dependent upon: (1) the reasonableness of the estimate of the anticipated net annual income; (2) the duration of the net annual income, usually the economic life of the building, when improved; (3) derivation of an appropriate capitalization (discount) rate; and (4) the method of conversion of income to capital.

The remaining step is the reconciliation of the value opinion arrived at in the different approaches to value. The appraiser must consider and re-evaluate all pertinent data in order to arrive at a final value opinion. Although each of the techniques produces an independent value, all three approaches are interrelated and integrated techniques, dependent upon operation of market forces.

In some cases, due to the availability (or unavailability) of pertinent market data, these approaches have varying degrees of applicability.

Applied Technique

In this instance, I have used one of the three traditional approaches to value, the Sales Comparison Approach. The Cost and Income Approaches are not typically used to estimate value for vacant land. The Sales Comparison Approach provided sales of similar properties as the subject in which to estimate Market Value.

Valuation

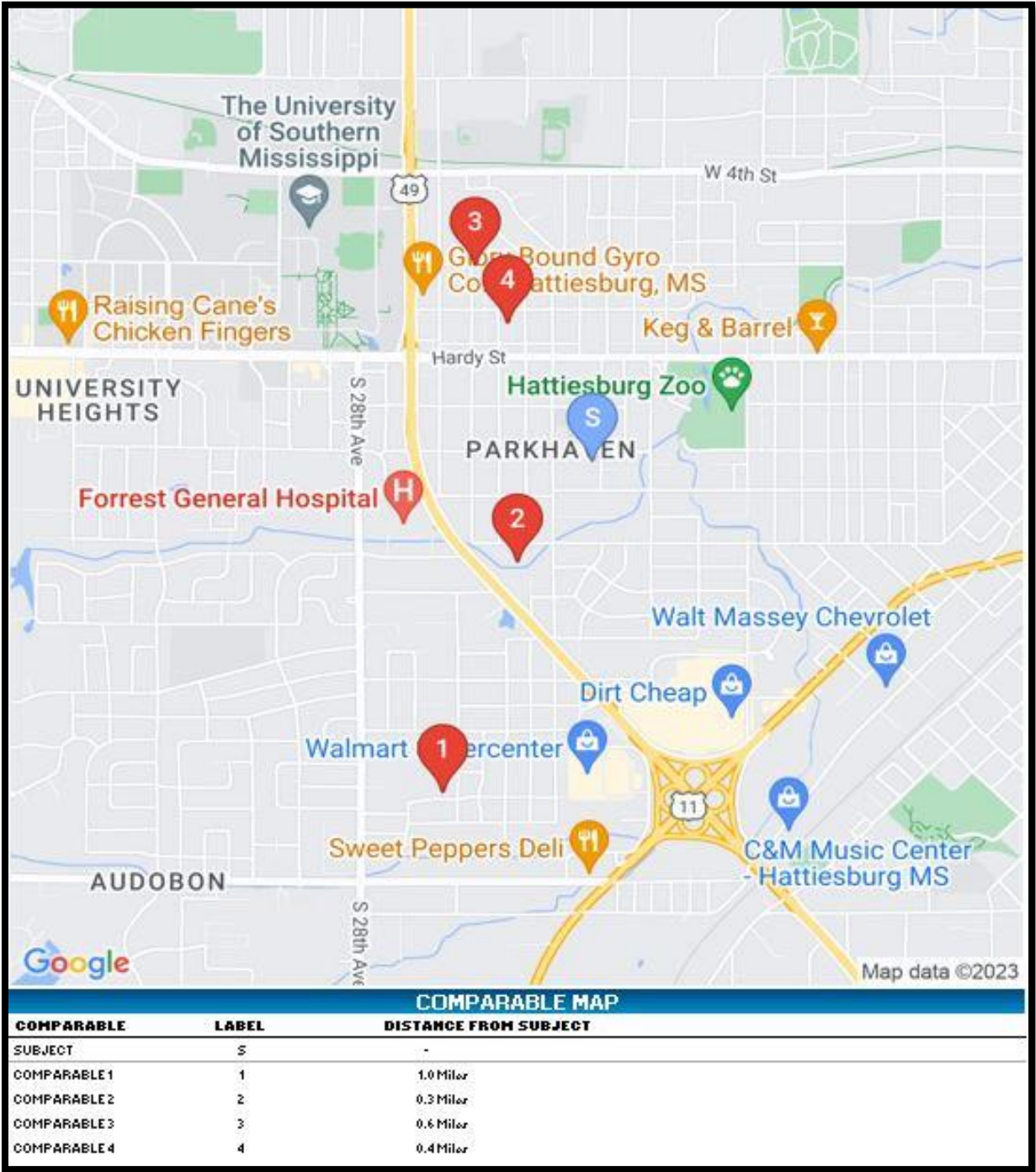
Sales Comparison Approach

The Sales Comparison Approach involves a detailed comparison of the subject property with similar properties which have recently sold in the same or competitive markets. This approach is based primarily on the Principle of Substitution which states, "When several commodities or services with substantially the same utility are available, the lower price attracts the greatest demand and widest distribution". In other words, a prudent investor/purchaser would not pay more to acquire a given property in the market when an alternative property may be purchased for less. The five basic steps in this analysis are listed below.

- Research the market to identify similar properties for which pertinent sales, listings, offerings and/or rental data is available;
- Qualify the data as to terms, motivating forces, or bona fide nature;
- Analyze the salient characteristics of the comparable properties in relation to the property under appraisal, particularly those items relating to date of sale, location, physical characteristics, and conditions of sale;
- Consider all dissimilarities and the probable effect on the price of each sale property, and derive individual market value indications for the property being appraised;
- Formulate an opinion of market value from the pattern developed from the foregoing analysis.

Direct Sales Comparison is a valuation technique in which a value opinion is predicated on prices paid in actual market transactions. In this process, comparison is made between properties having a satisfactory degree of similarity to the subject. We have presented transactions involving similar commercial land parcels on the following pages, with an adjustment grid following.

Land Sales Map



Land Sales Summary and Adjustment Grid					
Subject		Comparable 1	Comparable 2	Comparable 3	Comparable 4
Location:	S.20th Ave & Camp St	Velma Street	507 S. 22nd Avenue	N. 24th Avenue	115 N. 23rd Avenue
City:	Hattiesburg	Hattiesburg	Hattiesburg	Hattiesburg	Hattiesburg
Date of Sale:		December-22	February-21	April-17	August-18
Sale Price:		\$12,500	\$10,500	\$22,000	\$8,400
Site Size (Lots / Acres):	6 Lots / 1.21 Acres	4 Lots / 1.45 Acres	1 Lot / 0.65 Acres	4 Lots / 0.85 Acres	2 Lots / 0.35 Acres
Unadjusted Price/Lot:		3,125.00	10,500.00	5,500.00	4,200.00
Unadjusted Price/Acre:		\$8,621.00	\$16,154.00	\$25,880.00	\$24,000.00
Adjustments					
Rights Transferred:		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financial Considerations:		Market	Market	Market	Market
Conditions of Sale:		Arm's Length	Arm's Length	Arm's Length	Arm's Length
		0%	0%	0%	0%
Market Conditions - Time:		Stable	Stable	Superior	Superior
		0%	0%	-5%	-5%
Time Adjusted Cash Equiv. Price/SF:		\$8,621.00	\$16,154.00	\$24,586.00	\$22,800.00
Location:		Similar	Similar	Similar	Similar
		0%	0%	0%	0%
Site Size (Lots / Acres):	6 Lots / 1.21 Acres	1.45	0.65	0.85	0.35
		0.00%	-5.00%	-5.00%	-10.00%
Access:	S. 20th Avenue	Similar	Similar	Similar	Similar
		0%	0%	0%	0%
Topography:	Open Grassy	Inferior	Superior	Superior	Superior
		5%	-20%	-20%	-20%
Utilities:	Elec., Water, Sewer	Similar	Similar	Similar	Similar
		0%	0%	0%	0%
Net Adjustments:		5%	-25%	-25%	-30%
Adjusted Price/Acre:		\$9,052.05	\$12,115.50	\$18,439.50	\$15,960.00

Analysis of Land Sales

The array of data suggests possible adjustments for various characteristics of each transaction in comparison with the subject site. This comparison of land sales to the subject property is the basis for determining a value indication of the subject site as vacant. The analysis of these adjustments is found in the following paragraphs.

Property Rights Conveyed

All of the above land sales conveyed fee simple ownership, therefore, no adjustment is necessary.

Financing

The adjustment for financing considers the effect that seller financing has on the purchase price of a property. Below market interest rates or seller financing are typically reflected in higher prices per square foot. The adjustment for financing is estimated by comparing actual financing terms with typical terms readily available, as of the sale date.

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. There were no atypical conditions that would warrant an adjustment to the comparables.

Market Conditions

Sales 3 and 4 occurred during superior market conditions and were given downward adjustments.

Location

The property is located at the corner of S. 20th Avenue and Camp Street. All of the sales are located in close proximity and considered similar in location.

Size

The property is comprised of six contiguous lots with site dimensions of 350'x1750', containing a total of 1.21 acres. The sales ranged in size from 0.35 acres to 1.45 acres. Sales 2, 3, and 4 were adjusted downwards for their smaller size.

Topography

The subject is an open grassy site and gently rolling topography. A drainage easement bisects the property with low-lying areas and would restrict the overall utility of the property. Adjustments were applied to the sales for their difference in topography.

Conclusion

The subject is located east of Highway 49 and south of Hardy Street at the corner of S. 20th Avenue and Camp Street. The site is comprised of six lots containing a total of 1.21 acres. Camp Street borders the property to the north. The property has physical access from Camp Street; however, no legal access is permitted. This is a one-way street with bike and walking access along the south side of Camp Street. Access to the site is permitted from S. 20th Avenue along the eastern boundary. The limited access limits the overall utility of the property. A drainage easement bisects the property further limiting the overall utility. The sales had an adjusted range in unit values from \$9,052-\$18,439 per acre. Considering all factors, a unit value of \$12,000 per acre was concluded for the subject.

LAND VALUE: 1.21 Acres @ \$12,000/Acre. = \$14,520

TOTAL LAND VALUE: \$15,000 (Rounded)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- ✔ The statements of fact contained in this report are true and correct.
- ✔ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- ✔ I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- ✔ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- ✔ Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- ✔ The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- ✔ Compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- ✔ My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice, 2015-2016 Edition*.
- ✔ I have made a personal inspection of the property that is the subject of this report.
- ✔ No one provided significant real property appraisal assistance to the persons signing this certification.
- ✔ My analyses, opinions, and conclusions have been developed, and this report has been prepared, in compliance with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of The Appraisal Foundation, and in accordance with the appraisal-related mandates within Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA). This report was also prepared in conformance with the State of Mississippi Standards for Certified General Real Estate Appraisers.
- ✔ I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
- ✔ It is my opinion that the subject does not include any enhancement in value as a result of any natural, cultural, recreational or scientific influences retrospective or prospective.

- ✔ I have extensive experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
- ✔ The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ✔ The Appraisal Institute conducts a program of continuing education for its designated members and members are awarded periodic educational certification. Zachary Fairley is currently certified under the mandatory continuing education program of the Appraisal Institute.
- ✔ I have not relied on the work of others if we have a reasonable doubt that the work is credible.
- ✔ I have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

The market value of the property described herein, as of June 22nd, 2023, is certified to be the following:

REAL ESTATE MARKET VALUE			
Appraisal Condition	Interest Appraised	Effective Date of Value	Market Value
"As Is"	Fee Simple Estate	June 22 nd , 2023	\$15,000

Respectfully submitted,



Zachary H. Fairley
State Certified General Real
Estate Appraiser,
#GA-1418

ASSUMPTIONS

1. This is an appraisal report presented in an Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice. It is understood between the parties that the scope of the assignment is limited and we relied on information obtained from the public records of Forrest County, published data sources and discussions with market professionals such as investors and brokers relative to County, published data sources and discussions with market professionals such as investors and brokers relative to the subject's income performance and physical composition. Zac Fairley Appraisals is not responsible for unauthorized use of this report.
2. Unless otherwise specifically noted in the body of the report, it is assumed that title to the property or properties which are identified as the subject of the report, are clear and marketable and there are no recorded or unrecorded matters or exceptions to title that would adversely affect marketability or value. Zac Fairley Appraisals, LLC has not examined title and makes no representations relative to the condition thereof.
3. Unless otherwise specifically noted in the body of the report, the legal description furnished is assumed to be correct. Any abbreviations or discrepancies relative to the legal would be identified.
4. It is assumed that surveys and/or plats furnished to, or acquired by, the appraiser and used in the making of this report are correct. Zac Fairley Appraisals, LLC has not made a land survey or caused one to be made unless identified in the report and therefore, assumes no responsibility for accuracy of same.
5. It is assumed any improvements have been, or will be, constructed according to approved architectural plans and specifications in conformance with recommendations contained in or based on any soil report(s). Unless otherwise noted, Zac Fairley Appraisals, LLC has not retained independent engineer(s) or architect(s) in connection with the report and therefore, makes no representations relative to conformance with approved architectural plans, specifications, or recommendations contained in or based on any soil(s) report.
6. It is assumed that all factual data furnished by the client, property owner, owner's representative, or persons designated by the client or owner are accurate and correct unless otherwise specifically noted in the report. I do not guarantee the correctness of such data, although as far as is reasonably possible, the data has been checked and is believed to be correct. Information and data referred to in this paragraph may include but is not limited to information relative to the subject of the report regarding numerical street addresses, lot and block numbers, assessors parcel numbers, land dimensions, square footage area of land, dimensions of the improvements, gross building areas, net rentable areas, usable areas, unit count, room count, rent schedules, income data, budgets, historic operating expenses, and related data. Information obtained regarding demographics, comparable verification, and data of a general sense is assumed factual as confirmed and the source(s) reliable. Any material error in the gathered data could have substantial impact on the conclusions reported; as a result, Zac Fairley Appraisals, LLC reserves a right to amend conclusions reported if made aware of such an error.
7. Unless otherwise noted in the body of the report, it is assumed that there are no mineral or sub-surface rights of value involved in the report and there are no other development rights of value that may be transferred. Subsurface rights, minerals and oils, were not considered in making this report unless otherwise stated.
8. Any riparian and/or littoral rights identified by survey or plat are assumed to go with the property unless easements and/or deeds of record were found by the appraiser to the contrary.
9. It is assumed that there is full compliance with all federal, state, and local environmental regulations and laws, unless non-compliance is stated, defined, and considered in the report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless the non-conformity has been stated, defined, and considered in the report. Unless otherwise noted, it is assumed that no changes in the present zoning ordinances or regulations governing use, density, or shape, are being considered.
11. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization has been, or can be, obtained or renewed for any use on which the value estimate contained in the report is based.
12. Unless otherwise stated in the report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such material on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea formaldehyde foam insulation, contaminated ground water, or other potentially hazardous materials may affect the value of the property. The value estimate is predicated upon the assumption that there is no such material on or in the property that would cause loss in value or affect its marketability. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field if desired.

13. The soil of the area which is the subject of the report appears to be firm and solid. Unless otherwise stated, subsidence in the area is unknown or uncommon, but Zac Fairley Appraisals, LLC does not warrant against this condition and/or occurrence.
14. It is assumed that the utilization of the land and improvements is within the boundaries or property lines as described in the report, and there is no encroachment or trespass, unless noted.
15. The date of value of which the opinions in the report apply is set forth in the body of the report. Zac Fairley Appraisals, LLC assumes no responsibility for economic or physical factors occurring at some later date which may affect the opinions stated in the report.
16. Unless specifically noted in the body of this report, it is assumed that the property or properties described are structurally sound, seismically safe, and that all building systems (mechanical, electrical, HVAC, elevator, plumbing, etc.) are, or will be upon completion, in good working order with no major deferred maintenance or repair required; that the roof and exterior are in good condition and free from intrusion from the elements; that the property or properties have been engineered in such a manner that it/they will withstand any known elements such as wind storm, flooding, or similar natural occurrences; and that the improvements as currently constituted conform to all applicable local, state, and federal building codes and ordinances. The appraisers are not engineers and are not competent to judge matters of an engineering nature, nor has Zac Fairley Appraisals, LLC retained independent structural, mechanical, electrical, or civil engineers in connection with the report. As such, Zac Fairley Appraisals, LLC makes no representations relative to the condition of the improvements. Unless otherwise noted in the report, no problems were brought to the attention of the appraiser by ownership or management. Unless otherwise noted, the appraiser inspected less than 100% of the entire interior and exterior portions of the improvements. If questions regarding engineering studies are critical to the decision process of the reader, the advice of competent engineering consultants should be obtained and relied upon. If engineers and consultants retained should report negative factors of a material nature or if such are later discussed relative to the condition of the improvements, such information could have a substantial negative impact on the conclusions reported. Accordingly, if negative findings are reported by engineering consultants, Zac Fairley Appraisals, LLC reserves the right to amend the report conclusions.
17. Unless otherwise specifically noted, this report is not being prepared for use in conjunction with litigation. Accordingly, no rights to expert testimony, pretrial or other conferences, disposition, or related services are included in this appraisal. If as a result of this undertaking, Zac Fairley Appraisals, LLC or any its officers, professionals, and/or consultants are requested or required to provide any of the foregoing services, such shall be subject to the availability of Zac Fairley Appraisals, LLC's professionals or consultants at the time and shall further be subject to the party or parties requesting or requiring such services paying the then applicable professional fees and expenses.
18. Neither all nor any of the contents of the report shall be conveyed to the public through advertising, public relations, news, sales or other media without written consent and approval of Zac Fairley Appraisals, LLC particularly as to the valuation conclusions, the identity of the professionals or firm, or any reference to the Appraisal Institute, the MAI designation, or certification by the State of Mississippi. Exempt from restrictions relative to the transmittal of this report to third parties is duplication for internal use of the client-addressee and/or transmission to attorneys, accountants, or advisors of the client-addressee. Also exempt from this restriction is transmission of the report to any court, governmental authority, or regulatory agency having jurisdiction over the party/parties for whom the report was prepared, providing that the report and/or its contents shall not be published, in whole or in part in any public document without the express written consent of Zac Fairley Appraisals, LLC or its principals, which consent Zac Fairley Appraisals, LLC reserves the right to deny. The report should not be advertised to the public or otherwise used to induce a third party to purchase the property. Any third party not covered by the exemptions herein who may possess this report is advised that he should rely on his own independently secured advice for any decision in conjunction with the property. Zac Fairley Appraisals, LLC, its professionals and/or principals, shall have no accountability or responsibility to any such third party.
19. Unless specifically set forth in the body of the report, nothing contained therein shall be construed to represent any direct or indirect recommendation to buy, sell, or hold the property(ies) at the value(s), or development scenario as stated. Such decisions involve substantial investment strategy and must be specifically addressed in consultation form.
20. The distribution of the total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuations for land and building must not be used in conjunction with any other report and are invalid if so used.
21. The forecasts, projections, and/or operating estimates contained herein are based on current market conditions, anticipated (though recognizably short term) supply and demand factors, and a continued stable economy, unless otherwise stated. Any forecasts are therefore subject to changes in future conditions.
22. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. Zac Fairley Appraisals, LLC has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since Zac Fairley Appraisals, LLC has no direct evidence

relating to this issue, we did not consider possible non-compliance with the requirements of ADA in estimating the value of the property.

23. **Insurable value is not provided in this report. Taking the difference between our reported Market Value and estimated land value is not an appropriate method for estimating replacement cost of improvements for insurance coverage purposes. We recommend a proper insurance representative to estimate an appropriate coverage for the subject property.** Insurable value has two definitions per Marshall and Swift LP. 1. The value of an asset or asset group that is covered by an insurance policy. It can be estimated by deducting costs of non-insurable items (e.g., land value) from Market Value. 2. Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost plus allowances for debris removal or demolition less deterioration and non-insurable items. Sometimes cash value or Market Value, but often entirely a cost concept.

Special Assumptions

None

Definitions

Appraisal

(noun) The act or process of developing an opinion of value; an opinion of value. (adjective) of or pertaining to appraising and related functions such as appraisal practice or appraisal services.

Comment: an appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value).

Assignment

A valuation service that is provided by an appraiser as a consequence of an agreement with the client.

Assignment Conditions

Assumptions, extraordinary assumptions, hypothetical conditions, laws and regulations, jurisdictional exceptions, and other conditions that affect the scope of work.

Comment: Laws include constitutions, legislative and court-made law, administrative rules, and ordinances. Regulations include rules or orders, having legal force, issued by an administrative agency.

Client

The party or parties who engage, by employment or contract, an appraiser and a specific assignment.

Comment: client may be an individual, group or entity, and may engage and communicate with the appraiser directly or through an agent.

Exposure Time

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.

Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

Comment: uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Intended Use

The use(s) of an appraiser's reported appraisal or appraisal review assignment results, as identified by the appraiser based on communication with the client at the time of the assignment.

Intended User

The client and any other party as identified, by name or type, as users of the appraisal or appraisal review report by the appraiser, based on communication with the client at the time of the assignment.

Jurisdictional Exception

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with a part of USPAP.

Marketing Time

The reasonable marketing time is an opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value or at a benchmark price during the period immediately after the effective date of an appraisal.

¹USPAP 2018-2019

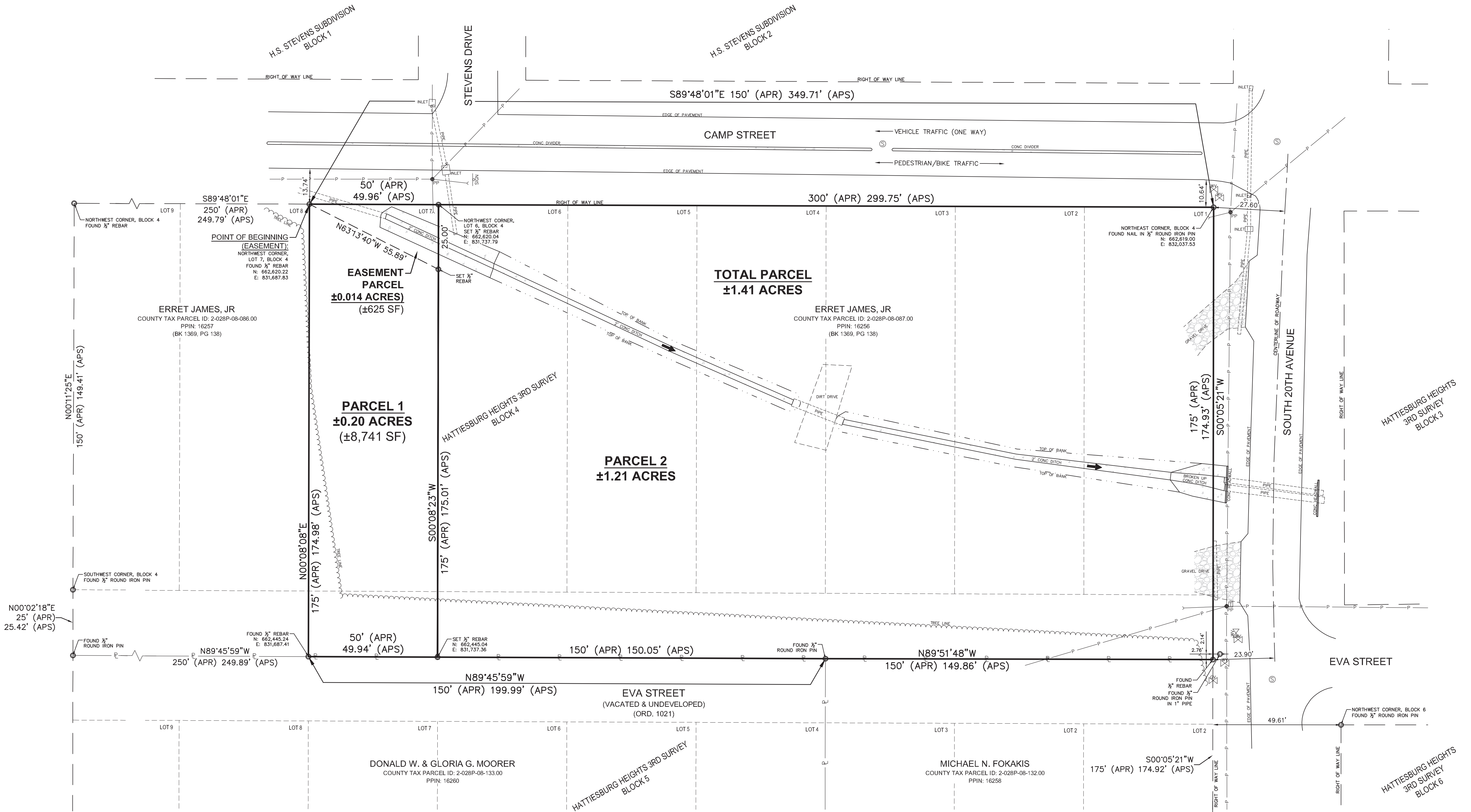
Market Value²

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

² Definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

G:\PROJECTS\Hattiesburg_City of 1235-203 - Survey Parcel at SW Corner of Camp St & S 20th Ave-4 - Design 1235203-CAD Files\1235203_Survey_1.dwg, 1 OF 1, 6/13/2023 4:18:08 PM



SURVEYOR'S NOTES:

- All paved areas are asphalt unless otherwise noted.
- Utilities, shown here, were located based on visual evidence. Subsurface utilities were not located. The Surveyor does not guarantee that the subsurface utilities, shown hereon, are accurate or complete.
- Camp Street & South 20th Avenue are public roadways. The Surveyed Parcels, shown hereon, have direct access to a public road.
- This survey was performed without the benefit of a title opinion, search or commitment.
 - Record Deeds noted hereon are the latest available based on the County Tax Roll database and County Land Records.
- An easement search was not performed.
- The closed portion of Eva Street is not mentioned or referenced in the parcel description contained in the Land Record for the Surveyed Parcel shown hereon.
- The Surveyed Parcels, shown hereon, are located within an Area having a Flood Zone Designation "X", Areas Determined to be Outside the 0.2% Annual Chance of Flood Floodplain, by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map (FIRM) No. 28035C0104E, with a Date of Identification of November 19, 2021 for Community No. 280053, in the City of Hattiesburg, Forrest County, Mississippi.

LEGEND	
APR	AS PER RECORD
APS	AS PER SURVEY
BK	BOOK (DEED)
CONC	CONCRETE
E:	EASTING (GRID COORDINATE)
GA	GAS VALVE
GV	GUY WIRE
OL	OVERHEAD UTILITY LINE
N:	NORTHING (GRID COORDINATE)
ORD	ORDINANCE
PG	PAGE (DEED)
PL	PARCEL LINE
PPIN	PROPERTY PARCEL IDENTIFICATION NUMBER
SM	SANITARY SEWER MANHOLE
SF	SQUARE FEET
SL	SUBDIVISION LOT OR BLOCK LINE
TP	TELEPHONE PEDESTAL
UP	UTILITY POLE
WV	WATER VALVE

SURVEY BOUNDARY DESCRIPTIONS

State of Mississippi
County of Forrest
City of Hattiesburg

Total Parcel

All of Lots 1, 2, 3, 4, 5, 6 & 7 in Block 4, and all of the North ½ of Vacated Eva Street adjacent thereto, all in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and comprising **1.41 Acres**, more or less.

Parcel 1

All of Lot 7 in Block 4, and all of the North ½ of Vacated Eva Street adjacent thereto, all in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and comprising **0.20 Acres (8,741 Square Feet)**, more or less.

Parcel 2

All of Lots 1, 2, 3, 4, 5 & 6 in Block 4, and all of the North ½ of Vacated Eva Street adjacent thereto, all in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and comprising **1.21 Acres**, more or less.

Easement Parcel

A part of Lot 7 in Block 4, in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and being more particularly described using Mississippi State Plane Coordinate System, East Zone Grid, NAD 83(2011), US Survey Feet, with a combined scale factor of 0.99997214 and a convergence angle of (minus) -0°15'14.32" at the Northwest Corner of said Lot 7, and **Beginning** at a ½ Inch Rebar representing said Northwest Lot Corner and having a Grid Value of **N 662,620.22 feet** and **E 831,687.83 feet** on said East Zone Grid; thence run S89°48'01"E along the North Line of said Lot for 49.96 feet to a ½ Inch Rebar representing the Northeast Corner of said Lot and having a Grid Value of **N 662,620.04 feet** and **E 831,737.79 feet** on said East Zone Grid, thence run S00°08'23"E along the East Line of said Lot for 25.00 feet to a ½ Inch Rebar, thence run N63°13'40"W for 55.89 feet to the **Point of Beginning**, comprising **0.014 Acres (625 Square Feet)**, more or less.



This is to Certify that I have made a Survey of the Parcels shown and described hereon.

Richard E. Sullivan, PLS
Land Surveyor No. 3276

REFERENCE MATERIALS:

FORREST COUNTY TAX MAP

PLAT OF HATTIESBURG HEIGHTS 3RD
SURVEY SUBDIVISION
BK 4 PG 9 10-01-1906

WARRANTY DEEDS
BK 659 PG 673 10-07-1991
BK 1369 PG 138 06-15-2021

ORDINANCE NO. 1021 10-11-1945

SURVEY DATES: DECEMBER 2, 2022
DECEMBER 9, 2022
JUNE 2, 2023

JUDGED TO BE A CLASS "C" SURVEY
SURVEYED TO CLASS "B"

BEARINGS ARE BASED ON MS STATE PLANE
COORDINATE SYSTEM, ZONE EAST GRID, US SURVEY
FEET, AS DETERMINED BY GPS

HORIZONTAL DATUM: NAD 83(2011)
CONTROL STATION: RTC0006 (USM CAMPUS)
HATTIESBURG, MS

N: 665,022.122
E: 827,206.419
Z: 303.382

AT THE NORTHEAST CORNER, BLOCK 4,
HATTIESBURG HEIGHTS 3RD SURVEY, FORREST
COUNTY, MISSISSIPPI:
COMBINED SCALE FACTOR: 0.99997203
CONVERGENCE: -0°15'12.22"

AT THE NORTHWEST CORNER, LOT 7, BLOCK 4,
HATTIESBURG HEIGHTS 3RD SURVEY, FORREST
COUNTY, MISSISSIPPI:
COMBINED SCALE FACTOR: 0.99997214
CONVERGENCE: -0°15'14.32"

GRAPHIC SCALE

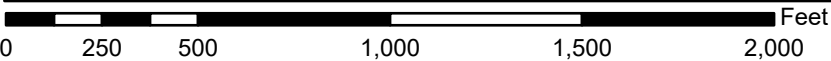
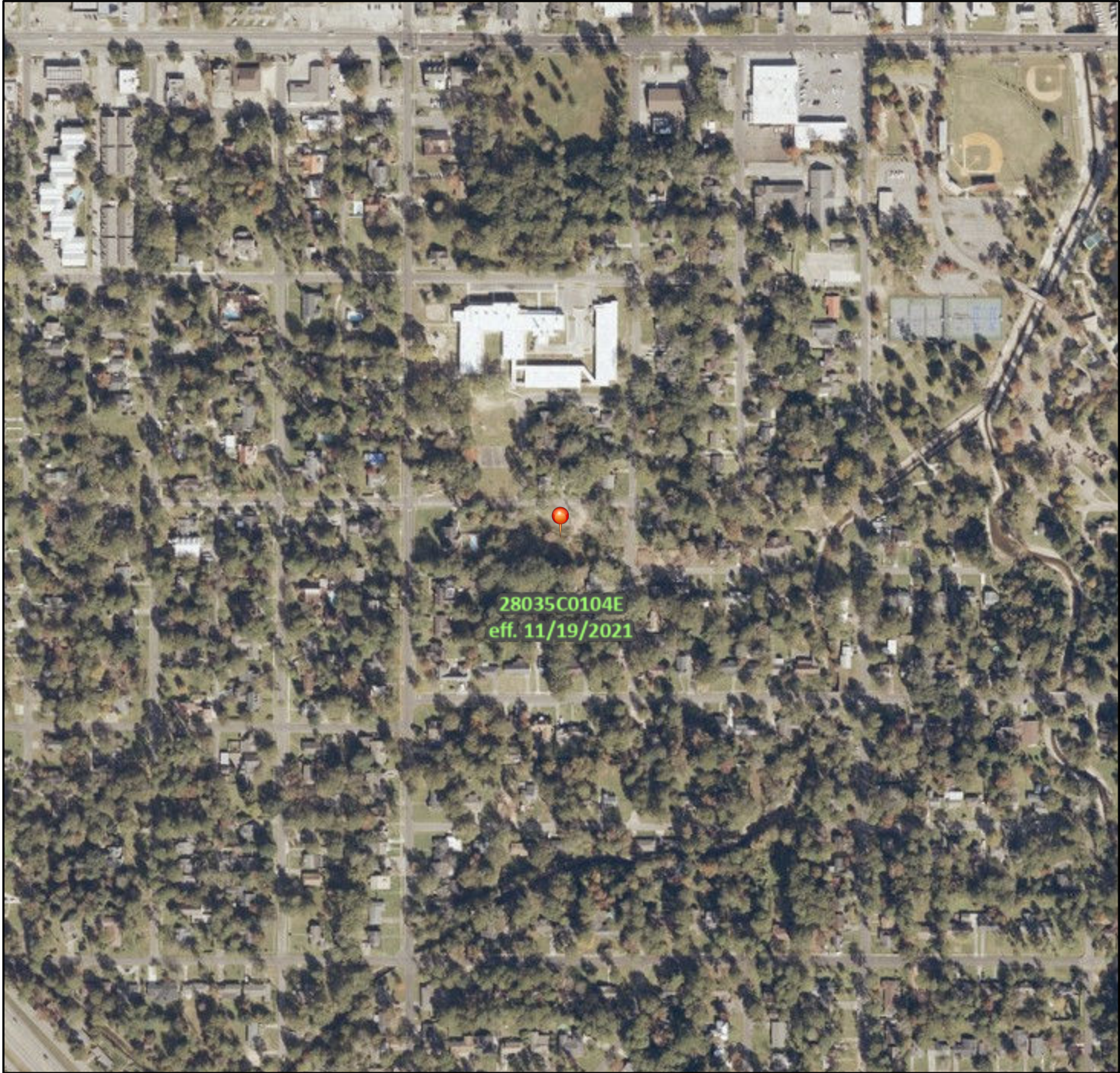


1	6/13/23	SPLIT PARCELS, ADDED EASEMENT	RES
NO.	DATE	DESCRIPTION	BY
BOUNDARY SURVEY			
BLK 4, HBURG HTS 3RD SURVEY CITY OF HATTIESBURG FORREST COUNTY, MISSISSIPPI			
301 Second Ave. Hattiesburg, MS 39401 (p) 601.544.1821 sd-w.com			
Drawn by: RES/SLS		Checked by: RES	
Date: 12-16-2022		Scale: 1" = 20'	
Drawing No.: 1235-203		Sheet No. 1 OF 1	

National Flood Hazard Layer FIRMMette



89°19'36"W 31°19'30"N



1:6,000

89°18'58"W 31°18'59"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



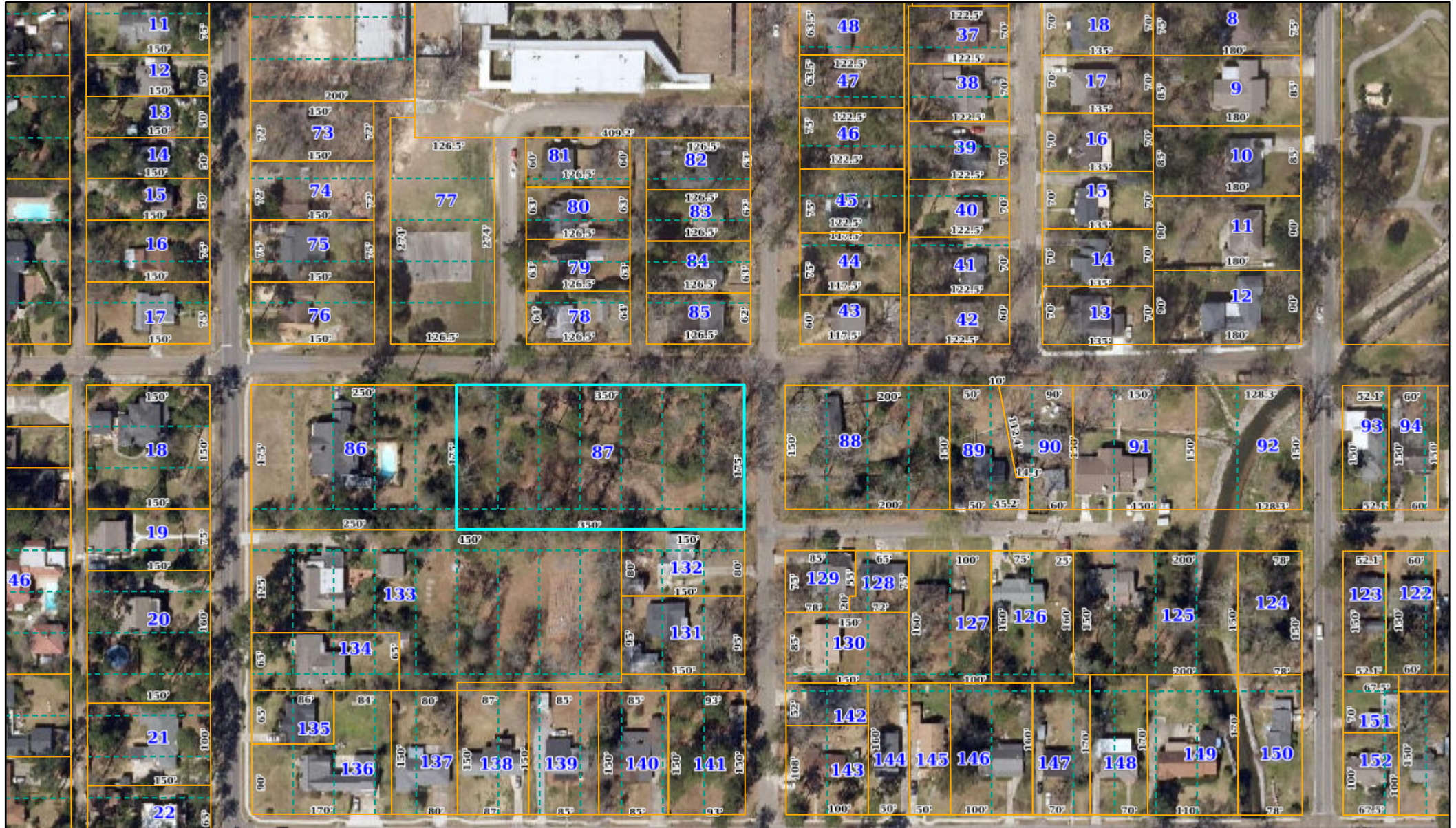
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/9/2023 at 5:26 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PPIN 16256



7/11/2023, 7:11:47 PM



Parcels

forrest_ms_ac

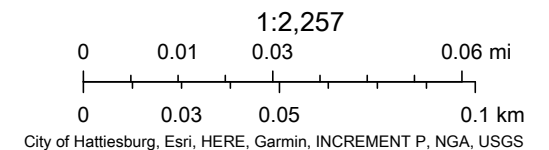
forrest_ms_dim

Anno



LOTLINE

forrest_ms_parcelno



Forrest County Mississippi



Delta Computer Systems, Inc.

Property Link

FORREST COUNTY, MS

Current Date 7/11/2023

Tax Year 2022
 Records Last Updated 7/11/2023
PROPERTY DETAIL
OWNER JAMES ERRET JR
 300 S 21ST AVE

HATTIESBURG MS 39401-0000

ACRES : **NA**
LAND VALUE : 20130
IMPROVEMENTS : **NA**
TOTAL VALUE: 20130
ASSESSED : 3020
PARCEL 2-028P-08-087.00
ADDRESS EVA STREET
TAX INFORMATION

YEAR 2022	TAX DUE	PAID	BALANCE
COUNTY	197.81	0.00	203.74
CITY	160.45	0.00	165.26
SCHOOL	199.56	0.00	205.55
TOTAL	557.82	0.00	574.55 3.00% Penalty

LAST PAYMENT DATE **NA****TAXES DELINQUENT PRIOR YEAR****MISCELLANEOUS INFORMATION****EXEMPT CODE****HOMESTEAD CODE** None**TAX DISTRICT** 1110**PPIN** 016256**SECTION** 08**TOWNSHIP** 04N**RANGE** 13W**LEGAL** LT 1 TO 7 INC & PT OF EVA ST

LYING S OF SD LTS BLK 4

PREV #:H0320-04-001

7/91 655/612 10/91 659/673

HATTIESBURG HEIGHTS 3RD SURVEY

Book 1369**Page** 0138[PURCHASE COUNTY TAX SALE FILES](#)**TAX SALES HISTORY, FOR UNPAID TAXES**

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2021	BENNETT TAX CO INC	NOT REDEEMED
2016	MERRITT INC	8/ 9/2018 MARLA MATHIS
2015	ACC TAX SALE PROPERTIES LLC	8/ 6/2018 MARLA MATHIS
2014	LONG LAND INVESTMENTS INC	NOT REDEEMED

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QUALIFICATIONS OF ZACHARY H. FAIRLEY

Professional Designations & Affiliations

- ◆ State Certified General Real Estate Appraiser in the State of Mississippi, #GA-1418

Related Job Experience

Zac Fairley Appraisals, LLC December 2019 – Present

Owner - Appraise all forms of real estate, including commercial, industrial, residential, multi-family, subdivision developments, right-of-way, partial interest, and timber land properties.

Collins and Null Appraisals, Inc. April 2007- October 2019

Real Estate Appraiser - Appraise all forms of real estate, including commercial, industrial, residential, rights-of-way, partial interest and timber land. Also includes preparation of documents for court proceedings, review of peer appraisals and expert witness testimony.

Academic Background

Petal High School- Petal, MS - (2003)

High School Diploma

Jones County Junior College - (2005)

Associate of Arts Degree in Business Administration

The University of Southern Mississippi - (2012)

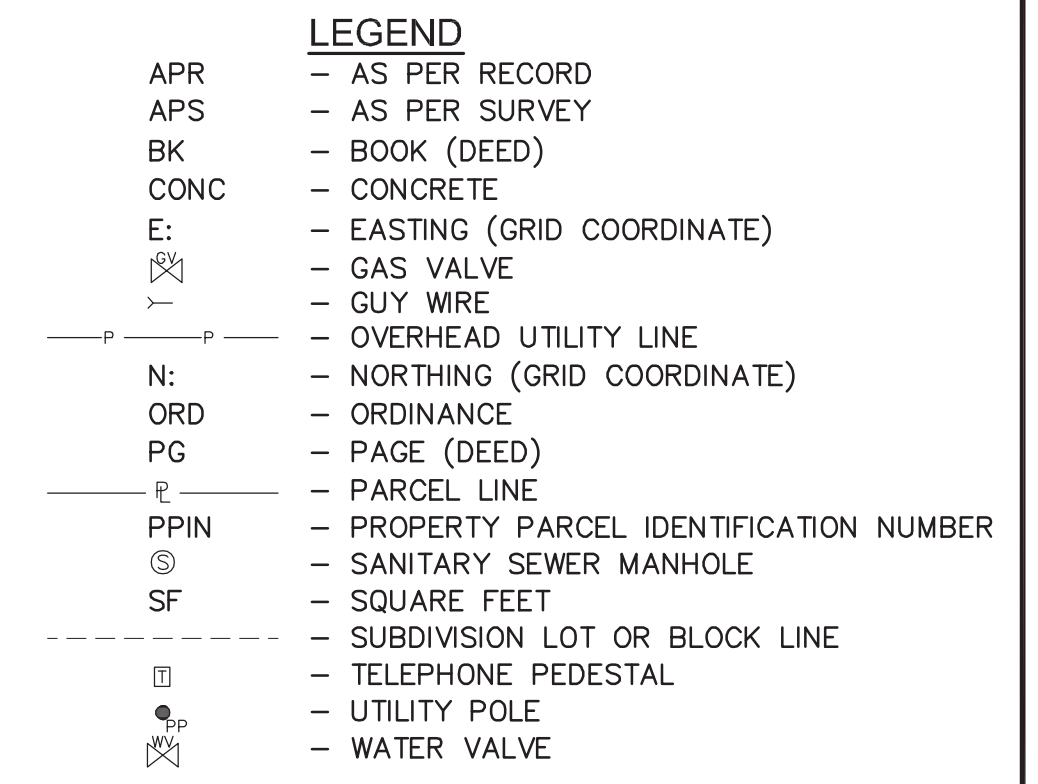
Bachelor of Science in Business Administration (Real Estate, Finance)

Professional Education

Appraisal Principles Course (110) - Dallas, TX	Appraisal Institute	2012
Appraisal Procedures Course (120) - Dallas, TX	Appraisal Institute	2012
Standards of Professional Practice, USPAP - Dallas, TX	Appraisal Institute	2012
Business Practices & Ethics (MAB #49249) Online	Appraisal Institute	2013
General Site Valuation and Cost Approach - Houston, TX	Appraisal Institute	2013
Residential Market Analysis and Highest & Best Use (MAB #7325)	Appraisal Institute	2014
Residential Site Valuation and Cost Approach (MAB #49132)	Appraisal Institute	2014

Residential Sales Comparison and Income Approach	Appraisal Institute	2014
Residential Report Writing and Case Studies	Appraisal Institute	2014
Condemnation Appraising: Principles & Applications (MAB #49179)	Appraisal Institute	2015
USPAP Update (2016-2017)	Appraisal Institute	2016
105 The Uniform Act - Executive Summary	MDOT	2016
General Appraiser Sales Comparison Approach (MAB#49264)	Appraisal Institute	2017
Real Estate Finance, Statistics, and Valuation Modeling (MAB#49442)	Appraisal Institute	2018
USPAP Update (2018-2019)	Appraisal Institute	2018
General Appraiser Income Approach, Part 1 (MAB#49573)	Appraisal Institute	2018
General Appraiser Income Approach, Part 2 (MAB#49342)	Appraisal Institute	2019
General Appraiser Market Analysis & Highest and Best Use (MAB#49647)	Appraisal Institute	2020
Valuation Impacts from Covid-19	Appraisal Institute	2020
General Appraiser Report Writing & Case Studies (MAB#49729)	Appraisal Institute	2020
Advanced Income Capitalization (MAB#49604)	Appraisal Institute	2020
2020-2021 15-Hour Equivalent USPAP (MAB#50212)	Appraisal Institute	2021
2022-2023 7-Hour USPAP Update (MAB#50355)	McKissock	2022

State of Mississippi	
MISSISSIPPI REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD	
LICENSE # GA-1418	STATUS: ACTIVE
ZACHARY HUNTER FAIRLEY	
HAS BEEN GRANTED A LICENSE AS A STATE CERTIFIED GENERAL APPRAISER	
Effective Date: 05/25/2022	 Expiration Date: 05/31/2024
SIGNATURE OF LICENSEE	
Robert E. Praytor, Administrator	



Parcel 2
All of Lots 1, 2, 3, 4, 5 & 6 in Block 4, and all of the North ½ of Vacated Eva Street adjacent thereto, all in Hattiesburg Heights 3rd Survey to the City of Hattiesburg as per Map or Plat on file thereof in the Office of the Chancery Clerk of Forrest County, Mississippi, all in the City of Hattiesburg, County of Forrest, State of Mississippi, and comprising **1.21 Acres**, more or less.


 This is to Certify that I have made a Survey
 of the Parcels shown and described hereon.

Richard E. Sullivan, PLS
 Land Surveyor No. 3276

SURVEY DATES: DECEMBER 2, 2022
DECEMBER 9, 2022
JUNE 2, 2023

JUDGED TO BE A CLASS 'C' SURVEY
SURVEYED TO CLASS 'B'

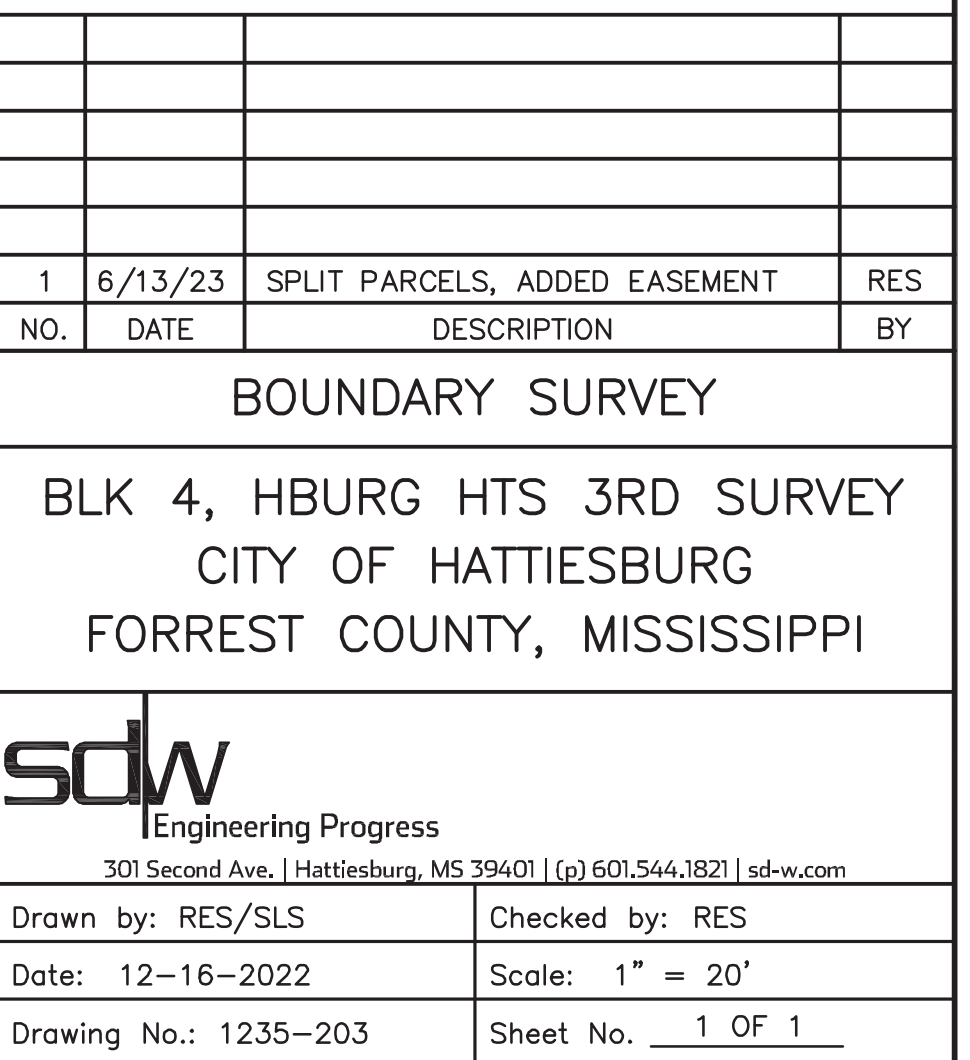
BEARINGS ARE BASED ON MS STATE PLANE
COORDINATE SYSTEM, ZONE EAST GRID, US SURVEY
FEET, AS DETERMINED BY GPS

HORIZONTAL DATUM: NAD 83(2011)
CONTROL STATION: RTCM0006 (USM CAMPUS)
HATTIESBURG, MS

N: 665.022.122
E: 827.206.419
Z: 303.382

AT THE NORTHEAST CORNER, BLOCK 4,
HATTIESBURG HEIGHTS 3RD SURVEY, FORREST
COUNTY, MISSISSIPPI;
COMBINED SCALE FACTOR: 0.99997203
CONVERGENCE: -0°15'12.22"

AT THE NORTHWEST CORNER, LOT 7, BLOCK 4,
HATTIESBURG HEIGHTS 3RD SURVEY, FORREST
COUNTY, MISSISSIPPI;
COMBINED SCALE FACTOR: 0.99997214
CONVERGENCE: -0°15'14.32"



David B. Miller
Attorney at Law
308 Short Bay St.
Hattiesburg, MS 39401
601-310-4613
davidbrooksmiller@gmail.com

September 24, 2023

VIA EMAIL AT randypope@popelaw.com

Moran M. (Randy) Pope, III, Esq.
Pope & Pope, P.A.
P.O. Box 17527
Hattiesburg, MS 39403

Re: Title Opinion for Forrest County Tax Parcel No. 2-028P-08-087.00 (PPIN 16256)

Dear Randy:

Pursuant to your request that I examine title to certain real property to be acquired in connection with a City project, please be advised that I have made a careful and diligent search of those public records properly indexed in the land records of Forrest County, Mississippi, for a period of more than thirty-one years prior to today's date as the same pertain to and affect said property more particularly described as Lots 1 through 12 of Block 4, Hattiesburg Heights 3rd Survey of the City of Hattiesburg, Forrest County, Mississippi, according to the map or plat thereof on file in the office of the Chancery Clerk of Forrest County, Mississippi.

From said examination, assuming that all instruments affecting title to said property have been properly indexed in the land records of Forrest County, I find the record title to the surface of the subject real property to be vested in Erret James, Jr., pursuant to that certain Warranty Deed from Marla Mathis to Erret James, Jr., as recorded June 15, 2021, in Deed Book 1369 at Pages 138 ff., in the Office of the Chancery Clerk of Forrest County subject to the following exceptions:

1. That certain Deed of Trust among Erret James, Jr., and Jeanetta James, Grantors, Hancock Whitney Bank, Grantee/Lender/Beneficiary, and Joy Lambert Phillips, Trustee, as recorded June 15, 2021, at Mortgage Book 2362 at Pages 213 ff., in the Office of the Chancery Clerk of Forrest County.
2. That certain lien for unpaid year 2021 ad valorem property taxes as sold to Bennett Tax Co. Inc. on August 29, 2022, via Receipt No. 15308, subject to the statutory right of redemption.
3. That certain lien for unpaid year 2022 ad valorem property taxes as sold to Woodmark Investments LLC on August 28, 2023, via Receipt No. 15480, subject to the statutory right of redemption.

Moran M. (Randy) Pope III, Esq.

September 24, 2023

Page 2

4. Any and all valid and outstanding leases, exceptions, reservations, and conveyances of minerals of every kind and character; provided, however, that no opinion is hereby given as to the ownership of the mineral estate in, on, and under said property.
5. Any and all easements and rights-of-way for streets, sidewalks, and utilities, whether of record or of use.
6. The limitations, reservations, and terms of the aforesaid Warranty Deed.
7. Any unrecorded materialman's or mechanic's liens.
8. Any liens for year 2023 ad valorem taxes not yet due and payable.

This opinion does not in any manner constitute a guarantee of title nor a title insurance policy covering the above described property, but merely the opinion of the undersigned attorney with respect to the title to the property as reflected by the records and instruments which are properly noted in the land records of Forrest County, and this opinion expressly does not extend to problems of adverse possession, errors in survey, or any other facts which are not shown of record in the Forrest County land records.

This opinion does not cover any state of facts which would be revealed by an accurate survey or by a physical inspection of the subject real property, including but not limited to encroachments, variations in area or in measurements, boundary line disputes, roadways, or any other matters not of record.

Finally, this opinion does not cover any state of facts affecting the record title to the subject real property subsequent to and after September 24, 2023, at 5:00 p.m., which shall be deemed to be the date and time of this opinion.

Sincerely,

A handwritten signature in cursive script that reads "David B. Miller". The signature is written in dark ink and is positioned above the printed name.

David B. Miller



P.O. Box 20005
Owensboro, KY 42304

usbank.com

Re: Disclosure information
Account number:
Property address:

Dear

U.S. Bank has received a request to release information about your loan to a third party. If you have not made such a request, either directly to U.S. Bank or through a third party, please notify U.S. Bank immediately at 800.365.7772.

Protecting your privacy is important to us. To release information regarding your loan to a third party, U.S. Bank requires a disclosure authorization be completed, signed, and dated by each borrower on the loan, and returned to U.S. Bank.

Please identify by name the individual or entity being authorized, and provide the phone number and the last four digits of authorized individuals social security number (SSN), or the last four digits of the authorized entity's taxpayer identification number ("TIN").

_____	_____	_____
Authorized Individual/Entity	Last four digits of SSN/TIN	Phone Number

_____	_____	_____
Authorized Individual/Entity	Last four digits of SSN/TIN	Phone Number



P.O. Box 20005
Owensboro, KY 42304

usbank.com

Each borrower on the loan must sign this disclosure authorization. The authorization will remain valid until U.S. Bank confirms to you that it has received a written revocation of the disclosure authorization from each borrower.

Borrower Printed Name

Borrower Signature

Date

Last Four Digits of SSN

Co-Borrower Printed Name

Co-Borrower Signature

Date

Last Four Digits of SSN

When this disclosure authorization has been completed, signed, and dated, please return it to U.S. Bank by fax at 866.350.0965, or by mail:

U.S. Bank
Attn: Release Dept. CN-KY-MCRL
PO Box 20005
Owensboro, KY 42304

We appreciate your business and are here to help. If you have questions or would like to discuss this matter further, please contact the Customer Service Center at 800.365.7772 from 7 a.m. to 8 p.m. CT Monday through Friday or 8 a.m. to 2 p.m. CT on Saturday or visit usbank.com.

Sincerely,

Releases Department
800.365.7772
RL663 515

Borrower Application for Partial
Release or Easement



Property Information

Freddie Mac Loan Number

Property Name

Borrower Name

Property Address

Borrower Address

City, State, Zip

City, State, Zip

Request Type

The undersigned hereby applies to Freddie Mac for approval of the following in connection with the above Freddie Mac Mortgage secured by the above property (the "Property"). Check one:

☐ Partial release with compensation

☐ Easement for access over the Property by adjoining property

☐ Partial release without compensation

☐ Easement for drainage

☐ Easement for public utilities or cable television

☐ Easement - other

☐ Easement for shared access

☐ Other (Explain)

Request Summary

Describe the proposed partial release or easement and why it is needed:

Compensation Summary

Total cash consideration: \$

Describe any non-cash consideration:

Total deductions: \$

Describe any non-cash consideration:

Impact

Describe the future use of the property being released or subject to the easement, including any restrictions to be placed upon such property:

Describe how the remainder of the Property (which is not being released or subject to the easement) would be affected by the proposed transaction:

Would the proposed release or easement, if approved:

- ☐ Yes ☐ No Cause a breach under the tenant leases?
- ☐ Yes ☐ No Adversely affect access to the Property?
- ☐ Yes ☐ No Adversely affect access to the utilities?
- ☐ Yes ☐ No Affect desirability or functional use?
- ☐ Yes ☐ No Necessitate an easement over the remaining Property for ingress or egress?

Would the proposed release or easement, if approved, result in violation of any:

- ☐ Yes ☐ No Set back, sideline or lot size provision?
- ☐ Yes ☐ No Private restriction?
- ☐ Yes ☐ No Zoning ordinance or regulation?
- ☐ Yes ☐ No Density regulation?

Please explain any "Yes" responses to the above questions:

Liens, Judgments and Taxes

Describe any lien or judgment against the Property (other than the lien of the Freddie Mac Mortgage). If there are none, please state "None".

Describe any taxes now due and payable:

Signatures

Borrower agrees that Freddie Mac may, at its option, apply any of the proceeds from this transaction to taxes, assessments, ground rents, insurance, cost of reconditioning, or restoration, or to such other items as it may deem proper, or to the Borrower's account. Borrower further agrees that any rights or remedies of Freddie Mac under the Mortgage are not or shall not be waived, limited or in any way impaired by any action taken on this Application. It is understood that all costs or expenses incurred in connection with the examination and perfection of title, credit investigation and reports, property inspections or Appraisal reports, preparation and recordation of instruments, or other items incident to the consideration of this Application or consummation of the transaction will be paid by the Borrower.

It is further agreed that the Borrower will execute all instruments or papers necessary or required by Freddie Mac in connection with this transaction and will obtain the consent or waiver of any obligor, co-makers, endorsers or guarantors to this Application.

In the event of the withdrawal or rejection of this Application or failure or refusal on the part of the Borrower to execute the necessary instruments or papers upon request, anything contained in this Application or any action taken in conformity with this Application shall not be deemed to constitute a forbearance or extension or prejudice, or to impair or affect Freddie Mac's rights or remedies under the Mortgage.

All statements made in connection with this Application and contained in this Application are made for the purpose of inducing Freddie Mac to grant the request set forth in this Application and are true and complete to the best of the knowledge of and belief of the undersigned Borrower(s).

Signature of Borrower

Name: _____

Title: _____

Signature: _____

Date: _____

The undersigned Guarantor(s) hereby consent(s) to the execution of the foregoing Application between the above Borrower and Freddie Mac and further consent(s) to any action taken pursuant to this Application by Freddie Mac and to the consummation of the proposed transaction described in this Application.

Signature of Guarantors

Name: _____

Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____



P.O. BOX 20005
OWENSBORO, KY 42304-9977

usbank.com

Re: Partial release request
Account number:
Property address:

Dear

U.S. Bank has received your request to release a specified portion of the security that was used as collateral when your loan was originated.

As servicer of your mortgage, U.S. Bank must adhere to guidelines established by the lender, who is the present owner of your loan. To act on the lender's behalf, we must obtain information from you to decide whether your request can be granted or denied.

Certain circumstances may require the approval of the partial release by the lender and not U.S. Bank. If your mortgage has private mortgage insurance, we must contact the insurer for a decision.

Please submit the following documentation to us at:

U.S. Bank
Attention: Partial Releases
2800 Tamarack Rd
Owensboro, KY 42301

Processing your partial release will not begin until all the documentation is received. The procedure may take 30 to 60 days after receiving the complete package.



P.O. BOX 20005
OWENSBORO, KY 42304-9977

usbank.com

*A processing fee of \$250.00, which is non-refundable, whether the release is granted or not.

*The enclosed application, completed and signed.

*A statement of the compensation that you will receive, some or all which may be required by the lender as a principal payment, which is the unpaid balance of your mortgage.

*A plat map showing the dimensions as well as the approximate location of all buildings in relationship to property lines.

*A legal description of the part to be released as well as for the remaining security. These descriptions must be clearly legible and prepared by a qualified surveyor or reputable title company.

*A copy of a current sales mortgage.

A current appraisal, which is required by the lender on your mortgage, will be requested by Valuation Connect on behalf of U.S. Bank. Valuation Connect will reach out to you directly to provide the full price of, accept payment for and process the appraisal. Please note, the cost of the appraisal may be listed on the final appraisal documentation provided to you, but the listed cost will not include the Valuation Connect account management fee. This fee is included in the overall cost paid when the appraisal was ordered.

Payment can be made online from a link received via email sent to your preferred email address or over the phone. Valuation Connect will contact you directly for either option. If both email and phone options are declined, you can provide payment via mail in the form of a certified check.

Once payment has been made, an appraiser with Valuation Connect will be contacting you to schedule the inspection. Once the inspection has been completed, the report will be finalized and delivered to both you and U.S. Bank. You have the option of receiving your copy of the completed report either via email or standard mail.



P.O. BOX 20005
OWENSBORO, KY 42304-9977

usbank.com

Please provide your preferred contact information, method and availability for payment, the inspection scheduling and report delivery below:

Name: _____

Preferred Payment Communication Method:

Email _____ Phone _____ Mail _____

Preferred Inspection Scheduling Communication Method:

Email _____ Text _____ Phone _____

Preferred Report Delivery Communication Method:

Email _____ Mail _____

Please provide the required contact information below for the appraisal process regardless of the preferred methods selected:

Email: _____

Cell Phone Number: _____ Phone Number: _____

Mailing Address: _____

Please note that by opting to receive text or email communications, you are agreeing to receive electronic communications or text messages from Valuation Connect. Standard text messaging rates may apply.

Upon receiving your partial release, it is your responsibility to have it recorded immediately at your county recorder's office. Please return your original recorded documents to your partial release specialist.

We appreciate your business and are here to help. If you have questions, please visit **usbank.com** or email USBHMPartialReleaseRequestShared@usbank.com or contact us at 800-365-7772. We are available from 8 a.m. to 5 p.m. CT, Monday through Friday.

Sincerely,

Release Department
800-365-7772



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Ann Jones, Chief Administrative Officer
cc: Ann Jones
Date: Tuesday, June 18, 2024
Re: Approve advertising sponsorship for the 2024 Star Spangled Celebration on the River, July 3, 2024, in accordance with Mississippi 17-3-1, in the amount of \$9500.00, and authorize issuance of manual check for the same.
File Number: 2024-229
Minute Book #

Summary

Approve advertising sponsorship for the 2023 Star Spangled Celebration on the River, July 3, 2023, in accordance with Mississippi 17-3-1, in the amount of \$9500.00, and authorize issuance of manual check for the same.

Recommendation Statement

I reccommed this item for approval.

Please place this on the June 18, 2024 City Council meeting for consideration.

P.O. Box 150 Hattiesburg, MS 39403



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Deanna Chapman, Administrative Assistant
cc: Marybeth Bergin, Director of Transportation and Engineering
Date: Tuesday, June 18, 2024
Re: Acknowledge the setting of a public comment period by the Hattiesburg-Petal-Forrest-Lamar MPO for the proposed amendment to the FY 2023-2026 Transportation Improvement Plan (TIP).
File Number: 2024-230
Minute Book #

Summary

The Hattiesburg-Petal-Forrest-Lamar Metropolitan Planning Organization (HPFL-MPO) will hold a 15-day public comment period beginning **Wednesday, June 19, 2024**, for the public to review and provide comments regarding the proposed amendment to the current FY 2023-2026 Transportation Improvement Plan (TIP). This process is being conducted in accordance with State and Federal guidelines and the HPFL-MPO Public Participation Plan procedures. The HPFL-MPO TIP for the Hattiesburg Urbanized Area is a part of the Statewide Transportation Improvement Program (STIP) document.

The proposed amendments will be available for review at www.hattiesburgms.com/mpo. A hard copy of the documents can be requested by contacting the MPO office at 601.545.6259. The official review and comment period will be held from June 19 – July 3, 2024.

PUBLISH once (1) in the Legal Section of *The Hattiesburg Post* on June 19, 2024.

Recommendation Statement

I recommend acknowledging the setting of a public comment period by the Hattiesburg-Petal-Forrest-Lamar MPO for the proposed amendments to the FY 2023-2026 Transportation Improvement Plan (TIP).

Please place this on the June 18, 2024 City Council meeting for consideration.

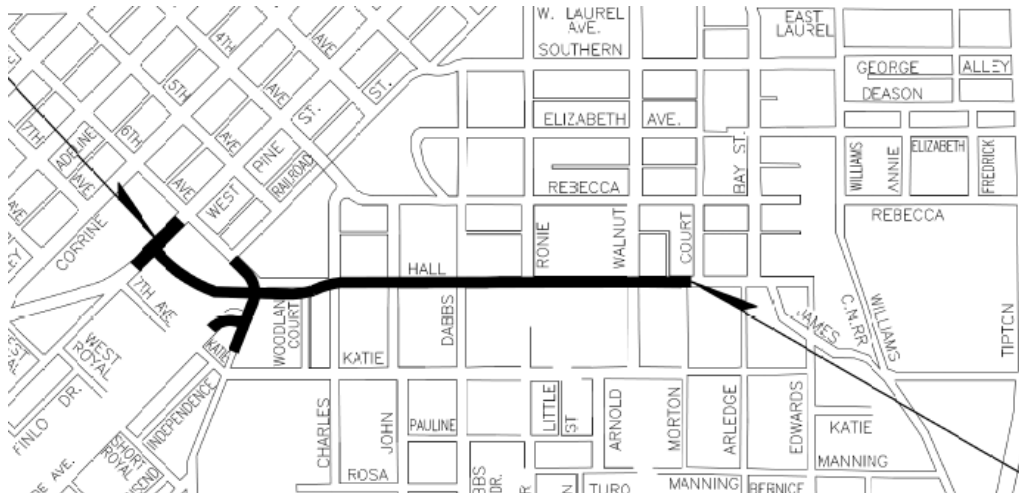


ID	124	Total Project Cost	\$26,745,383
Project Name/Route:	Hall Avenue West Overpass		
Termini:	Hall Avenue (W. Pine St – Court St.)		
Improvement Type:	Overpass Construction, Street and Pedestrian Infrastructure		
Funding Source:	BUILD Grant / Local / Earmark		
Responsible Agency:	City of Hattiesburg		
County:	Forrest County		
Project Length:	.8 mi		
Project Description:	Construction of an overpass over the Norfolk Southern rail line and improvements to Hall Ave. to include landscaped median, sidewalk on one side of the roadway and multiuse pathway on the other.		

Fiscal Year	Funding Source	Phase	Federal Funds	Local Funds	Total Funds
FY 22	BUILD/Local	DESIGN/ENG	\$509,836	\$227,489	\$737,325
FY 22	Local	ENV/ROW	\$0.00	\$1,314,292	\$1,314,292
FY 23	BUILD/Local	DESIGN/ENG	\$371,634	\$29,651	\$401,285
FY 23	BUILD/Local	CON	\$4,224,078	\$4,193,112	\$8,417,191
FY 24	BUILD/Local	CON	\$6,333,654	\$6,541,637	\$12,875,290
FY 24	Earmark	CON	\$3,000,000	\$0.00	\$3,000,000
FY 25					
FY 26					
		TOTAL	\$14,439,202	\$12,306,181	\$26,745,383

DATE	Action History/Comments

Project Map:



TBD

PUBLIC NOTICE
PUBLIC COMMENT PERIOD
Hattiesburg-Petal-Forrest-Lamar Metropolitan Planning Organization
FY 2023-2026 TRANSPORTATION IMPROVEMENT PLAN (TIP)

The Hattiesburg-Petal-Forrest-Lamar Metropolitan Planning Organization (HPFL-MPO) will hold a 15-day public comment period beginning **Wednesday, June 19, 2024**, for the public to review and provide comments regarding the proposed amendment to the current FY 2023-2026 Transportation Improvement Plan (TIP). This process is being conducted in accordance with State and Federal guidelines and the HPFL-MPO Public Participation Plan procedures. The HPFL-MPO TIP for the Hattiesburg Urbanized Area is a part of the Statewide Transportation Improvement Program (STIP) document.

The proposed amendment include the following projects:

- City of Hattiesburg TIP Project #124 Hall Avenue West Overpass to be resubmitted into the FY2023-2026 Transportation Improvement Plan.

The proposed amendments will be available for review at www.hattiesburgms.com/mpo. A hard copy of the documents can be requested by contacting the MPO office at 601.545.6259. The official review and comment period will be held from June 19 – July 3, 2024.

Written comments regarding the proposed FY 2023-2026 TIP amendments should be emailed to mpo@hattiesburgms.com or mailed to:

Stephen Guthrie, MPO Division Manager
P.O. Box 1898
Hattiesburg, MS 39403

Anyone who may require auxiliary aids or special accommodations to participate in this comment period should advise the HPFL-MPO by calling 601.554.1008 or emailing mpo@hattiesburgms.com for assistance.

PUBLISH once (1) in the Legal Section of *The Hattiesburg Post* on June 19, 2024.



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Betsy Mercier, Director of Parks and Recreation
cc:
Date: Tuesday, June 18, 2024
Re: Approve the sale of grave spaces per attached Memo's, Receipts, and Deeds.
File Number: 2024-228
Minute Book #

Summary

Approve the sale of grave spaces per attached Memo's, Receipts, and Deeds.

Recommendation Statement

I am recommending approval of the sale of grave spaces.

Please place this on the June 18, 2024 City Council meeting for consideration.

TO: CITY COUNCIL

FROM: Deborah Bourne, Division Manager of Cemeteries

John Wilson

(2) Spaces \$ 350.00

Southwest Quarter (SW ¼)

Lot 55, Section 39, Highland Cemetery

Chelsea Burns

(1) Space \$ 45.00

Baby Space # 78

Lot 1, Section 3, Highland Cemetery

Cherie Richardson

(1) Space \$ 150.00

East Half (E ½) of the Northeast Quarter (NE ¼)

Lot 19, Section 1, South Hill Cemetery

Linda McCormick

(8) Spaces \$ 1,400.00

Entire Lot 74, Section 39, Highland Cemetery

Marvin Miller

(1) Space \$ 175.00

North Half (N ½) of the Northeast Quarter (NE ¼)

Lot 17, Section 39, Highland Cemetery

Patricia Sutton

(1) Space \$ 175.00

North Half (N ½) of the Southwest Quarter (SW ¼)

Lot 56, Section 39, Highland Cemetery

Patricia Sutton

(1) Space \$ 175.00

South Half (S ½) of the Northwest Quarter (NW ¼)

Lot 56, Section 39, Highland Cemetery

Ellen L. Hall

(2) Spaces \$ 350.00

Southwest Quarter (SW ¼)

Lot 2, Section 39, Highland Cemetery

Tonia Adams
(2) Spaces
Southwest Quarter (SW ¼)
Lot 50, Section 39, Highland Cemetery

CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES

SOLD TO:

Hattiesburg, Miss., 05/29/ 2024

Mr. Mrs. Miss Patricia Sutton

ADDRESS 123 King Rd, Hattiesburg, ms 39402

desires to purchase the grave space described below, subject to Cemetery regulations.

S 1/2 NW 1/4 Lot No. 56 Section No. 39 in Highland Cemetery
Splice # 3

Number of grave spaces 1 Price per grave space \$ 175.00

Price Received \$ 175.00

ck# 7491

CITY OF HATTIESBURG, MISSISSIPPI

By Deborah Burr
Supt. of City Cemeteries

CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES

Hattiesburg, Miss., 05-23- 2024

SOLD TO:

Mr. Mrs. Miss Ellen L. Hall

ADDRESS 203 Greenwood Pl Hattiesburg, MS 39402

desires to purchase the grave space described below, subject to Cemetery regulations.

SW 1/4 Lot No. 2 Section No. 39 in Highland Cemetery

Number of grave spaces 2 Price per grave space \$ 175.00

Price Received \$ 350.00

ck# 1065

CITY OF HATTIESBURG, MISSISSIPPI

By Tyler Avera
Supt. of City Cemeteries

CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES

Hattiesburg, Miss., 06-04- 2024

SOLD TO:

Mr. Mrs. Miss Tonia Adams

ADDRESS 2501 W 7th Street Apt 4109 Hattiesburg, MS 39401

desires to purchase the grave space described below, subject to Cemetery regulations.

SW 1/4 Lot No. 50 Section No. 39 in Highland Cemetery

Number of grave spaces 2 Price per grave space \$ 175.00

Price Received \$ 350.00

Credit Card

CITY OF HATTIESBURG, MISSISSIPPI

By Tyler Avera
Supt. of City Cemeteries

CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES

SOLD TO:

Hattiesburg, Miss., 05-29- 2024

Mr., Mrs. Miss John Wilson

ADDRESS 111 Briarwood Drive Lafayette LA, 70501

desires to purchase the grave space described below, subject to Cemetery regulations.

1/2 SW 1/4 Lot No. 55 Section No. 39 in Highland Cemetery

Number of grave spaces 2 Price per grave space \$ 175.00

Price Received \$ 350.00

CITY OF HATTIESBURG, MISSISSIPPI

By Tyler Avera
Supt. of City Cemeteries

Debit Card

CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES

Hattiesburg, Miss., 05-29- 2024

SOLD TO:

Mr., Mrs. Miss Marvin Miller

ADDRESS 3402 Campbell Drive Hattiesburg, Ms 39401

desires to purchase the grave space described below, subject to Cemetery regulations.

N 1/2 NE 1/4 Lot No. 17 Section No. 39 in Highland Cemetery

Number of grave spaces 1 Price per grave space \$ 175.00

Price Received \$ 175.00

CITY OF HATTIESBURG, MISSISSIPPI

By Tyler Avera
Supt. of City Cemeteries

CK #99141

CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES

Hattiesburg, Miss., 05/29/ 2024

SOLD TO:

Mr., Mrs. Miss Patricia Sutton

ADDRESS 1123 King Rd, Hattiesburg, ms 39402

desires to purchase the grave space described below, subject to Cemetery regulations.

N 1/2 SW 1/4 Lot No. 56 Section No. 39 in Highland Cemetery

Space # 2 Number of grave spaces 2 Price per grave space \$ 175.00

Price Received \$ 175.00

CITY OF HATTIESBURG, MISSISSIPPI

By Deborah Brown

CK # 7491

**CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES**

Hattiesburg, Miss., 05-30- 2024

SOLD TO:

Mr. Mrs. Miss

Lindy McCormick

ADDRESS

30 Monarch Blvd Hattiesburg, MS 39402

desires to purchase the grave space described below, subject to Cemetery regulations.

~~Entire~~ 1/2 Lot

1/4 Lot No.

74

Section No.

39

in

Highland

Cemetery

Number of grave spaces

8

Price per grave space \$

175.00

Price Received \$

1,400.00

CITY OF HATTIESBURG, MISSISSIPPI

By

Tyler Avera

Supt. of City Cemeteries

Credit Card

**CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES**

Hattiesburg, Miss., 05-30- 2024

SOLD TO:

Mr. Mrs. Miss

Cherie Richardson

ADDRESS

7429 Dunbarton Drive Horn Lake, MS 38637

desires to purchase the grave space described below, subject to Cemetery regulations.

E 1/2 NE 1/4 Lot No.

19

Section No.

1

in

South Hill

Cemetery

Number of grave spaces

1

Price per grave space \$

150.00

Price Received \$

150.00

CITY OF HATTIESBURG, MISSISSIPPI

By

Tyler Avera

Supt. of City Cemeteries

Debit Card

**CITY OF HATTIESBURG
PURCHASE OF CEMETERY GRAVE SPACES**

Hattiesburg, Miss., 05-23- 2025

SOLD TO:

Mr. Mrs. Miss

Chelsea Burns

ADDRESS

909 Arledge Street Hattiesburg, MS 39401

desires to purchase the grave space described below, subject to Cemetery regulations.

Barby 1/2 space #78

1/4 Lot No.

1

Section No.

3

in

Highland

Cemetery

Number of grave spaces

1

Price per grave space \$

415.00

415.00

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR
CITY OF HATTIESBURG
HATTIESBURG, MS

CORRECTED DEED

**DEED TO CEMETERY LOT
HIGHLAND CEMETERY**

For and in consideration of the sum of THREE HUNDRED FIFTY AND NO/100 Dollars (\$350.00), cash in hand paid to the City of Hattiesburg, Mississippi, the City of Hattiesburg, Mississippi acting by and through its duly authorized Mayor and City Clerk does hereby bargain, sell and convey unto, John Wilson, subject to the reservations and restrictions hereinafter set out and subject to rules and regulations now or hereafter adopted, the following described grave spaces:

Southwest Quarter (SW¼)

Lot Number 55 Section Number 39

according to the Cemetery Survey of the City of Hattiesburg, Mississippi known as Highland Cemetery, and containing

Two Grave space (s).

SAID Lot shall be used for burial purposes only and all graves therein must be checked and laid out by the Cemetery sexton before the same is dug and must be at least 4 feet deep and shall be, when completed, level with the ground. No shrubbery, vines or trees shall be planted in the Cemetery Lot and there shall be nothing left above the ground except markers which may be erected to meet all City regulations and requirements. All burials in the grave space(s) herein conveyed shall comply with applicable State and Federal laws governing human burial and with City rules and regulations pertaining thereto. If boxes or vaults are used they shall be at least 10 inches below the ground level.

GRANTEE herein shall not sell or convey this lot without a written permit from the Mayor and Council of the City of Hattiesburg, Mississippi.

WITNESS the signature and seal of the City of Hattiesburg, Mississippi, a Municipal Corporation, acting, by and through its duly authorized Mayor and City Clerk, on this, the 18th day June, 2024

ATTEST:

CITY OF HATTIESBURG, MISSISSIPPI

CITY CLERK

MAYOR

(S E A L)

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR

Personally appeared before me, the undersigned authority in and for said County and State, Toby Barker and Kermas Eaton, Mayor and City Clerk, respectively, of the City of Hattiesburg, Mississippi, a municipal corporation, each of whom acknowledged before me that they signed, executed and delivered the above and foregoing Cemetery Deed on the day and year therein mentioned as the act and deed of the City of Hattiesburg after having first been authorized so to do.

Given under my hand and official seal of office on this, the 18th day of June, 2024

My Commission Expires:

NOTARY PUBLIC

**DEED TO CEMETERY LOT
SOUTH HILL CEMETERY**

For and in consideration of the sum of ONE HUNDRED FIFTY AND NO/100 Dollars (\$150.00), cash in hand paid to the City of Hattiesburg, Mississippi, the City of Hattiesburg, Mississippi acting by and through its duly authorized Mayor and City Clerk does hereby bargain, sell and convey unto Cherie Richardson, subject to the reservations and restrictions hereinafter set out and subject to rules and regulations now or hereafter adopted, the following described grave spaces:

East Half (E½) of the Northeast Quarter (NE¼)

Lot Number: 19 **Section Number: 1**

according to the Cemetery Survey of the City of Hattiesburg, Mississippi known as South Hill Cemetery, and containing
One (1) Grave space (s).

SAID Lot shall be used for burial purposes only and all graves therein must be checked and laid out by the Cemetery sexton before the same is dug and must be at least 4 feet deep and shall be, when completed, level with the ground. No shrubbery, vines or trees shall be planted in the Cemetery Lot and there shall be nothing left above the ground except markers which may be erected to meet all City regulations and requirements. All burials in the grave space(s) herein conveyed shall comply with applicable State and Federal laws governing human burial and with City rules and regulations pertaining thereto. If boxes or vaults are used they shall be at least 10 inches below the ground level.

GRANTEE herein shall not sell or convey this lot without a written permit from the Mayor and Council of the City of Hattiesburg, Mississippi.

WITNESS the signature and seal of the City of Hattiesburg, Mississippi, a Municipal Corporation, acting, by and through its duly authorized Mayor and City Clerk, on this, the 18th day of June, 2024.

ATTEST: CITY OF HATTIESBURG, MISSISSIPPI

CITY CLERK
(SEAL)

MAYOR

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR

Personally, appeared before me, the undersigned authority in and for said County and State, Toby Barker and Kermas Eaton, Mayor and Deputy City Clerk, respectively, of the City of Hattiesburg, Mississippi, a municipal corporation, each of whom acknowledged before me that they signed, executed and delivered the above and foregoing Cemetery Deed on the day and year therein mentioned as the act and deed of the City of Hattiesburg after having first been authorized so to do.

Given under my hand and official seal of office on this, the 18th day of June, 2024.

My Commission Expires:

NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR
CITY OF HATTIESBURG
HATTIESBURG, MS

DEED TO CEMETERY LOT HIGHLAND CEMETERY

For and in consideration of the sum of ONE THOUSAND FOUR HUNDRED AND NO/100 Dollars (\$1,400.00), cash in hand paid to the City of Hattiesburg, Mississippi, the City of Hattiesburg, Mississippi acting by and through its duly authorized Mayor and City Clerk does hereby bargain, sell and convey unto Lindy McCormick, subject to the reservations and restrictions hereinafter set out and subject to rules and regulations now or hereafter adopted, the following described grave spaces:

LOT 74Section Number: 39

according to the Cemetery Survey of the City of Hattiesburg, Mississippi known as Highland Cemetery, and containing

eight (8) Grave space (s).

SAID Lot shall be used for burial purposes only and all graves therein must be checked and laid out by the Cemetery sexton before the same is dug and must be at least 4 feet deep and shall be, when completed, level with the ground. No shrubbery, vines or trees shall be planted in the Cemetery Lot and there shall be nothing left above the ground except markers which may be erected to meet all City regulations and requirements. All burials in the grave space(s) herein conveyed shall comply with applicable State and Federal laws governing human burial and with City rules and regulations pertaining thereto. If boxes or vaults are used they shall be at least 10 inches below the ground level.

GRANTEE herein shall not sell or convey this lot without a written permit from the Mayor and Council of the City of Hattiesburg, Mississippi.

WITNESS the signature and seal of the City of Hattiesburg, Mississippi, a Municipal Corporation, acting, by and through its duly authorized Mayor and City Clerk, on this, the 18th day of June, 2024.

ATTEST:

CITY OF HATTIESBURG, MISSISSIPPI

CITY CLERK

MAYOR

(S E A L)

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR

Personally appeared before me, the undersigned authority in and for said County and State, Toby Barker and Kermas Eaton, Mayor and City Clerk, respectively, of the City of Hattiesburg, Mississippi, a municipal corporation, each of whom acknowledged before me that they signed, executed and delivered the above and foregoing Cemetery Deed on the day and year therein mentioned as the act and deed of the City of Hattiesburg after having first been authorized so to do.

Given under my hand and official seal of office on this, the 18th day of June, 2024.

My Commission Expires: _____ Notary Public: _____

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR
CITY OF HATTIESBURG
HATTIESBURG, MS

CORRECTED DEED

**DEED TO CEMETERY LOT
HIGHLAND CEMETERY**

For and in consideration of the sum of THREE HUNDRED FIFTY AND NO/100 Dollars (\$350.00), cash in hand paid to the City of Hattiesburg, Mississippi, the City of Hattiesburg, Mississippi acting by and through its duly authorized Mayor and City Clerk does hereby bargain, sell and convey unto, Ellen L. Hall, subject to the reservations and restrictions hereinafter set out and subject to rules and regulations now or hereafter adopted, the following described grave spaces:

Southwest Quarter (SW¼)

Lot Number 2 Section Number 39

according to the Cemetery Survey of the City of Hattiesburg, Mississippi known as Highland Cemetery, and containing

Two Grave space (s).

SAID Lot shall be used for burial purposes only and all graves therein must be checked and laid out by the Cemetery sexton before the same is dug and must be at least 4 feet deep and shall be, when completed, level with the ground. No shrubbery, vines or trees shall be planted in the Cemetery Lot and there shall be nothing left above the ground except markers which may be erected to meet all City regulations and requirements. All burials in the grave space(s) herein conveyed shall comply with applicable State and Federal laws governing human burial and with City rules and regulations pertaining thereto. If boxes or vaults are used they shall be at least 10 inches below the ground level.

GRANTEE herein shall not sell or convey this lot without a written permit from the Mayor and Council of the City of Hattiesburg, Mississippi.

WITNESS the signature and seal of the City of Hattiesburg, Mississippi, a Municipal Corporation, acting, by and through its duly authorized Mayor and City Clerk, on this, the 18th day June, 2024

ATTEST:

CITY OF HATTIESBURG, MISSISSIPPI

CITY CLERK

MAYOR

(S E A L)

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR

Personally appeared before me, the undersigned authority in and for said County and State, Toby Barker and Kermas Eaton, Mayor and City Clerk, respectively, of the City of Hattiesburg, Mississippi, a municipal corporation, each of whom acknowledged before me that they signed, executed and delivered the above and foregoing Cemetery Deed on the day and year therein mentioned as the act and deed of the City of Hattiesburg after having first been authorized so to do.

Given under my hand and official seal of office on this, the 18th day of June, 2024

My Commission Expires:

NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR
CITY OF HATTIESBURG
HATTIESBURG, MS

**DEED TO CEMETERY LOT
HIGHLAND CEMETERY**

For and in consideration of the sum of ONE HUNDRED SEVENTY-FIVE AND NO/100 Dollars (\$175.00), cash in hand paid to the City of Hattiesburg, Mississippi, the City of Hattiesburg, Mississippi acting by and through its duly authorized Mayor and City Clerk does hereby bargain, sell and convey unto Patricia Sutton, subject to the reservations and restrictions hereinafter set out and subject to rules and regulations now or hereafter adopted, the following described grave spaces:

North Half (N½) of the Southwest Quarter (SW¼)
Lot Number 56 Section 39

according to the Cemetery Survey of the City of Hattiesburg, Mississippi known as Highland Cemetery, and containing

One (1) Grave space (s).

SAID Lot shall be used for burial purposes only and all graves therein must be checked and laid out by the Cemetery sexton before the same is dug and must be at least 4 feet deep and shall be, when completed, level with the ground. No shrubbery, vines or trees shall be planted in the Cemetery Lot and there shall be nothing left above the ground except markers which may be erected to meet all City regulations and requirements. All burials in the grave space(s) herein conveyed shall comply with applicable State and Federal laws governing human burial and with City rules and regulations pertaining thereto. If boxes or vaults are used they shall be at least 10 inches below the ground level.

GRANTEE herein shall not sell or convey this lot without a written permit from the Mayor and Council of the City of Hattiesburg, Mississippi.

WITNESS the signature and seal of the City of Hattiesburg, Mississippi, a Municipal Corporation, acting, by and through its duly authorized Mayor and City Clerk, on this, the 18th day of June, 2024.

ATTEST:

CITY OF HATTIESBURG, MISSISSIPPI

CITY CLERK

MAYOR

(S E A L)

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR

Personally, appeared before me, the undersigned authority in and for said County and State, Toby Barker and Kermas Eaton, Mayor and City Clerk, respectively, of the City of Hattiesburg, Mississippi, a municipal corporation, each of whom acknowledged before me that they signed, executed and delivered the above and foregoing Cemetery Deed on the day and year therein mentioned as the act and deed of the City of Hattiesburg after having first been authorized so to do.

Given under my hand and official seal of office on this, the 18th day of June, 2024.

My Commission Expires:

NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR
CITY OF HATTIESBURG
HATTIESBURG, MS

DEED TO CEMETERY LOT
HIGHLAND CEMETERY

For and in consideration of the sum of ONE HUNDRED SEVENTY-FIVE AND NO/100 Dollars (\$175.00), cash in hand paid to the City of Hattiesburg, Mississippi, the City of Hattiesburg, Mississippi acting by and through its duly authorized Mayor and City Clerk does hereby bargain, sell and convey unto Marvin Miller, subject to the reservations and restrictions hereinafter set out and subject to rules and regulations now or hereafter adopted, the following described grave spaces:

North Half (N½) of the Northeast Quarter (NE¼)
Lot Number 17 Section 39

according to the Cemetery Survey of the City of Hattiesburg, Mississippi known as Highland Cemetery, and containing

One (1) Grave space (s).

SAID Lot shall be used for burial purposes only and all graves therein must be checked and laid out by the Cemetery sexton before the same is dug and must be at least 4 feet deep and shall be, when completed, level with the ground. No shrubbery, vines or trees shall be planted in the Cemetery Lot and there shall be nothing left above the ground except markers which may be erected to meet all City regulations and requirements. All burials in the grave space(s) herein conveyed shall comply with applicable State and Federal laws governing human burial and with City rules and regulations pertaining thereto. If boxes or vaults are used they shall be at least 10 inches below the ground level.

GRANTEE herein shall not sell or convey this lot without a written permit from the Mayor and Council of the City of Hattiesburg, Mississippi.

WITNESS the signature and seal of the City of Hattiesburg, Mississippi, a Municipal Corporation, acting, by and through its duly authorized Mayor and City Clerk, on this, the 18th day of June, 2024.

ATTEST:

CITY OF HATTIESBURG, MISSISSIPPI

CITY CLERK

MAYOR

(S E A L)

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR

Personally, appeared before me, the undersigned authority in and for said County and State, Toby Barker and Kernas Eaton, Mayor and City Clerk, respectively, of the City of Hattiesburg, Mississippi, a municipal corporation, each of whom acknowledged before me that they signed, executed and delivered the above and foregoing Cemetery Deed on the day and year therein mentioned as the act and deed of the City of Hattiesburg after having first been authorized so to do.

Given under my hand and official seal of office on this, the 18th day of June, 2024.

My Commission Expires:

NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR
CITY OF HATTIESBURG
HATTIESBURG, MS

CORRECTED DEED

**DEED TO CEMETERY LOT
HIGHLAND CEMETERY**

For and in consideration of the sum of THREE HUNDRED FIFTY AND NO/100 Dollars (\$350.00), cash in hand paid to the City of Hattiesburg, Mississippi, the City of Hattiesburg, Mississippi acting by and through its duly authorized Mayor and City Clerk does hereby bargain, sell and convey unto, Tonia Adams, subject to the reservations and restrictions hereinafter set out and subject to rules and regulations now or hereafter adopted, the following described grave spaces:

Southwest Quarter (SW¼)

Lot Number 50 Section Number 39

according to the Cemetery Survey of the City of Hattiesburg, Mississippi known as Highland Cemetery, and containing

Two Grave space (s).

SAID Lot shall be used for burial purposes only and all graves therein must be checked and laid out by the Cemetery sexton before the same is dug and must be at least 4 feet deep and shall be, when completed, level with the ground. No shrubbery, vines or trees shall be planted in the Cemetery Lot and there shall be nothing left above the ground except markers which may be erected to meet all City regulations and requirements. All burials in the grave space(s) herein conveyed shall comply with applicable State and Federal laws governing human burial and with City rules and regulations pertaining thereto. If boxes or vaults are used they shall be at least 10 inches below the ground level.

GRANTEE herein shall not sell or convey this lot without a written permit from the Mayor and Council of the City of Hattiesburg, Mississippi.

WITNESS the signature and seal of the City of Hattiesburg, Mississippi, a Municipal Corporation, acting, by and through its duly authorized Mayor and City Clerk, on this, the 18th day June, 2024

ATTEST:

CITY OF HATTIESBURG, MISSISSIPPI

CITY CLERK

MAYOR

(S E A L)

STATE OF MISSISSIPPI
COUNTY OF FORREST/LAMAR

Personally appeared before me, the undersigned authority in and for said County and State, Toby Barker and Kermas Eaton, Mayor and City Clerk, respectively, of the City of Hattiesburg, Mississippi, a municipal corporation, each of whom acknowledged before me that they signed, executed and delivered the above and foregoing Cemetery Deed on the day and year therein mentioned as the act and deed of the City of Hattiesburg after having first been authorized so to do.

Given under my hand and official seal of office on this, the 18th day of June, 2024

My Commission Expires:

NOTARY PUBLIC



Memorandum

To: Mayor Toby Barker and Members of City Council
From: Kermas Eaton, City Clerk
cc:
Date: Tuesday, June 18, 2024
Re: Approve claims docket for the period ending June 14, 2024.
File Number: 2024-237
Minute Book #

Summary

Approval of claims docket.

Recommendation Statement

I recommend approval of this item.

Please place this on the June 18, 2024 City Council meeting for consideration.

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
001000											BALANCE SHEET
001000	060100										GAS/LUBRICANT-CITY BARN
	003497	MAPLES GAS COMPANY	281484		2403454	2024	8	INV P	8,488.71	061424	303380 GAS/FUEL STATION
	003497	MAPLES GAS COMPANY	281856		2403537	2024	8	INV P	5,757.81	061424	303380 GAS/FUEL STATION
									14,246.52		
	050513	GPM EMPIRE-BULK FUEL	IN-0299656A		2403237	2024	9	INV P	5,574.40	061424	303343 DIESEL/FUEL STATION
	050513	GPM EMPIRE-BULK FUEL	IN-0301353		2403455	2024	9	INV P	19,105.20	061424	303343 GAS FOR FUEL STATION
	050513	GPM EMPIRE-BULK FUEL	IN-0304923		2403538	2024	9	INV P	13,156.26	061424	303343 GAS FOR FUEL STATION
									37,835.86		
									ACCOUNT TOTAL	52,082.38	
									ORG 001000	TOTAL	52,082.38
001001											REVENUES
001001	287000										POLICE/FIRE-SPECIAL DUTY
	047581	PROTECTION AGENCY &	907		0	2024	8	INV P	100.00	061424	303433 ROTARY CLUB WINE TA
	047581	PROTECTION AGENCY &	913		0	2024	8	INV P	375.00	061424	303433 BRINTON WEDDING REC
	047581	PROTECTION AGENCY &	914		0	2024	8	INV P	175.00	061424	303433 NOLAN/PHILLIPS REHE
	047581	PROTECTION AGENCY &	916		0	2024	8	INV P	275.00	061424	303433 OSBORNER WEDDING RE
									925.00		
									ACCOUNT TOTAL	925.00	
									ORG 001001	TOTAL	925.00
001003											CITY COUNCIL
001003	501000										OTHER EXPENDABLE OFF.SPL
	002709	EATON, ALVIN K (PETT PC 4/2024			0	2024	8	INV P	8.39	061424	303324 PETTY CASH 4/2024
	004017	REGIONS CARDHOLDER S 1286-05/31/24			0	2024	9	INV P	7.48	061424	303437 1286-05/31/24 REGIO
									ACCOUNT TOTAL	15.87	
001003	511500										FOOD
	002709	EATON, ALVIN K (PETT PC 3/2024			0	2024	8	INV P	11.04	061424	303324 PETTY CASH 4/2024
	002709	EATON, ALVIN K (PETT PC 4/2024			0	2024	8	INV P	11.15	061424	303324 PETTY CASH 4/2024
									22.19		
									ACCOUNT TOTAL	22.19	
001003	601000										AUDITING AND ACCOUNTING
	004442	TMH	236347		0	2024	9	INV P	45,425.00	061424	303471 4TH INTERIM BILLING
									ACCOUNT TOTAL	45,425.00	
001003	606000										TELEPHONE AND TELEGRAPH

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION	
002160	AT&T MOBILITY	287289913717X060524	0	2024	9	INV P		40.23 061424		303280	MB2016-287/WIRELESS
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P		201.15 061424		303280	MB2016-287/WIRELESS
								241.38			
ACCOUNT TOTAL								241.38			
001003	641000										
004057	RJ YOUNG COMPANY	INV6943866	0	2024	8	INV P		56.53 061424		303441	CITY COUNCIL COPIER
ACCOUNT TOTAL								56.53			
ORG 001003 TOTAL								45,760.97			
001015											
001015	501000										
003810	OFFICE PRODUCTS PLUS	1059407-0	2403549	2024	9	INV P		206.48 061424		303415	COURT OFFICE SUPPLI
ACCOUNT TOTAL								206.48			
001015	510000										
003810	OFFICE PRODUCTS PLUS	1059422-0	2403551	2024	9	INV P		129.27 061424		303415	COURT JANITORIAL SU
ACCOUNT TOTAL								129.27			
001015	5594MC										
004199	SHRED IT	8005138588	0	2024	9	INV P		902.00 061424		303452	SELECT PURGE SERVIC
ACCOUNT TOTAL								902.00			
001015	604800										
002564	COURT PROGRAMS INC	6227902	0	2024	8	INV P		420.00 061424		303314	GR#1H79TI081923-01C
003917	PINE BELT MENTAL HEA	2024-05	0	2024	8	INV P		24,936.62 061424		303423	COURT BHC PINE BELT
ACCOUNT TOTAL								25,356.62			
001015	604900										
003940	POLK-PAYTON, GAY ATT #36		0	2024	9	INV P		4,062.00 061424		303425	PROTEM JUDGES HOURS
050404	PRECIOUS TATE JASPER	0007	2400976	2024	9	INV P		1,275.00 061424		303431	CLEANING OF MUNICIPI
050413	PORTER ELIZABETH L	4021	0	2024	9	INV P		80.00 061424		303429	COURT PRO TEM PROSE
ACCOUNT TOTAL								5,417.00			
001015	606000										
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P		439.15 061424		303280	MB#2016-287/WIRELES
002160	AT&T MOBILITY	287289913717X060524	0	2024	9	INV P		40.23 061424		303280	MB2016-287/WIRELESS
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P		50.23 061424		303280	MB2016-287/WIRELESS
								529.61			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9									
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
ACCOUNT TOTAL							529.61		
001015	611000			TRAVEL EXPENSE					
002604	CURRY, WES	101930T	0	2024	8	INV P	761.04	061424	303318 WES CURRY REIMBURSE
002604	CURRY, WES	102110T-01	0	2024	9	INV P	144.61	061424	303318 TRAVEL REIM WES CUR
							905.65		
004017	REGIONS CARDHOLDER S	1286-05/31/24	0	2024	9	INV P	2,000.00	061424	303437 1286-05/31/24 REGIO
ACCOUNT TOTAL							2,905.65		
001015	6112MC			TRVL EXP - VICTIM'S ADV MUN CT					
047318	ADAMSON STEVEN	100950T-01	0	2024	9	INV P	67.43	061424	303268 REIM FOR CRIMES AGA
ACCOUNT TOTAL							67.43		
001015	611800			TRVL-HHS SAMHSA GRANT					
004017	REGIONS CARDHOLDER S	2080-05/31/24	0	2024	9	INV P	215.19	061424	303437 2080-05/31/24 REGIO
ACCOUNT TOTAL							215.19		
001015	630000			GAS					
004321	SPIRE	G2024-06/06	0	2024	9	INV P	20.00	061424	303466 SPIRE(WILLMUT GAS)
ACCOUNT TOTAL							20.00		
ORG 001015 TOTAL							35,749.25		
001020	MAYOR/ADMIN.								
001020	501000			OTHER EXPENDABLE OFF.SPL					
002709	EATON, ALVIN K (PETT PC 1/2024		0	2024	8	INV P	12.78	061424	303324 PETTY CASH 1/2024
004017	REGIONS CARDHOLDER S	4341-05/31/24	0	2024	9	INV P	436.45	061424	303437 4341-05/31/24 REGIO
004017	REGIONS CARDHOLDER S	4524-05/31/24	0	2024	9	INV P	17.11	061424	303437 4524-05/31/24 REGIO
							453.56		
ACCOUNT TOTAL							466.34		
001020	570000			MTR VEHICLE REP. PTS/SPL					
002160	AT&T MOBILITY	287308925627X060524	0	2024	9	INV P	47.20	061424	303280 MB2016-287/WIRELESS
ACCOUNT TOTAL							47.20		
001020	606000			TELEPHONE AND TELEGRAPH					
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P	56.57	061424	303280 MB#2016-287/WIRELES
002160	AT&T MOBILITY	287289913717X060524	0	2024	9	INV P	99.31	061424	303280 MB2016-287/WIRELESS
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P	114.87	061424	303280 MB2016-287/WIRELESS
							270.75		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9									
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
ACCOUNT TOTAL							270.75		
001020 611000				TRAVEL EXPENSE					
003274 JONES, ANN	MMLJONES		0	2024	9	INV P	236.00	061424	303363 TRAVEL AUTH/2024 MM
004017 REGIONS CARDHOLDER S	2080-05/31/24		0	2024	9	INV P	209.44	061424	303437 2080-05/31/24 REGIO
004017 REGIONS CARDHOLDER S	4524-05/31/24		0	2024	9	INV P	1,824.12	061424	303437 4524-05/31/24 REGIO
							2,033.56		
047577 BERCH, MALCOLM	MMLBERCH		0	2024	9	INV P	335.16	061424	303285 TRAVEL AUTH/2024 MM
050826 BRITTANY VASSER	10231 OT		0	2024	9	INV P	276.16	061424	303292 TRAVEL ADVANCE FOR
050829 ARCHIE BREWTON	MMLBREWTON		0	2024	9	INV P	276.16	061424	303275 TRAVEL AUTH/2024 MM
050830 JOHN AUSTIN ARENDER	MMLARENDER		0	2024	9	INV P	335.16	061424	303361 TRAVEL AUTH/2024 MM
ACCOUNT TOTAL							3,492.20		
001020 615000				ADVERTISING					
050114 TELESOUTH	IN-1240580035		0	2024	9	INV P	500.00	061424	303469 CITY ADVERTISEMENT
ACCOUNT TOTAL							500.00		
001020 638400				MOTOR VEHICLE EQ. R&M					
003869 PEANUTS TOWING SERVI	104206		0	2024	9	INV P	100.00	061424	303419 ADMIN UNIT #15906 T
ACCOUNT TOTAL							100.00		
001020 641000				OFFICE EQUIPMENT RENT					
003825 OWENS BUSINESS MACHI	491700		0	2024	8	INV P	77.34	061424	303416 ADMIN COPIER/MNTHLY
ACCOUNT TOTAL							77.34		
ORG 001020 TOTAL							4,953.83		
001040				MUNICIPAL CLERK					
001040 606000				TELEPHONE AND TELEGRAPH					
002160 AT&T MOBILITY	287273578351x060824		0	2024	9	INV P	10.00	061424	303280 MB#2016-287/WIRELES
002160 AT&T MOBILITY	287290252011x060524		0	2024	9	INV P	40.23	061424	303280 MB2016-287/WIRELESS
							50.23		
ACCOUNT TOTAL							50.23		
ORG 001040 TOTAL							50.23		
001042				ACCOUNTING DIV.					
001042 508000				COMPUTER SUPPLIES					
003721 MULTITECH OFFICE MAC	24060066		2403165	2024	9	INV P	369.95	061424	303408 MICR TONER-ACCOUNTI

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8		TO 2024/9									
ACCOUNT/VENDOR		INVOICE		PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
				ACCOUNT TOTAL				369.95			
001042	639900			OTHER REPAIRS AND MAINT.							
002709	EATON, ALVIN K (PETT PC 4/2024	0	2024	8	INV	P		33.34	061424	303324	PETTY CASH 4/2024
				ACCOUNT TOTAL				33.34			
001042	684500			REGISTRATION FEE/TUITION							
004017	REGIONS CARDHOLDER S 2080-05/31/24	0	2024	9	INV	P		149.00	061424	303437	2080-05/31/24 REGIO
				ACCOUNT TOTAL				149.00			
				ORG 001042		TOTAL		552.29			
001090		URBAN DEVELOPMT									
001090	501000			OTHER EXPENDABLE OFF.SPL							
004017	REGIONS CARDHOLDER S 2080-05/31/24	0	2024	9	INV	P		34.99	061424	303437	2080-05/31/24 REGIO
				ACCOUNT TOTAL				34.99			
001090	505000			SUBSCRIPTIONS,MAGS,MAPS							
004017	REGIONS CARDHOLDER S 6566-05/31/24	0	2024	9	INV	P		210.44	061424	303437	6566-05/31/24 REGIO
				ACCOUNT TOTAL				210.44			
001090	511500			FOOD							
004017	REGIONS CARDHOLDER S 2080-05/31/24	0	2024	9	INV	P		72.45	061424	303437	2080-05/31/24 REGIO
				ACCOUNT TOTAL				72.45			
001090	604900			OTHER PROFESSIONAL SERV.							
049847	NEARMAP US, INC. INV01321364	2402304	2024	9	INV	P		4,500.00	061424	303412	NEARMAP SERVICES RE
				ACCOUNT TOTAL				4,500.00			
001090	606000			TELEPHONE AND TELEGRAPH							
002160	AT&T MOBILITY 287273578351X060824	0	2024	9	INV	P		59.57	061424	303280	MB#2016-287/WIRELES
				ACCOUNT TOTAL				59.57			
001090	641000			OFFICE EQUIPMENT RENT							
004017	REGIONS CARDHOLDER S 2080-05/31/24	0	2024	9	INV	P		232.90	061424	303437	2080-05/31/24 REGIO
				ACCOUNT TOTAL				232.90			
				ORG 001090		TOTAL		5,110.35			
001091		INFO TECHNOLOGY									
001091	501000			OTHER EXPENDABLE OFF.SPL							
004017	REGIONS CARDHOLDER S 5548-05/31/24	0	2024	9	INV	P		1,355.89	061424	303437	5548-05/31/24 REGIO

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9									
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
				ACCOUNT TOTAL		1,355.89			
001091 508000				COMPUTER SUPPLIES					
004050 RICOH CORP	1100673327	0	2024 9	INV	P	2,808.61	061424	303440	INK CARTRIDGES - IT
				ACCOUNT TOTAL		2,808.61			
001091 604900			OTHER PROFESSIONAL SERV.						
002158 AT&T	0591 5.8.24	0	2024 9	INV	P	47.00	061424	303276	INTERACT SUPPORT -
002158 AT&T	0598 5.8.24	0	2024 9	INV	P	6,790.00	061424	303276	INTERACT SUPPORT -
						6,837.00			
				ACCOUNT TOTAL		6,837.00			
001091 606000			TELEPHONE AND TELEGRAPH						
002160 AT&T MOBILITY	287289913717X060524	0	2024 9	INV	P	80.46	061424	303280	MB2016-287/WIRELESS
002160 AT&T MOBILITY	287290252011X060524	0	2024 9	INV	P	52.17	061424	303280	MB2016-287/WIRELESS
						132.63			
				ACCOUNT TOTAL		132.63			
001091 606800			NETWORK						
002384 C SPIRE (MEGAGATE)	205876-91	0	2024 9	INV	P	649.00	061424	303296	NETWORK/INTERET - M
002384 C SPIRE (MEGAGATE)	3000667134-34	0	2024 9	INV	P	775.00	061424	303296	NETWORK/INTERET - M
002384 C SPIRE (MEGAGATE)	683013-80	0	2024 9	INV	P	8,375.23	061424	303296	NETWORK/INTERET - M
						9,799.23			
				ACCOUNT TOTAL		9,799.23			
001091 636500			OFFICE EQUIPMENT R&M						
003342 KRONOS INCORPORATED	12237857	2304963	2024 9	INV	P	3,790.25	061424	303367	KRONOS RENEWAL - IT
004050 RICOH CORP	5068829070	0	2024 9	INV	P	80.64	061424	303440	CHARGES FOR PRODUCT
004050 RICOH CORP	5069541706	0	2024 9	INV	P	179.10	061424	303440	CHARGES FOR PRODUCT
						259.74			
				ACCOUNT TOTAL		4,049.99			
				ORG 001091 TOTAL		24,983.35			
001092	GEN.GOV'T.BLDG								
001092 565000			PAINT AND PAINTING SPLY.						
004176 SHERWIN-WILLIAMS COM	8448-0	2403373	2024 8	INV	P	255.75	061424	303450	5 GALLON-PAINT- CIT
				ACCOUNT TOTAL		255.75			
001092 630000			GAS						
004321 SPIRE	G2024-06/06	0	2024 9	INV	P	323.77	061424	303466	SPIRE(WILLMUT GAS)

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9																			
ACCOUNT/VENDOR			INVOICE	PO	YEAR/PR	TYP	S			WARRANT	CHECK	DESCRIPTION							
				ACCOUNT TOTAL						323.77									
001092	630500				ELECTRICITY														
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV	P	524.30		061424	303404	MISSISSIPPI POWER-V							
003700	MS POWER COMPANY	E2024-31 MAY	0	2024	9	INV	P	2,111.56		061424	303398	MISSISSIPPI POWER-V							
								2,635.86											
				ACCOUNT TOTAL						2,635.86									
001092	635000				BUILDING R&M														
002709	EATON, ALVIN K (PETT	PC 2/2024	0	2024	8	INV	P	3.45		061424	303324	PETTY CASH 2/2024							
050715	SERVPRO OF HATTIESBU	1277	0	2024	9	INV	P	12,913.58		061424	303446	WATR RESTRTN/CTYHAL							
				ACCOUNT TOTAL						12,917.03									
001092	644900				OTHER RENT														
002720	EDWARDS PROPERTY MGM	FILE 2020-136 7/24	0	2024	9	INV	P	1,100.00		061424	303326	RENT FOR 7/2024							
				ACCOUNT TOTAL						1,100.00									
				ORG 001092		TOTAL				17,232.41									
001094					METRPLTN PLANG.														
001094	511500				FOOD														
002709	EATON, ALVIN K (PETT	PC 1/2024	0	2024	8	INV	P	45.00		061424	303324	PETTY CASH 1/2024							
002709	EATON, ALVIN K (PETT	PC 4/2024	0	2024	8	INV	P	27.69		061424	303324	PETTY CASH 4/2024							
								72.69											
				ACCOUNT TOTAL						72.69									
				ORG 001094		TOTAL				72.69									
001095					G/G INS.OTH SER														
001095	602500				LEGAL														
003090	HICKS LAW FIRM, LLC	11390	0	2024	9	INV	P	600.00		061424	303350	DENNIS PIERCE V CIT							
003090	HICKS LAW FIRM, LLC	11391	0	2024	9	INV	P	740.00		061424	303350	BRYAN SALIBA AND DE							
003090	HICKS LAW FIRM, LLC	11392	0	2024	9	INV	P	1,000.00		061424	303350	COLONY CONSTRUCTION							
003090	HICKS LAW FIRM, LLC	11393	0	2024	9	INV	P	1,380.00		061424	303350	HALL AVENUE EAST PR							
003090	HICKS LAW FIRM, LLC	11394	0	2024	9	INV	P	4,360.00		061424	303350	HOPE CHATMAN V CITY							
003090	HICKS LAW FIRM, LLC	11440	0	2024	9	INV	P	800.00		061424	303350	JAY RIELS V CIVIL S							
003090	HICKS LAW FIRM, LLC	11441	0	2024	9	INV	P	2,200.00		061424	303350	GENERAL FILE							
003090	HICKS LAW FIRM, LLC	11442	0	2024	9	INV	P	1,080.00		061424	303350	BRYAN SALIBA AND DE							
								12,160.00											
003944	POPE & POPE, PA	2442	0	2024	9	INV	P	2,100.00		061424	303427	COLONY CONSTRUCTION							
003944	POPE & POPE, PA	2443	0	2024	9	INV	P	557.00		061424	303427	THE COTTAGES/DENNIS							
003944	POPE & POPE, PA	2444	0	2024	9	INV	P	4,000.00		061424	303427	HATTIESBURG MARKETP							

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT		CHECK	DESCRIPTION		
003944	POPE & POPE, PA	2445	0	2024	9	INV P	1,105.00	061424	303427	METRO		
003944	POPE & POPE, PA	2446	0	2024	9	INV P	500.00	061424	303427	PEDAL VALVES		
003944	POPE & POPE, PA	2447	0	2024	9	INV P	2,993.10	061424	303427	GENERAL OUT OF POCK		
							11,255.10					
047351	LOWREY & FORTNER PA	20227560	0	2024	9	INV P	3,000.00	061424	303377	PROFESSIONAL SERV/M		
049416	LOCAL GOVERNMENT	1772	0	2024	8	INV P	472.50	061424	303376	LEGAL ADVICE ON WAT		
ACCOUNT TOTAL							26,887.60					
001095	602701	MEDICAL ANALYSIS-EMP CLINIC										
002037	AB SUPPORT SERVICES	3B2019	2400345	2024	8	INV P	466.00	061424	303266	TWO-QUOTE JANITORIA		
002523	COMCAST CABLEVISION	MAY 30-JUN 29	0	2024	9	INV P	206.09	061424	303310	COMCAST BUSINESS-EM		
003576	MEDICAL ANALYSIS-GHV	11161	0	2024	9	INV P	29,645.27	061424	303387	5/24 EMPLOYEE CLINI		
ACCOUNT TOTAL							30,317.36					
001095	604900	OTHER PROFESSIONAL SERV.										
002709	EATON, ALVIN K (PETT PC 3/2024		0	2024	8	INV P	27.00	061424	303324	PETTY CASH 4/2024		
003256	JOHNSON CONTROLS, IN	00074055401	2401274	2024	9	INV P	12,563.25	061424	303362	M & V SERVICES AND		
004482	TYLER TECHNOLOGIES IN	045-470140	0	2024	9	INV P	2,282.00	061424	303478	MUNIS PACE - ANDREW		
ACCOUNT TOTAL							14,872.25					
001095	606000	TELEPHONE AND TELEGRAPH										
002158	AT&T	5/20/24	0	2024	9	INV P	51.55	061424	303277	BLUE LIGHTS 5/20/24		
002158	AT&T	L2024-05/28	0	2024	9	INV P	228.80	061424	303276	AT&T BLUE LIGHTS ON		
002158	AT&T	L2024-06.04	0	2024	9	INV P	156.18	061424	303276	AT&T BLE LIGHTS ON		
							436.53					
002159	AT&T LONG DISTANCE S	0280197638	0	2024	9	INV P	29.38	061424	303279	ONE NET SERVICE		
ACCOUNT TOTAL							465.91					
001095	607000	POSTAGE										
004491	U S POSTMASTER-BOX R	632024	0	2024	9	INV P	610.00	061424	303479	YEARLY RENT USPS P.		
ACCOUNT TOTAL							610.00					
001095	699900	SERVICES NOT SPECIFIED										
003472	M B I	INVMBI	0	2024	9	INV P	321.00	061424	303378	200 40TH PLACE/GATE		
050466	T THORNSBERRY	INV40THPLACE	0	2024	9	INV P	1,080.70	061424	303468	LABOR/MATERIAL/200		
ACCOUNT TOTAL							1,401.70					

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9													
ACCOUNT/VENDOR				INVOICE		PO	YEAR/PR		TYP	S	WARRANT	CHECK	DESCRIPTION
						ORG 001095	TOTAL		74,554.82				
						FED PROG ADMIN							
001096						REGISTRATION FEE/TUITION							
001096	684500					0	2024	9	INV	P	550.00	061424	303437 6566-05/31/24 REGIO
004017	REGIONS	CARDHOLDER	S	6566-05/31/24									
						ACCOUNT TOTAL		550.00					
						ORG 001096	TOTAL		550.00				
						POLICE/PUB.SFTY							
001100						OTHER EXPENDABLE OFF.SPL							
001100	501000					0	2024	8	INV	P	14.24	061424	303324 PETTY CASH 2/2024
002709	EATON, ALVIN K	(PETT	PC	2/2024									
						ACCOUNT TOTAL		14.24					
001100	510000					CLEANING/JANITORIAL SPLY							
004495	ULINE			178255644		2403322	2024	9	INV	P	219.80	061424	303480 CLEANING SUPPLIES-H
						ACCOUNT TOTAL		219.80					
001100	511200					SUPPLIES-DOJ CORONA VIR							
004495	ULINE			178255644		2403322	2024	9	INV	P	2,397.00	061424	303480 CLEANING SUPPLIES-H
						ACCOUNT TOTAL		2,397.00					
001100	525000					GAS AND OIL							
002869	FUELMAN OF MS			NP66606141		0	2024	9	INV	P	81.37	061424	303337 OFFSITE FUEL-HPD
						ACCOUNT TOTAL		81.37					
001100	535000					UNIFORMS, BADGES, ETC.							
002879	GALL'S LLC			025855424		0	2024	9	INV	P	24.15	061424	303338 PADDLE SIGN STOP/ST
002879	GALL'S LLC			027907359		2403222	2024	9	INV	P	644.66	061424	303339 DUTY BELTS FOR STOC
002879	GALL'S LLC			027990139		2402765	2024	8	INV	P	2,572.80	061424	303339 EQUIPMENT FOR STOCK
002879	GALL'S LLC			028052669		2402765	2024	9	INV	P	185.60	061424	303339 EQUIPMENT FOR STOCK
											3,427.21		
						ACCOUNT TOTAL		3,427.21					
001100	535500					WEARING APPAREL							
004017	REGIONS	CARDHOLDER	S	2080-05/31/24		0	2024	9	INV	P	293.94	061424	303437 2080-05/31/24 REGIO
004017	REGIONS	CARDHOLDER	S	4341-05/31/24		0	2024	9	INV	P	856.17	061424	303437 4341-05/31/24 REGIO
004017	REGIONS	CARDHOLDER	S	5548-05/31/24		0	2024	9	INV	P	363.48	061424	303437 5548-05/31/24 REGIO
004017	REGIONS	CARDHOLDER	S	6566-05/31/24		0	2024	9	INV	P	1,135.85	061424	303437 6566-05/31/24 REGIO
											2,649.44		
						ACCOUNT TOTAL		2,649.44					

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
ACCOUNT/VENDOR	INVOICE							
001100 546000								
002709 EATON, ALVIN K (PETT PC 3/2024		0	2024 8	INV	P	25.99 061424	303324	PETTY CASH 4/2024
004017 REGIONS CARDHOLDER S 1286-05/31/24		0	2024 9	INV	P	81.04 061424	303437	1286-05/31/24 REGIO
						107.03		
001100 559000								
002469 CHUNKY RIVER HARLEY 47615		2403534	2024 9	INV	P	873.27 061424	303301	EQUIPMENT FOR UNIT#
004453 TRANSUNION RISK AND 362606-202403-1		0	2024 9	INV	P	745.00 061424	303474	ONLINE INVESTIGATIO
004453 TRANSUNION RISK AND 362606-202405-1		0	2024 9	INV	P	555.40 061424	303474	ONLINE INVESTIGATIO
						1,300.40		
						2,173.67		
001100 570000								
002060 ADVANCE AUTO PARTS 5604415571555		2403531	2024 9	INV	P	408.64 061424	303269	PARTS FOR SHOP-HPD
002709 EATON, ALVIN K (PETT PC 4/2024		0	2024 8	INV	P	20.00 061424	303324	PETTY CASH 4/2024
003915 PINE BELT CDJR, INC 89357		2401702	2024 9	INV	P	334.40 061424	303421	PARTS FOR UNIT# 204
004017 REGIONS CARDHOLDER S 1286-05/31/24		0	2024 9	INV	P	128.36 061424	303437	1286-05/31/24 REGIO
						891.40		
001100 603000								
003106 HOLLAND VETERINARY H 74353		0	2024 9	INV	P	1,639.74 061424	303351	VET VISIT FOR MAMBA
003106 HOLLAND VETERINARY H 74964		0	2024 9	INV	P	35.21 061424	303351	VET VISIT FOR BELLE
003106 HOLLAND VETERINARY H 75292		0	2024 9	INV	P	144.90 061424	303351	VET VISIT FOR BELLE
003106 HOLLAND VETERINARY H 75384		0	2024 9	INV	P	55.50 061424	303351	VET VISIT FOR IVY (
						1,875.35		
						1,875.35		
001100 604900								
002471 CINTAS CORPORATION # 4185761874		0	2024 9	INV	P	60.99 061424	303303	MAT RENTALS FOR PUB
002471 CINTAS CORPORATION # 4187924836		0	2024 9	INV	P	60.99 061424	303303	MAT RENTAL FOR PUBL
						121.98		
002610 D P S CRIME LAB 90145618		0	2024 9	INV	P	480.00 061424	303319	ANALYTICAL FEES
002750 EQUIFAX INFORMATION 2060424490		0	2024 9	INV	P	26.22 061424	303332	ONLINE INVESTIGATIO
004505 UNITED PARCEL SERVIC 00008E1Y15224		0	2024 9	INV	P	44.19 061424	303482	SHIPPING FEE
047011 JANI-KING OF SOUTH E SEM06240189		2400899	2024 9	INV	P	2,889.00 061424	303359	CLEANING SAFETY COM

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT		CHECK	DESCRIPTION		
047187	FOUR SEASONS LAWN	16026	0	2024	9	INV P	2,576.50	061424	303336	LAWN MAINTENCE FOR		
047187	FOUR SEASONS LAWN	18448	0	2024	9	INV P	2,576.50	061424	303336	LAWN MAINTENANCE FO		
							5,153.00					
ACCOUNT TOTAL							8,714.39					
001100	604921	NOLA EXPENSE										
002672	DOLEAC ELECTRIC CO I	H28824	2403121	2024	9	INV P	749.00	061424	303323	NOLA CAMERA REPLACE		
004017	REGIONS CARDHOLDER S	4341-05/31/24	0	2024	9	INV P	63.60	061424	303437	4341-05/31/24 REGIO		
050724	ESOUTH TECHNOLOGIES	JL1152	2403036	2024	8	INV P	185.00	061424	303333	REPAIR TO NOLA CAME		
ACCOUNT TOTAL							997.60					
001100	606000	TELEPHONE AND TELEGRAPH										
002158	AT&T	L2023-28 MAY 24	0	2024	9	INV P	202.00	061424	303276	AT&T A PARKER-DEPT		
002158	AT&T	M3182220010593 5/24	0	2024	9	INV P	613.25	061424	303278	POLICE		
							815.25					
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P	610.67	061424	303280	MB#2016-287/WIRELES		
002160	AT&T MOBILITY	287289913717X060524	0	2024	9	INV P	7,974.29	061424	303280	MB2016-287/WIRELESS		
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P	28.48	061424	303280	MB2016-287/WIRELESS		
							8,613.44					
048026	SOUTHERN BILLING	40047	0	2024	9	INV P	157.40	061424	303460	METRO PHONE SERVICE		
ACCOUNT TOTAL							9,586.09					
001100	611000	TRAVEL EXPENSE										
002250	BICE, ASHLEY	101020T	0	2024	9	INV P	45.13	061424	303286	REIMBURSEMENT FOR B		
002709	EATON, ALVIN K (PETT	PC 2/2024	0	2024	8	INV P	7.45	061424	303324	PETTY CASH 2/2024		
003792	NORRIS, LATONYA	102490T/NORRIS	0	2024	9	INV P	1,865.60	061424	303414	TRAVEL ADVANCE FOR		
004210	SIMS, JULIUS HARDY	102500T/SIMS	0	2024	9	INV P	295.00	061424	303454	TRAVEL PER DIEM FOR		
004210	SIMS, JULIUS HARDY	102510T/SIMS	0	2024	9	INV P	1,637.84	061424	303454	TRAVEL ADVANCE FOR		
							1,932.84					
047724	BRYANT, JOYCELYN	102420T/BRYANT	0	2024	9	INV P	1,301.00	061424	303293	TRAVEL ADVANCE FOR		
048660	MEGAN RUE	102330T/RUE	0	2024	8	INV P	1,579.00	061424	303388	TRAVEL ADVANCE FOR		
048946	CROCKETT HARRY	10104/OT CROCKETT	0	2024	8	INV P	47.07	061424	303317	TRAVEL REIMBURSEMEN		
048947	SHELBOURN TAMMY	101030T	0	2024	9	INV P	124.74	061424	303449	REIMBURSEMENT FOR S		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9				ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
								ACCOUNT TOTAL		6,902.83				
001100	611200			TRVL EXP-VICTIM'S ADV										
004017	REGIONS	CARDHOLDER S	5548-05/31/24	0	2024	9	INV	P	1,235.64	061424		303437	5548-05/31/24 REGIO	
								ACCOUNT TOTAL		1,235.64				
001100	612000			FREIGHT										
002879	GALL'S LLC		027907359	2403222	2024	9	INV	P	49.01	061424		303339	DUTY BELTS FOR STOC	
002879	GALL'S LLC		027990139	2402765	2024	8	INV	P	28.32	061424		303339	EQUIPMENT FOR STOCK	
002879	GALL'S LLC		028052669	2402765	2024	9	INV	P	2.04	061424		303339	EQUIPMENT FOR STOCK	
								79.37						
								ACCOUNT TOTAL		79.37				
001100	630500			ELECTRICITY										
003700	MS POWER COMPANY		E2024-11 JUNE	0	2024	9	INV	P	2,701.17	061424		303404	MISSISSIPPI POWER-V	
003700	MS POWER COMPANY		E2024-31 MAY	0	2024	9	INV	P	3,694.12	061424		303398	MISSISSIPPI POWER-V	
								6,395.29						
								ACCOUNT TOTAL		6,395.29				
001100	636500			OFFICE EQUIPMENT R&M										
004057	RJ YOUNG COMPANY		INV6836256	0	2024	9	INV	P	250.00	061424		303441	MB# 2021-89 COPIER	
004057	RJ YOUNG COMPANY		INV6934365	0	2024	8	INV	P	345.49	061424		303441	MB# 2021-89 COPIER	
								595.49						
								ACCOUNT TOTAL		595.49				
001100	638400			MOTOR VEHICLE EQ. R&M										
003135	HOWARD COMPUTERS INC		5041142024	2402863	2024	9	INV	P	1,669.50	061424		303352	REPAIRS TO UNIT# 22	
003861	PATTERSON AUTO ELECT		82322	2402896	2024	9	INV	P	2,773.74	061424		303418	REPAIR TO UNIT#1970	
047725	HI-FI CRUISIN		130054	0	2024	9	INV	P	90.00	061424		303349	INSTALL ON UNIT# 20	
047725	HI-FI CRUISIN		130055	0	2024	9	INV	P	45.00	061424		303349	INSTALL LABOR CHAR	
047725	HI-FI CRUISIN		130056	0	2024	9	INV	P	100.00	061424		303349	INSTALL ON UNIT#173	
047725	HI-FI CRUISIN		130172	0	2024	9	INV	P	90.00	061424		303349	INSTALL ON UNIT# 20	
								325.00						
								ACCOUNT TOTAL		4,768.24				
001100	639400			DISINFECT./EXTERMINATION										
003040	HAVARD PEST CONTROL		2284412	0	2024	9	INV	P	670.00	061424		303347	HAVARD PEST CONTROL	
								ACCOUNT TOTAL		670.00				
001100	639800			TOW IN CHARGES										

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR		INVOICE		PO	YEAR/PR		TYP S		WARRANT		CHECK	DESCRIPTION
003389	LARRY'S WRECKER SERV	13098		0	2024	8	INV	P	70.00	061424	303373	TOWING OF UNIT# 171
003389	LARRY'S WRECKER SERV	13144		0	2024	8	INV	P	70.00	061424	303373	TOWING OF UNIT# 183
003389	LARRY'S WRECKER SERV	13233		0	2024	9	INV	P	70.00	061424	303373	WINCH OUT UNIT# 208
									210.00			
ACCOUNT TOTAL									210.00			
001100	641700				MOTORCYCLE RENT							
048971	ENTERPRISE FM TRUST	FBN5044747		0	2024	9	INV	P	11,042.50	061424	303331	MB# 2022-221 LEASE
049468	EMAG DAYTONA HD LLC	07012024		0	2024	9	INV	P	16,500.00	061424	303327	MB#2022-235MOTOR LE
ACCOUNT TOTAL									27,542.50			
001100	681700				EVIDENCE BUY MONEY							
002709	EATON, ALVIN K (PETT PC 3/2024			0	2024	8	INV	P	26.45	061424	303324	PETTY CASH 4/2024
ACCOUNT TOTAL									26.45			
001100	684000				DUES AND MEMBERSHIPS							
003668	MS ASSN OF CHIEFS OF	240604-02		0	2024	9	INV	P	100.00	061424	303395	MEMBERSHIP DUES FOR
004073	ROCIC-REGIONAL ORGAN	0064976-IN		0	2024	9	INV	P	300.00	061424	303442	SERVICE FEE JULY 20
ACCOUNT TOTAL									400.00			
001100	684500				REGISTRATION FEE/TUITION							
004017	REGIONS CARDHOLDER S	1286-05/31/24		0	2024	9	INV	P	350.00	061424	303437	1286-05/31/24 REGIO
004017	REGIONS CARDHOLDER S	6566-05/31/24		0	2024	9	INV	P	120.00	061424	303437	6566-05/31/24 REGIO
									470.00			
ACCOUNT TOTAL									470.00			
001100	684700				CONTINUING EDUCATION							
004651	WILLIAM CAREY UNIVER	107		0	2024	9	INV	P	690.00	061424	303488	E MURRAY SUMMER 24
ACCOUNT TOTAL									690.00			
001100	699900				SERVICES NOT SPECIFIED							
002471	CINTAS CORPORATION #	4192239789		0	2024	9	INV	P	61.00	061424	303303	RENTAL MATS FOR PUB
002471	CINTAS CORPORATION #	4193691906		0	2024	9	INV	P	60.98	061424	303303	MAT RENTALS FOR PUB
									121.98			
002473	CIOX HEALTH	0441869129		0	2024	9	INV	P	18.41	061424	303306	RETRIEVAL OF MEDICA
002473	CIOX HEALTH	0459717700		0	2024	9	INV	P	16.67	061424	303306	RETRIEVAL OF MEDICA
002473	CIOX HEALTH	0459800993		0	2024	9	INV	P	59.62	061424	303306	RETRIEVAL OF MEDICA
									94.70			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT		CHECK	DESCRIPTION
002522	COMCAST	05.22.24-06.21.2024	0	2024	9	INV	P	127.89 061424	303309	CONVERTER BOX LEASE
003033	HATTIESBURG CLINIC P	113050	0	2024	9	INV	P	27.50 061424	303346	RETRIEVAL OF MEDICA
047055	INTERPRETERS & TRANS	203429	0	2024	9	INV	P	53.70 061424	303356	INTEPRETER SERVICE
050825	SHARECARE HEALTH	24913310	0	2024	9	INV	P	22.02 061424	303448	RETRIEVAL OF MEDICA
ACCOUNT TOTAL							447.79			
001100	739900	OTHER EQUIPMENT								
047101	MOTOROLA SOLUTIONS	8281884380	2402057	2024	9	INV	P	475.59 061424	303394	RADIOS FOR ANIMAL C
047101	MOTOROLA SOLUTIONS	8281894084	2401778	2024	8	INV	P	5,431.60 061424	303394	NEW WATCH GUARD RAD
							5,907.19			
ACCOUNT TOTAL							5,907.19			
001100	740000	AUTOMOBILES								
003135	HOWARD COMPUTERS INC	5041152024	2402895	2024	9	INV	P	5,792.50 061424	303352	COMPUTERS AND EQUIP
050094	PRO 1 WINDOW TINTING	INV0165	2402505	2024	9	INV	P	2,100.00 061424	303432	TINT FOR 7 NEW UNIT
ACCOUNT TOTAL							7,892.50			
ORG 001100 TOTAL							97,367.88			
001131	JOINT P&F TRNG.									
001131	630000	GAS								
004321	SPIRE	G2024-06/06	0	2024	9	INV	P	159.44 061424	303466	SPIRE(WILLMUT GAS)
ACCOUNT TOTAL							159.44			
001131	630500	ELECTRICITY								
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV	P	1,852.10 061424	303404	MISSISSIPPI POWER-V
ACCOUNT TOTAL							1,852.10			
001131	635000	BUILDING R&M								
002883	GARNER LUMLEY ELECTR	609938	2403450	2024	8	INV	P	119.89 061424	303340	OUTSIDE LIGHTS REPA
ACCOUNT TOTAL							119.89			
ORG 001131 TOTAL							2,131.43			
001160	FIRE DIVISION									
001160	501000	OTHER EXPENDABLE OFF.SPL								
050056	AMAZON CAPITAL	1H37-LV1Y-C9QC	2403300	2024	8	INV	P	58.35 061424	303273	HFD SUPPLIES FOR PE
ACCOUNT TOTAL							58.35			
001160	510000	CLEANING/JANITORIAL SPLY								

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9													
ACCOUNT/VENDOR				INVOICE		PO	YEAR/PR		TYP S	WARRANT	CHECK	DESCRIPTION	
048909 BRADY COMPANIES, LLC				8937856		2403597	2024	9	INV P	1,247.94	061424	303291	HFD CLEANING & JANI
ACCOUNT TOTAL										1,247.94			
001160 511000						HOUSEHOLD SUPPLIES							
004017 REGIONS CARDHOLDER S				5548-05/31/24		0	2024	9	INV P	119.00	061424	303437	5548-05/31/24 REGIO
ACCOUNT TOTAL										119.00			
001160 535000						UNIFORMS, BADGES, ETC.							
003216 J M H GRAPHICS				42239		2403178	2024	9	INV P	1,338.00	061424	303358	HFD TSHIRTS & POLOS
003216 J M H GRAPHICS				42480		2403515	2024	9	INV P	672.00	061424	303358	HFD TSHIRTS FOR ALL
										2,010.00			
003588 MID SOUTH UNIFORM &				649969		2403154	2024	9	INV P	243.08	061424	303390	HFD BOOTS FOR PERSO
050056 AMAZON CAPITAL				1H37-LV1Y-C9QC		2403300	2024	8	INV P	116.83	061424	303273	HFD SUPPLIES FOR PE
ACCOUNT TOTAL										2,369.91			
001160 535500						WEARING APPAREL							
003588 MID SOUTH UNIFORM &				649970		2403464	2024	9	INV P	121.54	061424	303390	HFD UNIFORM BOOTS F
004257 SOLUTIONS OF NEW ORL				24714		2403514	2024	8	INV P	356.20	061424	303459	HFD GUNKER GEAR REP
ACCOUNT TOTAL										477.74			
001160 546000						MINOR EQUIPMENT							
002709 EATON, ALVIN K (PETT PC 3/2024						0	2024	8	INV P	37.67	061424	303324	PETTY CASH 4/2024
ACCOUNT TOTAL										37.67			
001160 559000						OTHER OPERATING MATL/SPLY							
002274 BLOSSMAN GAS INC				28031331		2403624	2024	9	INV P	424.50	061424	303288	HFD STATION 6 GRILL
002709 EATON, ALVIN K (PETT PC 3/2024						0	2024	8	INV P	27.05	061424	303324	PETTY CASH 4/2024
002709 EATON, ALVIN K (PETT PC 4/2024						0	2024	8	INV P	25.65	061424	303324	PETTY CASH 4/2024
										52.70			
050056 AMAZON CAPITAL				1H37-LV1Y-C9QC		2403300	2024	8	INV P	26.23	061424	303273	HFD SUPPLIES FOR PE
ACCOUNT TOTAL										503.43			
001160 570000						MTR VEHICLE REP. PTS/SPL							
002160 AT&T MOBILITY				287308925627X060524		0	2024	9	INV P	354.00	061424	303280	MB2016-287/WIRELESS
002194 BARDING GENERATOR &				12497		2403655	2024	9	INV P	759.80	061424	303283	HFD ENGINE 5 UNIT #
002733 EMERGENCY EQUIPMENT				503084		2403155	2024	9	INV P	55.64	061424	303328	HFD ENGINE 7 UNIT #

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR		INVOICE		PO	YEAR/PR		TYP S		WARRANT		CHECK	DESCRIPTION
004017	REGIONS CARDHOLDER S	1286-05/31/24		0	2024	9	INV	P	201.00	061424	303437	1286-05/31/24 REGIO
049645	DELTA FIRE & SAFETY	INVLA24-0210		2403629	2024	9	INV	P	1,025.72	061424	303320	HFD RESERVE ENGINE
049645	DELTA FIRE & SAFETY	INVLA24-0223		2403689	2024	9	INV	P	25.43	061424	303320	HFD LADDER 6 UNIT #
049645	DELTA FIRE & SAFETY	INVLA24-0226		2402861	2024	9	INV	P	1,739.41	061424	303320	HFD ENGINE 4 UNIT #
									2,790.56			
ACCOUNT TOTAL									4,161.00			
001160	575600				SCBA REPAIR	PTS/SPL						
004017	REGIONS CARDHOLDER S	1286-05/31/24		0	2024	9	INV	P	248.97	061424	303437	1286-05/31/24 REGIO
ACCOUNT TOTAL									248.97			
001160	606000				TELEPHONE AND TELEGRAPH							
002160	AT&T MOBILITY	287273578351X060824		0	2024	9	INV	P	59.57	061424	303280	MB#2016-287/WIRELES
ACCOUNT TOTAL									59.57			
001160	611000				TRAVEL EXPENSE							
002209	BARRETT, ZACK	10087-2		0	2024	8	INV	P	395.40	061424	303284	HFD ZACK BARRETT TR
002514	COLLINS, BARRY A	10207		0	2024	9	INV	P	581.00	061424	303308	HFD BC BARRY COLLIN
004017	REGIONS CARDHOLDER S	1286-05/31/24		0	2024	9	INV	P	358.23	061424	303437	1286-05/31/24 REGIO
ACCOUNT TOTAL									1,334.63			
001160	612000				FREIGHT							
003588	MID SOUTH UNIFORM &	649969		2403154	2024	9	INV	P	20.00	061424	303390	HFD BOOTS FOR PERSO
003588	MID SOUTH UNIFORM &	649970		2403464	2024	9	INV	P	20.00	061424	303390	HFD UNIFORM BOOTS F
									40.00			
004257	SOLUTIONS OF NEW ORL	24714		2403514	2024	8	INV	P	11.29	061424	303459	HFD GUNKER GEAR REP
050056	AMAZON CAPITAL	1H37-LV1Y-C9QC		2403300	2024	8	INV	P	22.49	061424	303273	HFD SUPPLIES FOR PE
ACCOUNT TOTAL									73.78			
001160	630000				GAS							
004321	SPIRE	G2024-06/06		0	2024	9	INV	P	128.25	061424	303466	SPIRE(WILLMUT GAS)
004321	SPIRE	G2024-28 MAY		0	2024	9	INV	P	144.67	061424	303466	SPIRE-PUBLIC-SAFETY
									272.92			
ACCOUNT TOTAL									272.92			
001160	630500				ELECTRICITY							
003700	MS POWER COMPANY	E2024-11 JUNE		0	2024	9	INV	P	540.31	061424	303404	MISSISSIPPI POWER-V
003700	MS POWER COMPANY	E2024-31 MAY		0	2024	9	INV	P	1,865.79	061424	303398	MISSISSIPPI POWER-V

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
ACCOUNT/VENDOR									
							2,406.10		
003873	PEARL RIVER VALLEY E	2024-05.24	0	2024	9	INV P	828.55 061424	303420	PEARL RIVE VALLEY -
ACCOUNT TOTAL							3,234.65		
001160	635000			BUILDING R&M					
002714	ECONOMY SUPPLY CO	122557	2403242	2024	9	INV P	155.00 061424	303325	HFD STATION 3 DOOR
003543	MCELHANEY PLUMBING I	303046	2403469	2024	8	INV P	19.95 061424	303386	HFD STATON 3 BATHRO
004205	SIGNS FIRST	INV-88780	2403331	2024	8	INV P	605.09 061424	303453	HFD NEW ADMIN OFFIC
ACCOUNT TOTAL							780.04		
001160	637000			HOUSEHOLD EQUIPMENT R&M					
002573	COWBOY MALONEY'S ELE	TT4916-0	2403340	2024	9	INV P	1,099.99 061424	303316	HFD STATION 4 REFRI
002709	EATON, ALVIN K (PETT	PC 2/2024	0	2024	8	INV P	18.63 061424	303324	PETTY CASH 2/2024
ACCOUNT TOTAL							1,118.62		
001160	638200			MINOR EQUIPMENT R&M					
004499	UNDERWOOD OUTDOOR	PO 129507	2402841	2024	8	INV P	863.73 061424	303481	HFD STATION 7 LAWNM
ACCOUNT TOTAL							863.73		
001160	638400			MOTOR VEHICLE EQ. R&M					
049645	DELTA FIRE & SAFETY	INVLA24-0209	2403625	2024	9	INV P	371.25 061424	303320	HFD ENGINE 3 UNIT #
049645	DELTA FIRE & SAFETY	INVLA24-0210	2403629	2024	9	INV P	573.75 061424	303320	HFD RESERVE ENGINE
049645	DELTA FIRE & SAFETY	INVLA24-0212	2403622	2024	9	INV P	371.25 061424	303320	HFD ENGINE 3 UNIT #
049645	DELTA FIRE & SAFETY	INVLA24-0223	2403689	2024	9	INV P	283.50 061424	303320	HFD LADDER 6 UNIT #
049645	DELTA FIRE & SAFETY	INVLA24-0226	2402861	2024	9	INV P	745.74 061424	303320	HFD ENGINE 4 UNIT #
							2,345.49		
ACCOUNT TOTAL							2,345.49		
001160	638700			AGRICULTURAL EQ. R&M					
002304	BRACKMAN MOWER WAREH	53094	2403480	2024	8	INV P	48.00 061424	303290	HFD STATION 9 LAWNM
ACCOUNT TOTAL							48.00		
001160	638900			SCBA EQUIP. R&M					
002733	EMERGENCY EQUIPMENT	502903	2402824	2024	8	INV P	921.40 061424	303328	HFD SCBA MASK REPAI
ACCOUNT TOTAL							921.40		
001160	639400			DISINFECT./EXTERMINATION					
003040	HAVARD PEST CONTROL	2272249	0	2024	9	INV P	48.00 061424	303347	HAVARD PEST CONTROL
003040	HAVARD PEST CONTROL	2296634	0	2024	9	INV P	150.00 061424	303347	HAVARD PEST CONTROL

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION		
							198.00					
ACCOUNT TOTAL							198.00					
001160	641000			OFFICE EQUIPMENT RENT								
004050	RICOH CORP	39298854	0	2024	8	INV P	205.35	061424	303440	HFD	ADMIN	OFFICE CO
004050	RICOH CORP	5069555885	0	2024	8	INV P	27.47	061424	303440	HFD	ADMIN	COPIER OV
							232.82					
ACCOUNT TOTAL							232.82					
001160	642500			CYLINDER RENT								
004273	SOUTHERN GAS & SUPPL	38444488	0	2024	9	INV P	144.71	061424	303461	HFD	MEDICAL	OXYGEN
004273	SOUTHERN GAS & SUPPL	38582435	0	2024	9	INV P	144.71	061424	303461	HFD	MEDICAL	OXYGEN
							289.42					
ACCOUNT TOTAL							289.42					
001160	643500			MOP-MAT-RAG RENT								
002471	CINTAS CORPORATION #	4191657640	0	2024	8	INV P	59.94	061424	303303	HFD	ADMIN	OFFICE MA
002471	CINTAS CORPORATION #	4194522166	0	2024	8	INV P	41.94	061424	303303	HFD	ADMIN	MAT RENTA
							101.88					
ACCOUNT TOTAL							101.88					
001160	644900			OTHER RENT								
002905	GILLILANDS ELECTRONI	14549	0	2024	9	INV P	120.00	061424	303342	HFD	ADMIN	ALARM REN
ACCOUNT TOTAL							120.00					
001160	684000			DUES AND MEMBERSHIPS								
003669	MS ASSN OF CODE ENFO	374	2403613	2024	9	INV P	250.00	061424	303396	HFD	BLAKE	MICHAELS
004017	REGIONS CARDHOLDER S	1286-05/31/24	0	2024	9	INV P	128.00	061424	303437	1286-05/31/24	REGIO	
ACCOUNT TOTAL							378.00					
001160	729500			OTHER IMPROVEMENTS								
003385	LANDRY LEWIS GERMANY	CN24-4064-002	0	2024	8	INV P	11,040.00	061424	303372	HFD	STATION 1	HVAC
003385	LANDRY LEWIS GERMANY	STA7REROOF	0	2024	8	INV P	4,822.40	061424	303372	HFD	STATION 7	REROO
							15,862.40					
ACCOUNT TOTAL							15,862.40					
ORG 001160 TOTAL							37,459.36					

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
001180										
001180	500300									
004328	STAPLES	6004019675	2403547	2024	9	INV P	222.45	061424	303467	OFFICE SUPPLIES - N
							ACCOUNT TOTAL	222.45		
001180	501000									
002709	EATON, ALVIN K (PETT PC 3/2024	0		2024	8	INV P	10.69	061424	303324	PETTY CASH 4/2024
004017	REGIONS CARDHOLDER S 6566-05/31/24	0		2024	9	INV P	721.07	061424	303437	6566-05/31/24 REGIO
							ACCOUNT TOTAL	731.76		
001180	508000									
004328	STAPLES	6004019675	2403547	2024	9	INV P	57.08	061424	303467	OFFICE SUPPLIES - N
							ACCOUNT TOTAL	57.08		
001180	570000									
002160	AT&T MOBILITY	287308925627X060524	0		2024	9	INV P	212.40	061424	303280 MB2016-287/WIRELESS
002709	EATON, ALVIN K (PETT PC 3/2024	0		2024	8	INV P	19.07	061424	303324	PETTY CASH 4/2024
							ACCOUNT TOTAL	231.47		
001180	606000									
002160	AT&T MOBILITY	287273578351X060824	0		2024	9	INV P	903.85	061424	303280 MB#2016-287/WIRELES
002160	AT&T MOBILITY	287290252011X060524	0		2024	9	INV P	705.57	061424	303280 MB2016-287/WIRELESS
								1,609.42		
							ACCOUNT TOTAL	1,609.42		
001180	611000									
002709	EATON, ALVIN K (PETT PC 4/2024	0		2024	8	INV P	4.56	061424	303324	PETTY CASH 4/2024
							ACCOUNT TOTAL	4.56		
001180	620000									
004057	RJ YOUNG COMPANY	INV6968427	0		2024	9	INV P	280.89	061424	303441 AAA71330 - BUILDING
							ACCOUNT TOTAL	280.89		
001180	684000									
004017	REGIONS CARDHOLDER S 5548-05/31/24	0		2024	9	INV P	110.00	061424	303437	5548-05/31/24 REGIO
							ACCOUNT TOTAL	110.00		
001180	684500									
003202	INTL CODE COUNCIL (D 989942	2403499	2024	8	INV P		240.00	061424	303357	ICC - BUILDING INSP

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR			INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
003734	MUTEH, INC		9783657639	0	2024 9	INV	P	25.00 061424	303409	REGISTRATION - COC	
004017	REGIONS	CARDHOLDER S	6566-05/31/24	0	2024 9	INV	P	649.00 061424	303437	6566-05/31/24 REGIO	
ACCOUNT TOTAL								914.00			
ORG 001180 TOTAL								4,161.63			
001190	P/S CONTRAC.SER										
001190	681500	JAIL EXPENSE									
003501	MARION	COUNTY BOARD	2-2390-CPD	0	2024 9	INV	P	120.00 061424	303381	HOUSING OF INMATE A	
ACCOUNT TOTAL								120.00			
ORG 001190 TOTAL								120.00			
001191	TRAFFIC MAINT.										
001191	559000	OTHER OPERATING MATL/SPLY									
004017	REGIONS	CARDHOLDER S	2080-05/31/24	0	2024 9	INV	P	106.91 061424	303437	2080-05/31/24 REGIO	
ACCOUNT TOTAL								106.91			
001191	570000	MTR VEHICLE REP. PTS/SPL									
002160	AT&T	MOBILITY	287308925627X060524	0	2024 9	INV	P	94.40 061424	303280	MB2016-287/WIRELESS	
ACCOUNT TOTAL								94.40			
001191	606000	TELEPHONE AND TELEGRAPH									
002160	AT&T	MOBILITY	287273578351X060824	0	2024 9	INV	P	181.81 061424	303280	MB#2016-287/WIRELES	
ACCOUNT TOTAL								181.81			
001191	638400	MOTOR VEHICLE EQ. R&M									
047725	HI-FI	CRUISIN	130071	2402853	2024 9	INV	P	3,145.00 061424	303349	CAR STEREO INSTALLA	
ACCOUNT TOTAL								3,145.00			
001191	643000	UNIFORM RENT									
002471	CINTAS	CORPORATION #	4193792421	0	2024 9	INV	P	25.00 061424	303304	TRAFFIC UNIFORM SC	
002471	CINTAS	CORPORATION #	4194518873	0	2024 9	INV	P	25.00 061424	303304	TRAFFIC UNIFORM SC	
002471	CINTAS	CORPORATION #	4195247309	0	2024 9	INV	P	25.00 061424	303304	TRAFFIC UNIFORM SC	
								75.00			
ACCOUNT TOTAL								75.00			
001191	643500	MOP-MAT-RAG RENT									
002471	CINTAS	CORPORATION #	4193792129	0	2024 9	INV	P	8.56 061424	303304	TRAFFIC MATS SC/8	
002471	CINTAS	CORPORATION #	4194518398	0	2024 9	INV	P	8.56 061424	303304	TRAFFIC MATS SC/8	
002471	CINTAS	CORPORATION #	4195246935	0	2024 9	INV	P	8.56 061424	303304	TRAFFIC MATS SC/8	
								25.68			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP S	WARRANT	CHECK	DESCRIPTION			
ACCOUNT TOTAL						25.68					
001191	687000			CUSTODIAL SERVICE							
050419	SCRUB HUB LLC	7	2401114	2024 9	INV P	540.90	061424	303445	TWO-QUOTE JANITORIA		
ACCOUNT TOTAL						540.90					
ORG 001191 TOTAL						4,169.70					
001201	STREET DIV.										
001201	540000			ASPHALT & ASPHALT PROD.							
004586	WARREN PAVING INC	92514	2403419	2024 9	INV P	377.86	061424	303484	ASPHALT FOR PUBLIC		
004586	WARREN PAVING INC	92597	2403419	2024 8	INV P	161.41	061424	303484	ASPHALT FOR PUBLIC		
004586	WARREN PAVING INC	92750	2403419	2024 8	INV P	123.16	061424	303484	ASPHALT FOR PUBLIC		
004586	WARREN PAVING INC	92768	2403419	2024 8	INV P	102.63	061424	303484	ASPHALT FOR PUBLIC		
004586	WARREN PAVING INC	92835	2403419	2024 9	INV P	75.57	061424	303484	ASPHALT FOR PUBLIC		
004586	WARREN PAVING INC	93052	2403419	2024 9	INV P	126.89	061424	303484	ASPHALT FOR PUBLIC		
004586	WARREN PAVING INC	93065	2403419	2024 9	INV P	139.02	061424	303484	ASPHALT FOR PUBLIC		
						1,106.54					
ACCOUNT TOTAL						1,106.54					
001201	540500			CONCRETE, CEMENT, ETC.							
047525	DELTA INDUSTRIES	843671	2403395	2024 9	INV P	1,235.00	061424	303321	CONCRETE/VARIOUS LO		
ACCOUNT TOTAL						1,235.00					
001201	559000			OTHER OPERATING MATL/SPLY							
002709	EATON, ALVIN K (PETT PC 4/2024		0	2024 8	INV P	8.00	061424	303324	PETTY CASH 4/2024		
ACCOUNT TOTAL						8.00					
001201	560000			BUILDING MATERIALS & SPLY							
003543	MCELHANEY PLUMBING I	303245	2403525	2024 8	INV P	478.90	061424	303386	HOT WATER HEATER FO		
ACCOUNT TOTAL						478.90					
001201	570000			MTR VEHICLE REP. PTS/SPL							
002160	AT&T MOBILITY	287308925627X060524	0	2024 9	INV P	1,085.60	061424	303280	MB2016-287/WIRELESS		
003916	PINE BELT INDUSTRIAL	4217823-0001-04	2403392	2024 8	INV P	492.20	061424	303422	BELTS FOR MOWERS		
048827	CARQUEST	14758-37703	2403521	2024 8	INV P	117.81	061424	303297	UNIT 13062 BRAKE RE		
ACCOUNT TOTAL						1,695.61					
001201	604900			OTHER PROFESSIONAL SERV.							
002294	BOURNE BROTHERS PRIN	92474	2402814	2024 8	INV P	25.00	061424	303289	DECALS FOR UNIT 222		
002294	BOURNE BROTHERS PRIN	92850	2403518	2024 9	INV P	75.00	061424	303289	DECALS FOR UNITS 22		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR				INVOICE		PO	YEAR/PR		TYP S	WARRANT	CHECK	DESCRIPTION
										100.00		
002471	CINTAS CORPORATION # 4195247219	0	2024	9	INV P	584.57	061424	303302	SC8200044758	HEALTH		
002471	CINTAS CORPORATION # 4195247385	0	2024	9	INV P	391.69	061424	303302	SC8200044758	STREET		
										976.26		
003331	KINSEY WELDING	5063	2402878	2024	9	INV P	600.00	061424	303366	BUILD A STORM DRAIN		
047019	LANDERS SOUTH LLC	24ST0147F	0	2024	8	INV P	725.46	061424	303371	PAST DUE CHARGES FO		
048966	MARTINEZ DAVID J	131	0	2024	8	INV P	12,500.00	061424	303383	WEEKLY CUT & MAINT		
048966	MARTINEZ DAVID J	132	0	2024	8	INV P	2,500.00	061424	303383	WEEKLY BASIC CUT &		
										15,000.00		
ACCOUNT TOTAL										17,401.72		
001201	638700	AGRICULTURAL EQ. R&M										
002304	BRACKMAN MOWER WAREH 53447	2403631	2024	9	INV P	53.00	061424	303290	REPAIRS ON LAWNMOWE			
ACCOUNT TOTAL										53.00		
001201	639900	OTHER REPAIRS AND MAINT.										
003986	PUCKETT MACHINERY CO WOHB5304862	2402664	2024	8	INV P	18,131.54	061424	303434	UNIT 20368 TEAR DOW			
ACCOUNT TOTAL										18,131.54		
001201	643000	UNIFORM RENT										
002471	CINTAS CORPORATION # 4194518558	0	2024	9	INV P	25.00	061424	303303	MB8200044758 - PW U			
002471	CINTAS CORPORATION # 4194518716	0	2024	9	INV P	136.01	061424	303302	MB8200044758 - G S			
002471	CINTAS CORPORATION # 4194518908	0	2024	9	INV P	42.70	061424	303303	MB8200044758 - STRE			
002471	CINTAS CORPORATION # 4194518941	0	2024	9	INV P	394.41	061424	303302	MB8200044758 - HEAL			
002471	CINTAS CORPORATION # 4194518969	0	2024	9	INV P	30.22	061424	303303	MB8200044758 - PW M			
002471	CINTAS CORPORATION # 4195247029	0	2024	9	INV P	25.00	061424	303303	SC8200044758 PW UNI			
002471	CINTAS CORPORATION # 4195247202	0	2024	9	INV P	173.47	061424	303302	SC8200044758 G S &			
002471	CINTAS CORPORATION # 4195247357	0	2024	9	INV P	30.22	061424	303303	SC8200044758 PW MOP			
										857.03		
ACCOUNT TOTAL										857.03		
001201	684000	DUES AND MEMBERSHIPS										
004017	REGIONS CARDHOLDER S 1286-05/31/24	0	2024	9	INV P	279.83	061424	303437	1286-05/31/24 REGIO			
ACCOUNT TOTAL										279.83		
ORG 001201 TOTAL										41,247.17		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9																	
ACCOUNT/VENDOR				INVOICE		PO	YEAR/PR		TYP	S	WARRANT		CHECK	DESCRIPTION			
001202				STREET LIGHTS													
001202 630500				ELECTRICITY													
003700	MS	POWER COMPANY	E2024-11	JUNE	0	2024	9	INV	P	2,484.56	061424	303404	MISSISSIPPI	POWER-V			
003700	MS	POWER COMPANY	E2024-24	MAY	0	2024	9	INV	P	191.96	061424	303399	MISSISSIPPI	POWER-1			
003700	MS	POWER COMPANY	E2024-29	MAY	0	2024	9	INV	P	166.71	061424	303397	MISSISSIPPI	POWER-V			
003700	MS	POWER COMPANY	E2024-29	MAY 2024	0	2024	9	INV	P	222.76	061424	303401	MISSISSIPPI	POWER-6			
003700	MS	POWER COMPANY	E2024-31	MAY	0	2024	9	INV	P	3,482.75	061424	303398	MISSISSIPPI	POWER-V			
003700	MS	POWER COMPANY	E2024-5	JUNE	0	2024	9	INV	P	55.15	061424	303403	MISSISSIPPI	POWER-1			
003700	MS	POWER COMPANY	E2024-6	JUNE	0	2024	9	INV	P	106.46	061424	303402	MISSISSIPPI	POWER-9			
003700	MS	POWER COMPANY	E2024-7	JUN	0	2024	9	INV	P	105.30	061424	303405	MISSISSIPPI	POWER-1			
										6,815.65							
003873 PEARL RIVER VALLEY E				2024-05.24	0	2024	9	INV	P	3,090.39	061424	303420	PEARL RIVE	VALLEY -			
004282 SOUTHERN PINE ELECTR				E2024-6/3/24	0	2024	9	INV	P	2,001.54	061424	303463	SOUTHERN PINE	ELECT			
ACCOUNT TOTAL										11,907.58							
ORG 001202 TOTAL										11,907.58							
001203				ENGR/PUBLIC SER													
001203 560000				BUILDING MATERIALS & SPL													
002714	ECONOMY	SUPPLY CO	121965		2403140	2024	9	INV	P	205.50	061424	303325	FENCE REPAIR (	ECON			
ACCOUNT TOTAL										205.50							
001203 570000				MTR VEHICLE REP. PTS/SPL													
002160	AT&T	MOBILITY	287308925627X060524	0		2024	9	INV	P	47.20	061424	303280	MB2016-287/WIRELESS				
ACCOUNT TOTAL										47.20							
001203 601500				ENGINEERING													
003764	NEEL-SCHAFFER	INC	1095805-1097000	0		2024	9	INV	P	10,000.00	061424	303413	MB 2021-373	MS4	STO		
004197	SHOWS	DEARMAN & WAIT	24209	0		2024	9	INV	P	1,025.00	061424	303451	MB 2012-1/34	STONE			
ACCOUNT TOTAL										11,025.00							
001203 604900				OTHER PROFESSIONAL SERV.													
002709	EATON,	ALVIN K (PETT	PC 3/2024	0		2024	8	INV	P	79.40	061424	303324	PETTY CASH 4/2024				
049847	NEARMAP	US, INC.	INV01321364		2402304	2024	9	INV	P	6,500.00	061424	303412	NEARMAP SERVICES	RE			
ACCOUNT TOTAL										6,579.40							
001203 606000				TELEPHONE AND TELEGRAPH													
002160	AT&T	MOBILITY	287273578351X060824	0		2024	9	INV	P	107.80	061424	303280	MB#2016-287/WIRELES				
002160	AT&T	MOBILITY	287289913717X060524	0		2024	9	INV	P	204.24	061424	303280	MB2016-287/WIRELESS				
002160	AT&T	MOBILITY	287290252011X060524	0		2024	9	INV	P	80.46	061424	303280	MB2016-287/WIRELESS				

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9				ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
											392.50		
ACCOUNT TOTAL											392.50		
001203	607000			POSTAGE									
002709	EATON, ALVIN K (PETT PC 3/2024			0	2024	8	INV	P	30.00	061424	303324	PETTY CASH 4/2024	
ACCOUNT TOTAL											30.00		
001203	611000			TRAVEL EXPENSE									
004637	WHITE, HUNTER	2024	MML HWHITE	0	2024	9	INV	P	177.00	061424	303487	2024 MML HUNTER WHI	
050036	MARYBETH BERGIN	2024	MML MBERGIN	0	2024	9	INV	P	297.60	061424	303384	2024 MML MARYBETH B	
ACCOUNT TOTAL											474.60		
001203	613000			MESSENGER/EXPRESS SERV.									
002798	FEDERAL EXPRESS	8-520-74516		0	2024	9	INV	P	120.39	061424	303335	PACKAGE TO SLADE SU	
ACCOUNT TOTAL											120.39		
001203	630000			GAS									
004321	SPIRE	G2024-06/06		0	2024	9	INV	P	28.71	061424	303466	SPIRE(WILLMUT GAS)	
ACCOUNT TOTAL											28.71		
001203	635000			BUILDING R&M									
002672	DOLEAC ELECTRIC CO I CEO-X124			2402757	2024	9	INV	P	750.00	061424	303323	GENERATOR REPAIR	
ACCOUNT TOTAL											750.00		
001203	641000			OFFICE EQUIPMENT RENT									
004057	RJ YOUNG COMPANY	INV6942615		0	2024	9	INV	P	298.44	061424	303441	MB 2022-316 CANON C	
004057	RJ YOUNG COMPANY	INV6942617		0	2024	9	INV	P	178.73	061424	303441	MB 2022-377 PLOTTER	
											477.17		
ACCOUNT TOTAL											477.17		
001203	687000			CUSTODIAL SERVICE									
050419	SCRUB HUB LLC	7		2401114	2024	9	INV	P	540.90	061424	303445	TWO-QUOTE JANITORIA	
ACCOUNT TOTAL											540.90		
ORG 001203 TOTAL											20,671.37		
SHOP DIVISION													
001204	559000			OTHER OPERATING MATL/SPLY									
048827	CARQUEST	14758-37493		2403471	2024	9	INV	P	21.03	061424	303297	GREASE COUPLER/PW S	
048827	CARQUEST	14758-37693		2403529	2024	9	INV	P	34.50	061424	303297	SPRAYER FOR THE SHO	

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
									55.53		
									ACCOUNT TOTAL	55.53	
001204	560000								BUILDING MATERIALS & SPLY		
003543	MCELHANEY PLUMBING I	303267	2403542	2024	9	INV	P		9.90	061424	303386 NEW HOT WATER HEATE
									ACCOUNT TOTAL	9.90	
001204	560500								ELECTRICAL SUPPLIES		
003543	MCELHANEY PLUMBING I	303267	2403542	2024	9	INV	P		588.80	061424	303386 NEW HOT WATER HEATE
									ACCOUNT TOTAL	588.80	
001204	561000								PLUMBING SUPPLIES		
003543	MCELHANEY PLUMBING I	303232	2403502	2024	8	INV	P		125.63	061424	303386 MATERIAL TO REPAIR
									ACCOUNT TOTAL	125.63	
001204	570000								MTR VEHICLE REP. PTS/SPL		
002274	BLOSSMAN GAS INC	27916895	2403516	2024	8	INV	P		28.00	061424	303288 FORKLIFT CYLINDER/P
									ACCOUNT TOTAL	28.00	
001204	630000								GAS		
004321	SPIRE	G2024-06/06	0	2024	9	INV	P		869.79	061424	303466 SPIRE(WILLMUT GAS)
									ACCOUNT TOTAL	869.79	
001204	630500								ELECTRICITY		
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV	P		1,869.93	061424	303404 MISSISSIPPI POWER-V
									ACCOUNT TOTAL	1,869.93	
001204	635500								ELECTRICAL R&M		
002657	DEWS, C L & SONS FOU	208835	2403245	2024	9	INV	P		769.00	061424	303322 MATERIAL FOR PW SHO
									ACCOUNT TOTAL	769.00	
001204	643000								UNIFORM RENT		
002471	CINTAS CORPORATION # 4194518904		0	2024	8	INV	P		126.42	061424	303302 UNIFORM RENTAL/PW S
002471	CINTAS CORPORATION # 4195247251		0	2024	9	INV	P		68.67	061424	303303 UNIFORM RENTAL/PW S
									195.09		
									ACCOUNT TOTAL	195.09	
			ORG 001204	TOTAL					4,511.67		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
001205	G O & F S DIV.									
001205	604900									
050079	MAGNOLIA STATION	222932A	0	2024	9	INV P	135.50 061424		303379	PARTS & MATERIAL PU
ACCOUNT TOTAL							135.50			
ORG 001205 TOTAL							135.50			
001206	DRAINAGE DIV.									
001206	606000									
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P	511.71 061424		303280	MB2016-287/WIRELESS
ACCOUNT TOTAL							511.71			
ORG 001206 TOTAL							511.71			
001207	CONSTRUCTION									
001207	559000									
002709	EATON, ALVIN K (PETT PC 3/2024		0	2024	8	INV P	2.00 061424		303324	PETTY CASH 4/2024
003543	MCELHANEY PLUMBING I	302495	2403127	2024	9	INV P	16.80 061424		303386	PRESSURE WASHER/CON
003543	MCELHANEY PLUMBING I	303311	2403557	2024	9	INV P	46.85 061424		303386	TOOLS FOR CARPENTER
003543	MCELHANEY PLUMBING I	303434	2403675	2024	9	INV P	69.85 061424		303386	DOLLY'S FOR CONST D
							133.50			
ACCOUNT TOTAL							135.50			
001207	560500									
004256	SOLAR SUPPLY INC	3478920	2403610	2024	9	INV P	72.84 061424		303458	FILTERS FOR CONST &
ACCOUNT TOTAL							72.84			
001207	565000									
004017	REGIONS CARDHOLDER S	4341-05/31/24	0	2024	9	INV P	585.87 061424		303437	4341-05/31/24 REGIO
004176	SHERWIN-WILLIAMS COM	8023-3	2403578	2024	9	INV P	85.86 061424		303450	PAINT FOR PW SHOP
ACCOUNT TOTAL							671.73			
001207	604900									
003191	INTERFACE SECURITY S	20705858	0	2024	9	INV P	51.31 061424		303355	SECURITY SYSTEM FOR
ACCOUNT TOTAL							51.31			
001207	606000									
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P	59.57 061424		303280	MB#2016-287/WIRELES
ACCOUNT TOTAL							59.57			
001207	638400									
MOTOR VEHICLE EQ. R&M										

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
002035	AAMCO TRANSMISSION (	I146684	2403510	2024	9	INV	P		2,240.13	061424	303265 REPAIR FOR UNIT#191
			ACCOUNT TOTAL						2,240.13		
001207	639100			DOWNTOWN LIGHTS R&M							
002901	GILKEY ELECTRIC SUPP	388842	2403507	2024	9	INV	P		2,750.40	061424	303341 LIGHTING REPAIR PAR
002901	GILKEY ELECTRIC SUPP	391288	2402857	2024	9	INV	P		1,495.00	061424	303341 REPAIR FOR STERNBER
002901	GILKEY ELECTRIC SUPP	391336	2403504	2024	9	INV	P		82.35	061424	303341 LIGHTING REPAIR PAR
002901	GILKEY ELECTRIC SUPP	391337	2403505	2024	9	INV	P		82.35	061424	303341 LIGHTING REPAIR PAR
002901	GILKEY ELECTRIC SUPP	392247	2403506	2024	9	INV	P		31.19	061424	303341 LIGHTING REPAIR PAR
									4,441.29		
			ACCOUNT TOTAL						4,441.29		
001207	642500			CYLINDER RENT							
002071	AIRGAS USA LLC (NORD	5506113902A	0	2024	9	INV	P		527.45	061424	303270 CYLINDER RENTAL/PW
			ACCOUNT TOTAL						527.45		
001207	643000			UNIFORM RENT							
002471	CINTAS CORPORATION #	4194518665	0	2024	8	INV	P		75.25	061424	303303 UNIFORM RENTAL/CONS
002471	CINTAS CORPORATION #	4195247069	0	2024	9	INV	P		75.25	061424	303303 UNIFORM RENTAL/CONS
									150.50		
			ACCOUNT TOTAL						150.50		
			ORG 001207 TOTAL						8,350.32		
001220				SANITATION DIV.							
001220	501000			OTHER EXPENDABLE OFF.SPL							
002709	EATON, ALVIN K (PETT PC	2/2024	0	2024	8	INV	P		7.28	061424	303324 PETTY CASH 2/2024
			ACCOUNT TOTAL						7.28		
001220	502000			MINOR OFFICE EQUIP/FURN.							
002709	EATON, ALVIN K (PETT PC	2/2024	0	2024	8	INV	P		21.37	061424	303324 PETTY CASH 2/2024
			ACCOUNT TOTAL						21.37		
001220	559000			OTHER OPERATING MATL/SPLY							
002472	CINTAS FIRST AID J71	5214752335	0	2024	9	INV	P		814.05	061424	303305 GLOVES, WIPES, AND
			ACCOUNT TOTAL						814.05		
001220	570000			MTR VEHICLE REP. PTS/SPL							
002160	AT&T MOBILITY	287308925627X060524	0	2024	9	INV	P		4,009.80	061424	303280 MB2016-287/WIRELESS
			ACCOUNT TOTAL						4,009.80		
001220	604900			OTHER PROFESSIONAL SERV.							

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT		CHECK	DESCRIPTION
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P	123.14	061424	303280	MB#2016-287/WIRELES
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P	270.64	061424	303280	MB2016-287/WIRELESS
							393.78			
002294	BOURNE BROTHERS PRIN	92850	2403518	2024	9	INV P	75.00	061424	303289	DECALS FOR UNITS 22
004583	WARING OIL CO	334734	2403575	2024	9	INV P	3,034.88	061424	303483	CHEVRON SUPREME 5/3
ACCOUNT TOTAL							3,503.66			
001220	612000	FREIGHT								
003181	INGRAM EQUIPMENT CO	P01343	2402965	2024	9	INV P	250.00	061424	303354	UNIT 21727 CART TIP
ACCOUNT TOTAL							250.00			
001220	630500	ELECTRICITY								
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV P	717.14	061424	303404	MISSISSIPPI POWER-V
ACCOUNT TOTAL							717.14			
001220	638400	MOTOR VEHICLE EQ. R&M								
002252	BIG IRON DIESEL REPA	BI0430	2403574	2024	9	INV P	1,477.14	061424	303287	REPAIRS TO UNIT 158
002739	EMPIRE TRUCK SALES	RE006039515:01	2403491	2024	9	INV P	3,883.79	061424	303329	REPAIRS TO UNIT 200
002739	EMPIRE TRUCK SALES	RE006039515:02	2403539	2024	9	INV P	3,565.24	061424	303329	TEAR DOWN & REPAIR
							7,449.03			
003181	INGRAM EQUIPMENT CO	P01343	2402965	2024	9	INV P	4,099.96	061424	303354	UNIT 21727 CART TIP
004139	SCOTTS HYDRAULIC SER	59772	2403665	2024	9	INV P	589.64	061424	303444	UNIT 19755 FLUID LI
ACCOUNT TOTAL							13,615.77			
001220	643000	UNIFORM RENT								
002471	CINTAS CORPORATION #	4194518435	0	2024	8	INV P	53.98	061424	303303	SC 8200044758 SANIT
002471	CINTAS CORPORATION #	4194519079	0	2024	8	INV P	182.11	061424	303302	SC 8200044758 SANIT
002471	CINTAS CORPORATION #	4195246947	0	2024	9	INV P	53.98	061424	303303	SC8200044758 SANIT.
002471	CINTAS CORPORATION #	4195247625	0	2024	9	INV P	194.50	061424	303302	SC8200044758 SANITA
							484.57			
ACCOUNT TOTAL							484.57			
001220	688000	TIPPING FEES								
002007	98 WASTE LLC	6092	0	2024	8	INV P	26,280.00	061424	303263	MB2024-150 SANITATI
002007	98 WASTE LLC	6138	0	2024	8	INV P	5,336.00	061424	303263	MB 2024-150 CODE EN
							31,616.00			
002531	COMPLETE ENVIRONMENT	10975-A	0	2024	9	INV P	14,034.38	061424	303312	MB 2022-478 DISP FE

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
ACCOUNT/VENDOR	INVOICE							
003920 PINE BELT REGIONAL S 7812		0	2024 8	INV	P	40,720.69 061424	303424	MB2022-253 SANITATI
004591 WASTE MANAGEMENT OF 0014070-2526-9		0	2024 8	INV	P	4,048.65 061424	303485	SANITATION RUBBISH
	ACCOUNT TOTAL					90,419.72		
001220 688500								
004030 REPUBLIC SERVICES IN 0991-000360720A		2403425	2024 9	INV	P	10,982.96 061424	303438	RECYCLING-REPUBLIC
	ACCOUNT TOTAL					10,982.96		
001220 688600								
002531 COMPLETE ENVIRONMENT 10975		0	2024 9	INV	P	124,520.00 061424	303312	MB 2022-478 DISP. F
	ACCOUNT TOTAL					124,520.00		
001220 689000								
004030 REPUBLIC SERVICES IN 0991-000360720		2402247	2024 9	INV	P	24,729.53 061424	303438	RECYCLING-REPUBLIC
	ACCOUNT TOTAL					24,729.53		
	ORG 001220 TOTAL					274,075.85		
001250	HEALTH DIVISION							
001250 559000								
002083 ALLBRITTON CHAIN SAW 104052		2403584	2024 9	INV	P	204.76 061424	303271	STIHL HP ULTRA TWO
	ACCOUNT TOTAL					204.76		
001250 575500								
002304 BRACKMAN MOWER WAREH 53446		2403576	2024 9	INV	P	768.00 061424	303290	LAWNMOWER BLADES
	ACCOUNT TOTAL					768.00		
	ORG 001250 TOTAL					972.76		
001260	ANIMAL CONTROL							
001260 501000								
002527 COMMERCIAL STATIONER 479270-0		2403453	2024 9	INV	P	168.50 061424	303311	IMPOUND FORMS FOR A
	ACCOUNT TOTAL					168.50		
001260 535500								
004017 REGIONS CARDHOLDER S 5548-05/31/24		0	2024 9	INV	P	569.87 061424	303437	5548-05/31/24 REGIO
	ACCOUNT TOTAL					569.87		
001260 699900								
004283 SOUTHERN PINES ANIMA 07.2024		0	2024 9	INV	P	20,833.33 061424	303464	FILE# 2024-129 HOUS
	ACCOUNT TOTAL					20,833.33		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9				ACCOUNT/VENDOR		INVOICE		PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
001260	742000								PICK UP TRUCKS					
003382	LANDERS CHRYSLER DOD	24D0255F		0	2024	9	INV	P				181.00	061424	303370 LATE FEE FOR CDJ UN
									ACCOUNT TOTAL			181.00		
					ORG 001260				TOTAL			21,752.70		
001402									ECONOMIC DEV.					
001402	604900								OTHER PROFESSIONAL SERV.					
003764	NEEL-SCHAFFER INC	1095801-1096995		0	2024	9	INV	P				1,600.00	061424	303413 MB 2011-4/307 GORDO
003764	NEEL-SCHAFFER INC	1095812-1097006		0	2024	9	INV	P				49,315.90	061424	303413 MB 2021-454 EDWARDS
003764	NEEL-SCHAFFER INC	1095813-1097007		0	2024	9	INV	P				2,604.84	061424	303413 MB 2022-29 16TH AVE
003764	NEEL-SCHAFFER INC	1095820-1097012		0	2024	9	INV	P				20,421.22	061424	303413 MB 2022-363 SIMS RO
003764	NEEL-SCHAFFER INC	1095821-1097013		0	2024	9	INV	P				8,045.30	061424	303413 MB 2011-4/307 PCS S
003764	NEEL-SCHAFFER INC	1095841-1097031		0	2024	9	INV	P				5,000.00	061424	303413 MB 2011-4/307 DOLEA
003764	NEEL-SCHAFFER INC	1097009		0	2024	9	INV	P				3,462.60	061424	303413 MB 2011-4/307 TATUM
												90,449.86		
									ACCOUNT TOTAL			90,449.86		
001402	729551								HWY11 VETERANS BLVD LIGHTING					
003764	NEEL-SCHAFFER INC	1095814-1097008		0	2024	9	INV	P				4,325.11	061424	303413 MB 2021-500 HIGHWAY
									ACCOUNT TOTAL			4,325.11		
001402	790100								MISCELANEOUS CAP PROJECTS					
004040	RICHARD & THOMAS, PL	PPIN18609LEGAL		0	2024	9	INV	P				937.12	061424	303439 PPIN18609/PURCHASE P
049196	JW CHAIN CONTRACTORS	001		0	2024	8	INV	P				129,373.67	061424	303364 MB 2022-439 - TATUM
									ACCOUNT TOTAL			130,310.79		
					ORG 001402				TOTAL			225,085.76		
001551									AIRPORT DIV.					
001551	560500								ELECTRICAL SUPPLIES					
050300	R & W ELECTRIC CO	20161		2400420	2024	9	INV	P				1,100.00	061424	303436 PAPI TROUBLESHOOTIN
									ACCOUNT TOTAL			1,100.00		
001551	630000								GAS					
004321	SPIRE	G2024-06/06		0	2024	9	INV	P				41.15	061424	303466 SPIRE(WILLMUT GAS)
									ACCOUNT TOTAL			41.15		
001551	630500								ELECTRICITY					
003700	MS POWER COMPANY	E2024-11 JUNE		0	2024	9	INV	P				1,613.11	061424	303404 MISSISSIPPI POWER-V
									ACCOUNT TOTAL			1,613.11		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9				ACCOUNT/VENDOR				INVOICE				PO	YEAR/PR	TYP	S	WARRANT		CHECK	DESCRIPTION	
ORG 001551														TOTAL		2,754.26				
001553				CEMETERY DIV																
001553 501000				OTHER EXPENDABLE OFF.SPL																
002709 EATON, ALVIN K (PETT PC 1/2024				0 2024 8 INV P				14.95		061424		303324		PETTY CASH 1/2024						
002709 EATON, ALVIN K (PETT PC 3/2024				0 2024 8 INV P				29.71		061424		303324		PETTY CASH 4/2024						
														44.66						
ACCOUNT TOTAL														44.66						
001553 502000				MINOR OFFICE EQUIP/FURN.																
003825 OWENS BUSINESS MACHI 491701				0 2024 8 INV P				40.03		061424		303416		MONTHLY MAINTENANCE						
ACCOUNT TOTAL														40.03						
001553 535500				WEARING APPAREL																
004495 ULINE 176161383				2402553 2024 9 INV P				405.61		061424		303480		FROG TOGG RAIN SUIT						
ACCOUNT TOTAL														405.61						
001553 541500				SAND,CLAY,GRVL,FILL DIRT																
002359 BURGE EXCAVATING & G 2142				2403573 2024 9 INV P				650.00		061424		303294		TOP SOIL FILL DIRT						
ACCOUNT TOTAL														650.00						
001553 546000				MINOR EQUIPMENT																
004017 REGIONS CARDHOLDER S 6566-05/31/24				0 2024 9 INV P				113.98		061424		303437		6566-05/31/24 REGIO						
ACCOUNT TOTAL														113.98						
001553 559000				OTHER OPERATING MATL/SPLY																
002709 EATON, ALVIN K (PETT PC 1/2024				0 2024 8 INV P				27.22		061424		303324		PETTY CASH 1/2024						
ACCOUNT TOTAL														27.22						
001553 560000				BUILDING MATERIALS & SPLY																
002709 EATON, ALVIN K (PETT PC 2/2024				0 2024 8 INV P				5.35		061424		303324		PETTY CASH 2/2024						
002709 EATON, ALVIN K (PETT PC 4/2024				0 2024 8 INV P				2.00		061424		303324		PETTY CASH 4/2024						
														7.35						
ACCOUNT TOTAL														7.35						
001553 570000				MTR VEHICLE REP. PTS/SPL																
002083 ALLBRITTON CHAIN SAW 104150				2403589 2024 9 INV P				307.96		061424		303271		REPAIR PARTS FOR SH						
002160 AT&T MOBILITY 287308925627X060524				0 2024 9 INV P				259.60		061424		303280		MB2016-287/WIRELESS						
002565 COURTESY MOTORS INC 347111				2403492 2024 9 INV P				29.88		061424		303315		UNIT # 18565 TRUCK						
002709 EATON, ALVIN K (PETT PC 1/2024				0 2024 8 INV P				3.86		061424		303324		PETTY CASH 1/2024						

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
002709	EATON, ALVIN K (PETT PC 2/2024	0	2024	8	INV	P			19.24 061424	303324	PETTY CASH 2/2024
									23.10		
	ACCOUNT TOTAL								620.54		
001553	575500										
002083	ALLBRITTON CHAIN SAW 17820	2403555	2024	9	INV	P			269.11 061424	303271	CHAINSAW REPAIR (UR
002304	BRACKMAN MOWER WAREH 53557	2403481	2024	9	INV	P			97.78 061424	303290	AGRICLTRL PARTS & S
002709	EATON, ALVIN K (PETT PC 3/2024	0	2024	8	INV	P			12.74 061424	303324	PETTY CASH 4/2024
004297	SOUTHERN TIRE MART (2520155793	2403663	2024	9	INV	P			175.98 061424	303465	TRAILER TIRE FOR EQ
	ACCOUNT TOTAL								555.61		
001553	604900										
003634	MOLLY MAID 0524	0									
	OTHER PROFESSIONAL SERV.		2024	9	INV	P			415.00 061424	303392	FILE#2023-723 MONTH
	ACCOUNT TOTAL								415.00		
001553	606000										
002160	AT&T MOBILITY 287273578351X060824	0									
	TELEPHONE AND TELEGRAPH		2024	9	INV	P			58.57 061424	303280	MB#2016-287/WIRELES
	ACCOUNT TOTAL								58.57		
001553	630000										
004321	SPIRE G2024-06/06	0									
	GAS		2024	9	INV	P			26.22 061424	303466	SPIRE(WILLMUT GAS)
	ACCOUNT TOTAL								26.22		
001553	630500										
003873	PEARL RIVER VALLEY E 2024-05.24	0									
	ELECTRICITY		2024	9	INV	P			40.44 061424	303420	PEARL RIVE VALLEY -
	ACCOUNT TOTAL								40.44		
001553	638000										
004273	SOUTHERN GAS & SUPPL 38599879	2403550	2024	9	INV	P			78.96 061424	303461	ACETYLENE/OXYGEN CU
	ACCOUNT TOTAL								78.96		
001553	638400										
002565	COURTESY MOTORS INC 347111	2403492	2024	9	INV	P			2,914.77 061424	303315	UNIT # 18565 TRUCK
004205	SIGNS FIRST INV-88221	2403180	2024	9	INV	P			205.73 061424	303453	VINYL GRAPHICS VEHI
	ACCOUNT TOTAL								3,120.50		
001553	639900										
004205	SIGNS FIRST INV-88221	2403180	2024	9	INV	P			295.00 061424	303453	VINYL GRAPHICS VEHI

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9									
ACCOUNT/VENDOR		INVOICE		PO	YEAR/PR	TYP S	WARRANT	CHECK	DESCRIPTION
					ACCOUNT TOTAL		295.00		
001553	643500				MOP-MAT-RAG	RENT			
002471	CINTAS CORPORATION # 4194522482	0		2024	8	INV P	33.37	061424	303303 ST CONT# 8200044758
					ACCOUNT TOTAL		33.37		
					ORG 001553	TOTAL	6,533.06		
FUND 001 General Fund					TOTAL:		1,026,497.28		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR				INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
002300					PKS/REC-RECREATION MAINT. DIV.						
002300	501000				OTHER EXPENDABLE OFF.SPL						
002905	GILLILANDS ELECTRONI	14370		2403495	2024	9	INV	P	195.00	061424	303342 PRO DATA KEY YEARLY
ACCOUNT TOTAL									195.00		
002300	510000				CLEANING/JANITORIAL SPLY						
003810	OFFICE PRODUCTS PLUS	1059015-0		2403485	2024	9	INV	P	152.60	061424	303415 CLEANING SUPPLIES
003810	OFFICE PRODUCTS PLUS	10590151		2403485	2024	9	INV	P	563.21	061424	303415 CLEANING SUPPLIES
003810	OFFICE PRODUCTS PLUS	10599260		2403644	2024	9	INV	P	1,221.32	061424	303415 CLEANING SUPPLIES
									1,937.13		
ACCOUNT TOTAL									1,937.13		
002300	513000				CHEMICALS						
048554	TWO RIVERS OUTDOORS	1018311		2403317	2024	8	INV	P	239.40	061424	303477 P&R GROUNDS-SNAKE A
049595	SITEONE LANDSCAPE	142122961001		2403417	2024	9	INV	P	676.34	061424	303455 PR GROUNDS-CHEMICAL
049595	SITEONE LANDSCAPE	142316604001		2403540	2024	9	INV	P	916.75	061424	303455 FERTILIZER/CHEMICAL
049595	SITEONE LANDSCAPE	142454929001		2403607	2024	9	INV	P	720.70	061424	303455 chemicals
									2,313.79		
ACCOUNT TOTAL									2,553.19		
002300	535500				WEARING APPAREL						
003216	J M H GRAPHICS	42346		2403388	2024	8	INV	P	399.00	061424	303358 PR GROUNDS-APPAREL
ACCOUNT TOTAL									399.00		
002300	541500				SAND,CLAY,GRVL,FILL DIRT						
049595	SITEONE LANDSCAPE	141547674001		2403275	2024	8	INV	P	1,074.00	061424	303455 PR GROUNDS- BALLFIE
ACCOUNT TOTAL									1,074.00		
002300	544000				HORT./LANDSCAPING SPLY.						
002049	ADAMS NURSERY	2403360A		2403360	2024	9	INV	P	200.00	061424	303267 LANDSCAPE MATERIAL
002049	ADAMS NURSERY	2403367A		2403367	2024	9	INV	P	458.85	061424	303267 PEACH DRIFT ROSES;
									658.85		
049595	SITEONE LANDSCAPE	141618793001		2403308	2024	9	INV	P	684.28	061424	303455 PR GROUNDS-SUPPLIES
ACCOUNT TOTAL									1,343.13		
002300	546000				MINOR EQUIPMENT						
002304	BRACKMAN MOWER WAREH	52892		2403479	2024	8	INV	P	83.63	061424	303290 MOWER PARTS
002304	BRACKMAN MOWER WAREH	52915		2403483	2024	8	INV	P	89.00	061424	303290 MOWER PARTS
									172.63		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9													
ACCOUNT/VENDOR				INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION	
002492	CLEMTS	HARDWARE	132137		2403526	2024	9	INV	P	168.60	061424	303307 SHOP SUPPLIES	
002492	CLEMTS	HARDWARE	132233		2403636	2024	9	INV	P	79.96	061424	303307 CABLE TIES	
										248.56			
002883	GARNER	LUMLEY ELECTR	610051		2403513	2024	9	INV	P	145.00	061424	303340 PARK LIGHTS	
004017	REGIONS	CARDHOLDER S	5548-05/31/24		0	2024	9	INV	P	-229.99	061424	303437 5548-05/31/24 REGIO	
ACCOUNT TOTAL										336.20			
002300	559000	OTHER OPERATING MATL/SPLY											
002492	CLEMTS	HARDWARE	132112		2403255	2024	9	INV	P	7.96	061424	303307 PR GROUNDS-SUPPLIES	
002714	ECONOMY	SUPPLY CO	124360		2403682	2024	9	INV	P	27.75	061424	303325 SUPPLIES FOR DUNCAN	
ACCOUNT TOTAL										35.71			
002300	560000	BUILDING MATERIALS & SPLY											
003543	MCELHANEY	PLUMBING I	303246		2403527	2024	8	INV	P	101.85	061424	303386 TOILET REPAIR-CHAIN	
003543	MCELHANEY	PLUMBING I	303273		2403558	2024	9	INV	P	24.35	061424	303386 DUNCAN LAKE SUPPLIE	
										126.20			
004256	SOLAR	SUPPLY INC	3478827		2403560	2024	9	INV	P	42.36	061424	303458 GENERAL MAINTENANCE	
ACCOUNT TOTAL										168.56			
002300	561000	PLUMBING SUPPLIES											
003543	MCELHANEY	PLUMBING I	303266		2403543	2024	9	INV	P	89.90	061424	303386 STEMS	
003543	MCELHANEY	PLUMBING I	303357		2403606	2024	9	INV	P	57.70	061424	303386 REPAIR PARTS FOR DU	
										147.60			
ACCOUNT TOTAL										147.60			
002300	570000	MTR VEHICLE REP. PTS/SPL											
002160	AT&T MOBILITY	287308925627X060524	0			2024	9	INV	P	47.20	061424	303280 MB2016-287/WIRELESS	
003380	LANCASTER'S	MACHINE	025708		2403276	2024	8	INV	P	150.00	061424	303369 PR GROUNDS-MOWER MA	
048827	CARQUEST	14758-36543			2402955	2024	8	INV	P	176.29	061424	303297 PR GROUNDS-BATTERY	
ACCOUNT TOTAL										373.49			
002300	575500	AGRICLTR REPAIR PTS/SPL											
002304	BRACKMAN	MOWER WAREH	50890		2403701	2024	9	INV	P	138.00	061424	303290 MOWER PARTS	
003843	PARISH	TRACTOR (HATT	E03309		2402187	2024	9	INV	P	1,793.00	061424	303417 PR-TRACTOR REPAIR P	
003843	PARISH	TRACTOR (HATT	P17134		2403484	2024	9	INV	P	1,037.80	061424	303417 TRACTOR PARTS/REPAI	
003843	PARISH	TRACTOR (HATT	W07121		2402350	2024	9	INV	P	160.89	061424	303417 P&R TRACTOR-REPAIR	

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP S		WARRANT	CHECK	DESCRIPTION
003843	PARISH TRACTOR (HATT W07733				2403103	2024 9	INV P	2,965.97	061424	303417	PR GROUNDS-TRACTOR
								5,957.66			
				ACCOUNT TOTAL				6,095.66			
002300	599000			OTHER REPAIR/MAINT. SPL.							
002304	BRACKMAN MOWER WAREH 53403				2403630	2024 9	INV P	145.00	061424	303290	MOWER PARTS
003843	PARISH TRACTOR (HATT p17315				2403668	2024 9	INV P	41.04	061424	303417	TRACTOR PARTS/REPAI
				ACCOUNT TOTAL				186.04			
002300	604900			OTHER PROFESSIONAL SERV.							
004281	SOUTHERN ON SITE STO 109148				2402225	2024 9	INV P	1,835.00	061424	303462	PORTABLE TOILETS; T
				ACCOUNT TOTAL				1,835.00			
002300	606000			TELEPHONE AND TELEGRAPH							
002160	AT&T MOBILITY	287273578351X060824	0			2024 9	INV P	113.14	061424	303280	MB#2016-287/WIRELES
				ACCOUNT TOTAL				113.14			
002300	630500			ELECTRICITY							
003700	MS POWER COMPANY	E2024-31 MAY	0			2024 9	INV P	57.21	061424	303398	MISSISSIPPI POWER-V
				ACCOUNT TOTAL				57.21			
002300	635700			PLUMBING EQUIPMENT R&M							
003543	MCELHANEY PLUMBING I 303320				2403562	2024 9	INV P	29.95	061424	303386	WATER HOOK UP
				ACCOUNT TOTAL				29.95			
002300	636000			STREETS & STRUCTURES R&M							
003242	JEFCOAT FENCE OF HAT 25368				2403390	2024 9	INV P	1,737.29	061424	303360	REPAIR OF STRUCTURA
003764	NEEL-SCHAFFER INC	1095793-1096989	0			2024 9	INV P	6,028.41	061424	303413	MB 2022-102 TIMBERT
				ACCOUNT TOTAL				7,765.70			
002300	638000			FIXED EQUIPMENT R&M							
002304	BRACKMAN MOWER WAREH 53231				2403559	2024 9	INV P	1,150.64	061424	303290	MOWER PARTS
				ACCOUNT TOTAL				1,150.64			
002300	638700			AGRICULTURAL EQ. R&M							
003843	PARISH TRACTOR (HATT W07121				2402350	2024 9	INV P	461.26	061424	303417	P&R TRACTOR-REPAIR
003843	PARISH TRACTOR (HATT W07912				2403238	2024 9	INV P	2,247.19	061424	303417	PR GROUNDS-TRACTOR
								2,708.45			
				ACCOUNT TOTAL				2,708.45			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9				ACCOUNT/VENDOR				INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION			
002300	639900	OTHER REPAIRS AND MAINT.																
002304	BRACKMAN	MOWER	WAREH	53010	2403512	2024	9	INV	P				217.13	061424	303290	MOWER PARTS/REPAIR		
002304	BRACKMAN	MOWER	WAREH	53402	2403590	2024	9	INV	P				65.00	061424	303290	MOWER PARTS		
													282.13					
ACCOUNT TOTAL													282.13					
002300	643000	UNIFORM RENT																
002471	CINTAS	CORPORATION	#	419433846	0	2024	9	INV	P				261.04	061424	303302	PR GROUNDS UNIFORM		
ACCOUNT TOTAL													261.04					
002300	644900	OTHER RENT																
002471	CINTAS	CORPORATION	#	4194333457	0	2024	9	INV	P				38.27	061424	303303	PR GROUNDS MAT RENT		
002471	CINTAS	CORPORATION	#	4194984443	0	2024	9	INV	P				38.27	061424	303303	PR GROUNDS MAT RENT		
002471	CINTAS	CORPORATION	#	4194985056	0	2024	9	INV	P				289.39	061424	303302	PR GROUNDS UNIFORM		
													365.93					
047043	PORTABLE	TOILETS		108912	0	2024	9	INV	P				390.00	061424	303428	PORTABLES FOR KREWE		
047043	PORTABLE	TOILETS		109101	0	2024	9	INV	P				930.00	061424	303428	PORTABLES FOR SOCCE		
047043	PORTABLE	TOILETS		109623	0	2024	9	INV	P				925.00	061424	303428	PORTABLES FOR TATUM		
													2,245.00					
ACCOUNT TOTAL													2,610.93					
002300	687000	CUSTODIAL SERVICE																
002037	AB	SUPPORT	SERVICES	3B2019	2400345	2024	8	INV	P				466.00	061424	303266	TWO-QUOTE JANITORIA		
ACCOUNT TOTAL													466.00					
002300	699900	SERVICES NOT SPECIFIED																
002071	AIRGAS	USA	LLC (NORD	5507544145	0	2024	8	INV	P				104.79	061424	303270	PR GROUNDS-CYLINDER		
002472	CINTAS	FIRST AID	J71	5214296030	0	2024	9	INV	P				248.17	061424	303305	PR GROUNDS-FIRST AI		
002672	DOLEAC	ELECTRIC	CO I	H28372	0	2024	9	INV	P				4,836.46	061424	303323	TROUBLE SHOOT AND R		
002672	DOLEAC	ELECTRIC	CO I	H28569	0	2024	9	INV	P				422.52	061424	303323	REPLACE TIMER FOR L		
002672	DOLEAC	ELECTRIC	CO I	H28696	0	2024	9	INV	P				128.70	061424	303323	RESET TRIPPED BREAK		
002672	DOLEAC	ELECTRIC	CO I	H28719	0	2024	9	INV	P				4,672.60	061424	303323	TROUBLE SHOOT AND R		
002672	DOLEAC	ELECTRIC	CO I	H287192	0	2024	9	INV	P				2,715.93	061424	303323	TROUBLE SHOOT AND R		
													12,776.21					
002777	FAGAN	TREE	AND	SPRAY	4301	0	2024	9	INV	P			800.00	061424	303334	SPRAY FOR WEEDS AT		
002777	FAGAN	TREE	AND	SPRAY	4302	0	2024	9	INV	P			125.00	061424	303334	LABOR ONLY CHECK IR		
002777	FAGAN	TREE	AND	SPRAY	4303	0	2024	9	INV	P			350.00	061424	303334	SPRAY WEEDS AROUND		
													1,275.00					

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION	
003416	LIBERTY FLAG & SPECI	4238	2403379	2024	8	INV	P	1,259.40	061424	303375	P&R GROUNDS-AMERICA
003869	PEANUTS TOWING SERVI	103587	0	2024	9	INV	P	125.00	061424	303419	TOWING UNIT 9603 FR
003869	PEANUTS TOWING SERVI	104205	0	2024	9	INV	P	100.00	061424	303419	TOWING UNIT 9603 FR
								225.00			
047187	FOUR SEASONS LAWN	18304	0	2024	9	INV	P	530.00	061424	303336	PR GROUNDS 38TH AVE
047187	FOUR SEASONS LAWN	18376	0	2024	9	INV	P	500.00	061424	303336	PR GROUNDS HARDY ST
047187	FOUR SEASONS LAWN	18406	0	2024	9	INV	P	650.00	061424	303336	PR GROUNDS LAMAR BL
047187	FOUR SEASONS LAWN	18495	0	2024	9	INV	P	325.00	061424	303336	PR GROUNDS ZOO BED
								2,005.00			
050111	CHRISTOPHER FORREST	INV-43	0	2024	9	INV	P	135.00	061424	303299	TATUM SHOP AND CHAI
050111	CHRISTOPHER FORREST	INV-51	0	2024	9	INV	P	75.00	061424	303299	CHAIN PARK REKEY DU
								210.00			
050462	SHADE LANDSCAPE	2010	0	2024	8	INV	P	1,000.00	061424	303447	MAYMONTHLY LANDSCAP
ACCOUNT TOTAL								19,103.57			
002300	729599		MISC.OTHER IMPROVEMENTS								
049748	MCCAY JOHN REID	8908	2403377	2024	8	INV	P	1,995.00	061424	303385	PR GROUNDS-SOIL
050813	HERRIN, JOSEPH	296	2403359	2024	9	INV	P	2,350.00	061424	303348	BLEACHER ASSEMBLY;
ACCOUNT TOTAL								4,345.00			
ORG 002300 TOTAL								55,573.47			
002315			PKS/REC-REC.ADMIN/COM.REL.								
002315	551000		RECREATIONAL SUPPLIES								
002107	AMERICAN GRAPHICS	19289	2403333	2024	9	INV	P	1,071.00	061424	303274	SUMMER CAMP KIDS SH
002107	AMERICAN GRAPHICS	19317	2403358	2024	9	INV	P	254.00	061424	303274	SUMMER CAMP STAFF S
								1,325.00			
002709	EATON, ALVIN K (PETT PC 2/2024		0	2024	8	INV	P	16.82	061424	303324	PETTY CASH 2/2024
004017	REGIONS CARDHOLDER S	4341-05/31/24	0	2024	9	INV	P	953.97	061424	303437	4341-05/31/24 REGIO
004017	REGIONS CARDHOLDER S	5548-05/31/24	0	2024	9	INV	P	1,001.88	061424	303437	5548-05/31/24 REGIO
								1,955.85			
ACCOUNT TOTAL								3,297.67			
002315	551001		RECREATIONAL SUPP-ARTS CENTER								
004017	REGIONS CARDHOLDER S	4341-05/31/24	0	2024	9	INV	P	204.24	061424	303437	4341-05/31/24 REGIO

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
ACCOUNT TOTAL							204.24			
002315	570000			MTR	VEHICLE	REP. PTS/SPL				
002160	AT&T MOBILITY	287308925627X060524	0	2024	9	INV P	495.00	061424	303280	MB2016-287/WIRELESS
ACCOUNT TOTAL							495.00			
002315	603400			OFFICIALS						
004221	SMITH, CARLTON L	CSMITH52864	0	2024	9	INV P	125.00	061424	303456	GAME OFFICIAL ADULT
004432	THOMPSON, JESSE	JTHOMPSON52864	0	2024	9	INV P	125.00	061424	303470	GAME OFFICIAL ADULT
004460	TROTTER, COREY	CT6364	0	2024	9	INV P	100.00	061424	303475	ADULT SOFTBALL GAME
047595	MARTIN DERRICAS	DMARTIN52864	0	2024	9	INV P	175.00	061424	303382	GAME OFFICIAL ADULT
048772	LEE ANTHONY	ALEE52864	0	2024	9	INV P	175.00	061424	303374	GAME OFFICIAL ADULT
049431	MILLER CLIFFORD G	CMILLER52864	0	2024	9	INV P	150.00	061424	303391	GAME OFFICIAL ADULT
049966	MORRIS, GEORGE T	TMGEORGE6286	0	2024	9	INV P	150.00	061424	303393	GAME OFFICIAL ADULT
050828	CHRISTY M WILLIAMS	CWILLIAMS64	0	2024	9	INV P	50.00	061424	303300	GAME OFFICIAL ADULT
ACCOUNT TOTAL							1,050.00			
002315	604900			OTHER PROFESSIONAL SERV.						
002540	CONNER, TOBARRA	TCONNER52863	0	2024	9	INV P	50.00	061424	303313	ADULT SOFTBALL SCOR
002965	GUTHRIE, JONI S	JGUTH52866	0	2024	9	INV P	157.50	061424	303345	SENIOR AEROBICS & D
003313	KETTLEY, ANNETTE	AKETTLEY52863	0	2024	9	INV P	70.00	061424	303365	ADULT SOFTBALL SCOR
003958	POWELL, RANDY	RPOWELL52863	0	2024	9	INV P	150.00	061424	303430	ADULT SOFTBALL SCOR
049978	ROLLINS, JOHNNIE P	JROLLINS6367	0	2024	9	INV P	494.00	061424	303443	LILLIE BURNEY SUMME
ACCOUNT TOTAL							921.50			
002315	606000			TELEPHONE AND TELEGRAPH						
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P	113.14	061424	303280	MB#2016-287/WIRELES
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P	214.77	061424	303280	MB2016-287/WIRELESS
							327.91			
ACCOUNT TOTAL							327.91			
002315	611000			TRAVEL EXPENSE						
047843	MERCIER, BETSY	MML 2024	0	2024	9	INV P	236.00	061424	303389	MML 2024 TRAVEL ADV
ACCOUNT TOTAL							236.00			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
002315	615400			ADVERTISING-SENIOR FARE						
002422	CARTER, CHARLES	HBPARKSMAY24	2402994	2024	9	INV P	600.00 061424	303298	SENIOR PROM ENTERTA	
004017	REGIONS CARDHOLDER S	5548-05/31/24	0	2024	9	INV P	159.85 061424	303437	5548-05/31/24 REGIO	
ACCOUNT TOTAL							759.85			
002315	630000			GAS						
004321	SPIRE	G2024-06/06	0	2024	9	INV P	20.00 061424	303466	SPIRE (WILLMUT GAS)	
ACCOUNT TOTAL							20.00			
002315	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2024-03 JUN	0	2024	9	INV P	246.88 061424	303400	MISSISSIPPI POWER-2	
003700	MS POWER COMPANY	E2024-31 MAY	0	2024	9	INV P	2,655.72 061424	303398	MISSISSIPPI POWER-V	
							2,902.60			
ACCOUNT TOTAL							2,902.60			
002315	638800			RECREATIONAL EQ. R&M						
003543	MCELHANEY PLUMBING I	303005	2403409	2024	8	INV P	75.00 061424	303386	TORO NEW MOTOR VALV	
ACCOUNT TOTAL							75.00			
002315	684000			DUES AND MEMBERSHIPS						
004017	REGIONS CARDHOLDER S	4341-05/31/24	0	2024	9	INV P	21.39 061424	303437	4341-05/31/24 REGIO	
ACCOUNT TOTAL							21.39			
ORG 002315 TOTAL							10,311.16			
002341				PKS/REC-KAMPER PARK ZOO DIV.						
002341	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV P	7,291.39 061424	303404	MISSISSIPPI POWER-V	
ACCOUNT TOTAL							7,291.39			
ORG 002341 TOTAL							7,291.39			
FUND 002 PARKS & RECREATION FUND							TOTAL:	73,176.02		

YEAR/PERIOD: 2024/8 TO 2024/9								
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP S	WARRANT	CHECK	DESCRIPTION
009660			w&s O&M-CUSTOMER ACCT. DIV.					
009660	510000			CLEANING/JANITORIAL SPly				
048827	CARQUEST	14758-37636	2403523	2024	9	INV P	41.62 061424	303297 CLEANING SUPPLIES W
ACCOUNT TOTAL							41.62	
009660	559000		OTHER OPERATING MATL/SPly					
003941	POLLARD WATER.COM-EA	0263035	2402836	2024	8	INV P	230.00 061424	303426 MINOR EQUIPMENT WAT
003941	POLLARD WATER.COM-EA	263039	2402836	2024	8	INV P	73.50 061424	303426 MINOR EQUIPMENT WAT
							303.50	
ACCOUNT TOTAL							303.50	
009660	570000		MTR VEHICLE REP. PTS/SPL					
002166	AUTO ARMATURE SERVIC	02987	2403344	2024	8	INV P	204.95 061424	303281 BATTERY FOR UNIT 20
003861	PATTERSON AUTO ELECT	82352	2403423	2024	8	INV P	737.36 061424	303418 REPAIR TO UNIT 2141
048827	CARQUEST	14758-37382	2403343	2024	8	INV P	49.94 061424	303297 MOTOR VEHICLE SUPPL
048827	CARQUEST	14758-37487	2403457	2024	8	INV P	61.33 061424	303297 MOTOR VEHICLE SUPPL
							111.27	
ACCOUNT TOTAL							1,053.58	
009660	604900		OTHER PROFESSIONAL SERV.					
002181	BADGER METER INC	80161270	0	2024	9	INV P	6,138.40 061424	303282 MB 2018-832 BEACON
003861	PATTERSON AUTO ELECT	82352	2403423	2024	8	INV P	1,425.00 061424	303418 REPAIR TO UNIT 2141
048973	NAVIGATION ELECTRONI	0097598-in	2403544	2024	9	INV P	2,935.00 061424	303411 CAT-DM-YR-NR CATALY
ACCOUNT TOTAL							10,498.40	
009660	606000		TELEPHONE AND TELEGRAPH					
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P	178.03 061424	303280 MB#2016-287/WIRELES
002160	AT&T MOBILITY	287290252011X060524	0	2024	9	INV P	40.23 061424	303280 MB2016-287/WIRELESS
							218.26	
ACCOUNT TOTAL							218.26	
009660	607000		POSTAGE					
047562	ENCO UTILITY	INV65540	0	2024	8	INV P	3,132.19 061424	303330 MB 2020-303 RT 1 BI
047562	ENCO UTILITY	INV65657	0	2024	8	INV P	1,601.09 061424	303330 MB 2020-303 RT 2 BI
047562	ENCO UTILITY	INV65813	0	2024	9	INV P	2,235.30 061424	303330 FILE#2020-835 RT 3
							6,968.58	
ACCOUNT TOTAL							6,968.58	

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
009660	612000			FREIGHT						
003941	POLLARD WATER.COM-EA	0263035	2402836	2024	8	INV P	21.30 061424		303426	MINOR EQUIPMENT WAT
				ACCOUNT TOTAL			21.30			
009660	620000			PRINTING						
047562	ENCO UTILITY	INV65540	0	2024	8	INV P	1,111.10 061424		303330	MB 2020-303 RT 1 BI
047562	ENCO UTILITY	INV65657	0	2024	8	INV P	568.29 061424		303330	MB 2020-303 RT 2 BI
047562	ENCO UTILITY	INV65813	0	2024	9	INV P	786.02 061424		303330	FILE#2020-835 RT 3
							2,465.41			
				ACCOUNT TOTAL			2,465.41			
009660	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV P	872.59 061424		303404	MISSISSIPPI POWER-V
				ACCOUNT TOTAL			872.59			
009660	643000			UNIFORM RENT						
002471	CINTAS CORPORATION # 4193092302		0	2024	8	INV P	22.90 061424		303304	STATE CONTRACT 8200
002471	CINTAS CORPORATION # 4193794275		0	2024	8	INV P	246.68 061424		303302	STATE CONTRACT 8200
002471	CINTAS CORPORATION # 4194521243		0	2024	9	INV P	32.96 061424		303303	STATE CONTRACT 8200
							302.54			
				ACCOUNT TOTAL			302.54			
009660	687000			CUSTODIAL SERVICE						
050419	SCRUB HUB LLC	7	2401114	2024	9	INV P	540.90 061424		303445	TWO-QUOTE JANITORIA
				ACCOUNT TOTAL			540.90			
				ORG 009660 TOTAL			23,286.68			
009672				W&S O&M-WATER TRANSMISSION DIV						
009672	545000			HAND TOOLS						
003543	MCELHANEY PLUMBING I 303428		2403650	2024	9	INV P	51.80 061424		303386	HAND TOOLS FOR WATE
003543	MCELHANEY PLUMBING I 303429		2403652	2024	9	INV P	119.70 061424		303386	HAND TOOLS FOR WATE
							171.50			
048827	CARQUEST	14758-37896	2403653	2024	9	INV P	118.86 061424		303297	HAND TOOLS FOR WATE
				ACCOUNT TOTAL			290.36			
009672	546000			MINOR EQUIPMENT						
002709	EATON, ALVIN K (PETT PC 2/2024		0	2024	8	INV P	6.95 061424		303324	PETTY CASH 2/2024
				ACCOUNT TOTAL			6.95			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT		CHECK	DESCRIPTION	
009672	599000	OTHER REPAIR/MAINT. SPL.									
003861	PATTERSON AUTO ELECT	82375	2403570	2024	9	INV P	2,607.92	061424	303418	REPAIRS TO UNIT # 1	
ACCOUNT TOTAL							2,607.92				
ORG 009672 TOTAL							2,905.23				
009673	W&S O&M-WATER PLANT DIVISION										
009673	513000	CHEMICALS									
002094	ALLIED UNIVERSAL	COR I2940056	2403404	2024	8	INV P	2,650.00	061424	303272	CHLORINE FOR WATER	
002094	ALLIED UNIVERSAL	COR I2940057	2403404	2024	8	INV P	10,600.00	061424	303272	CHLORINE FOR WATER	
002094	ALLIED UNIVERSAL	COR I2940058	2403407	2024	8	INV P	1,890.00	061424	303272	CHLORINE & SULFUR D	
002094	ALLIED UNIVERSAL	COR I2941483	2403407	2024	9	INV P	25,350.00	061424	303272	CHLORINE & SULFUR D	
							40,490.00				
ACCOUNT TOTAL							40,490.00				
009673	570000	MTR VEHICLE REP. PTS/SPL									
002160	AT&T MOBILITY	287308925627X060524	0	2024	9	INV P	920.40	061424	303280	MB2016-287/WIRELESS	
ACCOUNT TOTAL							920.40				
009673	604900	OTHER PROFESSIONAL SERV.									
002380	BYRD, WADE J.	BYRD062024	0	2024	9	INV P	3,000.00	061424	303295	OPERATOR OF RECORD,	
002471	CINTAS CORPORATION #	4193794364	0	2024	9	INV P	89.85	061424	303302	SC#8200044758- MOPS	
002471	CINTAS CORPORATION #	4195249270	0	2024	9	INV P	80.07	061424	303302	SC#8200044758- MOPS	
							169.92				
003136	HOWE, ALAN	OT-10173.CK	0	2024	9	INV P	520.38	061424	303353	OT10173,TRAVEL REIM	
ACCOUNT TOTAL							3,690.30				
009673	606000	TELEPHONE AND TELEGRAPH									
002160	AT&T MOBILITY	287273578351X060824	0	2024	9	INV P	2.67	061424	303280	MB#2016-287/WIRELES	
ACCOUNT TOTAL							2.67				
009673	630500	ELECTRICITY									
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV P	31,377.07	061424	303404	MISSISSIPPI POWER-V	
003700	MS POWER COMPANY	E2024-29 MAY	0	2024	9	INV P	882.04	061424	303397	MISSISSIPPI POWER-V	
003700	MS POWER COMPANY	E2024-31 MAY	0	2024	9	INV P	21,096.56	061424	303398	MISSISSIPPI POWER-V	
							53,355.67				
003873	PEARL RIVER VALLEY E	2024-05.24	0	2024	9	INV P	69.48	061424	303420	PEARL RIVE VALLEY -	
ACCOUNT TOTAL							53,425.15				
009673	638400	MOTOR VEHICLE EQ. R&M									

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR				INVOICE		PO	YEAR/PR		TYP S	WARRANT	CHECK	DESCRIPTION
003712 MS STATE/TAX COMM/TA NEW TAG UNIT #22287				0	2024 8		INV	P	12.00 061424	303407	NEW TAG UNIT #22287	
									ACCOUNT TOTAL	12.00		
009673 643000						UNIFORM RENT						
002471 CINTAS CORPORATION # 4193794702				0	2024 9		INV	P	240.38 061424	303302	SC#8200044758- UNIF	
									ACCOUNT TOTAL	240.38		
009673 687000						CUSTODIAL SERVICE						
002037 AB SUPPORT SERVICES 3B2019				2400345	2024 8		INV	P	466.00 061424	303266	TWO-QUOTE JANITORIA	
									ACCOUNT TOTAL	466.00		
				ORG 009673		TOTAL				99,246.90		
009676				W&S O&M-SEWER		DIVISION						
009676 561000						PLUMBING SUPPLIES						
002709 EATON, ALVIN K (PETT PC 1/2024				0	2024 8		INV	P	24.80 061424	303324	PETTY CASH 1/2024	
									ACCOUNT TOTAL	24.80		
009676 570000						MTR VEHICLE REP. PTS/SPL						
002709 EATON, ALVIN K (PETT PC 1/2024				0	2024 8		INV	P	30.00 061424	303324	PETTY CASH 1/2024	
									ACCOUNT TOTAL	30.00		
009676 599000						OTHER REPAIR/MAINT. SPL.						
002709 EATON, ALVIN K (PETT PC 2/2024				0	2024 8		INV	P	30.00 061424	303324	PETTY CASH 2/2024	
									ACCOUNT TOTAL	30.00		
009676 604900						OTHER PROFESSIONAL SERV.						
003704 MS RURAL WATER ASSN 10323-2024				0	2024 9		INV	P	1,275.00 061424	303406	MSRWA 2024 MEMBERSH	
003861 PATTERSON AUTO ELECT 82354				2403442	2024 8		INV	P	1,800.95 061424	303418	REPAIRS TO UNIT # 1	
									ACCOUNT TOTAL	3,075.95		
009676 606000						TELEPHONE AND TELEGRAPH						
002160 AT&T MOBILITY 287290252011X060524				0	2024 9		INV	P	1,362.66 061424	303280	MB2016-287/WIRELESS	
									ACCOUNT TOTAL	1,362.66		
009676 630500						ELECTRICITY						
003700 MS POWER COMPANY E2024-11 JUNE				0	2024 9		INV	P	3,182.89 061424	303404	MISSISSIPPI POWER-V	
003700 MS POWER COMPANY E2024-31 MAY				0	2024 9		INV	P	805.13 061424	303398	MISSISSIPPI POWER-V	
									3,988.02			
004282 SOUTHERN PINE ELECTR E2024-6/3/24				0	2024 9		INV	P	241.26 061424	303463	SOUTHERN PINE ELECT	

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR				INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
ACCOUNT TOTAL									4,229.28		
CONSTRUCTION EQUIP R&M											
009676	638600										
003861	PATTERSON AUTO ELECT	82348	2403487	2024	9	INV	P	685.53	061424	303418	REPAIRS TO KUBOTA T
003987	PUCKETT RENTS	1042627-0001	2403421	2024	9	INV	P	140.48	061424	303435	3" TRASH PUMP REPAI
ACCOUNT TOTAL									826.01		
UNIFORM RENT											
009676	643000										
002471	CINTAS CORPORATION #	4194522095	0	2024	9	INV	P	423.23	061424	303302	SC#8200044758- UNIF
ACCOUNT TOTAL									423.23		
ORG 009676 TOTAL									10,001.93		
W&S O&M-SEWER LAGOON DIV.											
ELECTRICITY											
009677	630500										
003700	MS POWER COMPANY	E2024-11 JUNE	0	2024	9	INV	P	38,834.88	061424	303404	MISSISSIPPI POWER-V
003700	MS POWER COMPANY	E2024-31 MAY	0	2024	9	INV	P	11,053.56	061424	303398	MISSISSIPPI POWER-V
									49,888.44		
003873	PEARL RIVER VALLEY E	2024-05.24	0	2024	9	INV	P	1,095.75	061424	303420	PEARL RIVE VALLEY -
ACCOUNT TOTAL									50,984.19		
FIXED EQUIPMENT R&M											
009677	638000										
003348	L & A CONTRACTING CO	483-269	0	2024	9	INV	P	42,355.72	061424	303368	FILE#2024-1088: LAG
ACCOUNT TOTAL									42,355.72		
UNIFORM RENT											
009677	643000										
002471	CINTAS CORPORATION #	4195249661	0	2024	9	INV	P	349.28	061424	303302	SC#8200044758- UNIF
ACCOUNT TOTAL									349.28		
ORG 009677 TOTAL									93,689.19		
FUND 009 WATER & SEWER OPERATION/MAINT.									TOTAL:		229,129.93

YEAR/PERIOD: 2024/8 TO 2024/9									
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP S	WARRANT	CHECK	DESCRIPTION	
019100		POL.FORFEITURES-POLICE DIV.							
019100 559000		OTHER OPERATING MATL/SPLY							
002709	EATON, ALVIN K (PETT	PC 1/2024	0	2024 8	INV P	42.80 061424	303324	PETTY CASH 1/2024	
ACCOUNT TOTAL						42.80			
019100 604900		OTHER PROFESSIONAL SERV.							
004446	TOSHIBA BUSINESS SOL	5663575	0	2024 9	INV P	86.10 061424	303472	MB#2022-514 COMMUNI	
050095	TOSHIBA FINANCIAL SE	44849326	0	2024 9	INV P	217.64 061424	303473	MB# 2022-514 COPIER	
ACCOUNT TOTAL						303.74			
ORG 019100 TOTAL						346.54			
FUND 019 POLICE FORFEITURES FUND						TOTAL:	346.54		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S		WARRANT	CHECK	DESCRIPTION		
072201				MUN.ROAD&BRIDGE-STREET DIV								
072201		601500		ENGINEERING								
003764	NEEL-SCHAFFER INC	1095811	0	2024	9	INV	P	1,445.74	061424	303413	MB	2021-546 4TH ST
003764	NEEL-SCHAFFER INC	1095815	0	2024	9	INV	P	2,500.00	061424	303413	MB	2021-546 4TH ST
003764	NEEL-SCHAFFER INC	1097005	0	2024	9	INV	P	2,200.00	061424	303413	MB	2011-4/307 RIGHT
								6,145.74				
ACCOUNT TOTAL								6,145.74				
ORG 072201 TOTAL								6,145.74				
FUND 072 MUNICIPAL ROAD & BRIDGE						TOTAL:	6,145.74					

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9		ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP S	WARRANT	CHECK	DESCRIPTION
073570										MASS TRANSIT-TRANSPORTATION
073570	502000									MINOR OFFICE EQUIP/FURN.
004017	REGIONS	CARDHOLDER S	2080-05/31/24		0	2024	9 INV P	229.73 061424	303437	2080-05/31/24 REGIO
								ACCOUNT TOTAL		229.73
073570	571001									REPAIR PARTS - FIXED ROUTE
002565	COURTESY	MOTORS INC	131078		2402858	2024	9 INV P	1,119.72 061424	303315	BRAKE PADS FOR NEW
								ACCOUNT TOTAL		1,119.72
073570	599000									OTHER REPAIR/MAINT. SPL.
004017	REGIONS	CARDHOLDER S	4341-05/31/24		0	2024	9 INV P	59.99 061424	303437	4341-05/31/24 REGIO
								ACCOUNT TOTAL		59.99
073570	606000									TELEPHONE AND TELEGRAPH
002160	AT&T	MOBILITY	287273578351X060824	0	2024	9 INV P		452.99 061424	303280	MB#2016-287/WIRELES
002160	AT&T	MOBILITY	287290252011X060524	0	2024	9 INV P		253.09 061424	303280	MB2016-287/WIRELESS
								706.08		
								ACCOUNT TOTAL		706.08
073570	620000									PRINTING
002527	COMMERCIAL	STATIONER	479101-0		2403170	2024	9 INV P	51.00 061424	303311	BUS PASSES FOR ASC-
002527	COMMERCIAL	STATIONER	479360-0		2403413	2024	9 INV P	65.00 061424	303311	BUS PASSES FOR ASC-
								116.00		
								ACCOUNT TOTAL		116.00
073570	630500									ELECTRICITY
003700	MS POWER	COMPANY	E2024-11 JUNE		0	2024	9 INV P	1,077.43 061424	303404	MISSISSIPPI POWER-V
								ACCOUNT TOTAL		1,077.43
073570	638501									BUS EQUIP R&M-FIXED ROUTE
002565	COURTESY	MOTORS INC	338669		2403615	2024	9 INV P	2,724.05 061424	303315	REPLACE WATER PUMP
								ACCOUNT TOTAL		2,724.05
073570	687000									CUSTODIAL SERVICE
050419	SCRUB HUB	LLC	7		2401114	2024	9 INV P	540.90 061424	303445	TWO-QUOTE JANITORIA
								ACCOUNT TOTAL		540.90
								ORG 073570 TOTAL		6,573.90

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9									
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
FUND 073 MASS TRANSIT FUND				TOTAL:		6,573.90			

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR				INVOICE	PO	YEAR/PR	TYP S	WARRANT	CHECK	DESCRIPTION	
							W&S CONSTR.-CAPITAL PROJECTS				
075695 601500							ENGINEERING				
004197	SHOWS	DEARMAN & WAIT	24193	0	2024	9	INV P	8,200.00	061424	303451 MB	2018-288-289 INF
004197	SHOWS	DEARMAN & WAIT	24197	0	2024	9	INV P	29,484.00	061424	303451 MB	2022-286 UNIFIED
004197	SHOWS	DEARMAN & WAIT	24200	0	2024	9	INV P	40,027.50	061424	303451 MB	2022-44 LINCOLN
004197	SHOWS	DEARMAN & WAIT	24201	0	2024	9	INV P	30,977.50	061424	303451 MB	2022-362 BURKETT
004197	SHOWS	DEARMAN & WAIT	24203	0	2024	9	INV P	21,515.00	061424	303451 MB	2012-1/34 GENERA
004197	SHOWS	DEARMAN & WAIT	24207	0	2024	9	INV P	8,800.00	061424	303451 MB	2011-4/89-110 CO
								139,004.00			
ACCOUNT TOTAL								139,004.00			
075695 601503							ENGINEERING-MCWI				
004197	SHOWS	DEARMAN & WAIT	24194	0	2024	9	INV P	20,617.50	061424	303451 MB	2020-137-138 INF
004197	SHOWS	DEARMAN & WAIT	24195	0	2024	9	INV P	16,624.79	061424	303451 MB	2021-399 W 7TH S
004197	SHOWS	DEARMAN & WAIT	24196	0	2024	9	INV P	13,530.00	061424	303451 MB	2021-306 EDWARDS
								50,772.29			
ACCOUNT TOTAL								50,772.29			
075695 724501							ARCADIA SUNSET				
004197	SHOWS	DEARMAN & WAIT	24199	0	2024	9	INV P	12,735.00	061424	303451 MB	2021-337-338 ARC
ACCOUNT TOTAL								12,735.00			
075695 729570							SRF WTR PLT #1 REHAB-PHASE I				
004197	SHOWS	DEARMAN & WAIT	24208	0	2024	9	INV P	76,070.42	061424	303451 MB	2017-81 WATER PLA
ACCOUNT TOTAL								76,070.42			
ORG 075695 TOTAL								278,581.71			
FUND 075 WATER&SEWER CONSTRUCTION FUND								TOTAL:	278,581.71		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR			INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION
077650				COMMUNITY CTR-ADMIN/GENERAL						
077650	510000			CLEANING/JANITORIAL SPLY						
004634	WHEELER'S JANITORIAL	1636808		2403468	2024	9	INV	P	551.90 061424	303486 JANITORIAL SUPPLIES
048909	BRADY COMPANIES, LLC	8908918		2403459	2024	9	INV	P	1,214.54 061424	303291 JANITORIAL SUPPLIES
ACCOUNT TOTAL									1,766.44	
077650	546000			MINOR EQUIPMENT						
002957	GROVER BROS RESTAURA	243066		2403563	2024	9	INV	P	150.00 061424	303344 REGAL WARE 58055R C
003543	MCELHANEY PLUMBING I	303043		2403463	2024	8	INV	P	67.75 061424	303386 MATERIAL TO INSTALL
004017	REGIONS CARDHOLDER S	4341-05/31/24		0	2024	9	INV	P	441.12 061424	303437 4341-05/31/24 REGIO
ACCOUNT TOTAL									658.87	
077650	560500			ELECTRICAL SUPPLIES						
003742	N & H ELECTRONIC DIS	21760		2403474	2024	9	INV	P	25.50 061424	303410 BATTERY CHARGER FOR
ACCOUNT TOTAL									25.50	
077650	561000			PLUMBING SUPPLIES						
002709	EATON, ALVIN K (PETT PC	1/2024		0	2024	8	INV	P	16.95 061424	303324 PETTY CASH 1/2024
003543	MCELHANEY PLUMBING I	303042		2403452	2024	9	INV	P	15.81 061424	303386 MATERIAL TO REPAIR
003543	MCELHANEY PLUMBING I	303230		2403498	2024	8	INV	P	42.95 061424	303386 MATERIAL TO REPAIR
									58.76	
ACCOUNT TOTAL									75.71	
077650	570000			MTR VEHICLE REP. PTS/SPL						
002160	AT&T MOBILITY	287308925627X060524		0	2024	9	INV	P	94.40 061424	303280 MB2016-287/WIRELESS
ACCOUNT TOTAL									94.40	
077650	606000			TELEPHONE AND TELEGRAPH						
002160	AT&T MOBILITY	287273578351X060824		0	2024	9	INV	P	61.57 061424	303280 MB#2016-287/WIRELES
ACCOUNT TOTAL									61.57	
077650	630000			GAS						
004321	SPIRE	G2024-06/06		0	2024	9	INV	P	2,248.64 061424	303466 SPIRE(WILLMUT GAS)
ACCOUNT TOTAL									2,248.64	
077650	630500			ELECTRICITY						
003700	MS POWER COMPANY	E2024-31 MAY		0	2024	9	INV	P	5,084.87 061424	303398 MISSISSIPPI POWER-V
ACCOUNT TOTAL									5,084.87	

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9										
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION	
077650	637000									
002031	A/C PARTS & EQUIPMEN	46989	2403410	2024	9	INV P	1,398.77 061424	303264	ARTS CENTER; AC MOT	
							1,398.77			
077650	638000									
004234	SMITH, JIM SERVICES	i93691	2403249	2024	9	INV P	4,845.56 061424	303457	AC UNIT CONDENSER I	
							4,845.56			
077650	638400									
002565	COURTESY MOTORS INC	333347	0	2024	9	INV P	1,054.75 061424	303315	UNIT 19098 REPLACE	
							1,054.75			
077650	639900									
004477	TURNER, JASON	MEMORIALSERV24	0	2024	9	INV P	725.00 061424	303476	SOUND SYSTEM FOR ME	
							725.00			
077650	643000									
002471	CINTAS CORPORATION #	4191657747	0	2024	9	INV P	125.00 061424	303302	UNIFORM RENTAL FOR	
002471	CINTAS CORPORATION #	4192380807	0	2024	9	INV P	125.00 061424	303302	UNIFORM RENTAL FOR	
002471	CINTAS CORPORATION #	4193093106	0	2024	9	INV P	125.00 061424	303302	UNIFORM RENTAL FOR	
002471	CINTAS CORPORATION #	4193794769	0	2024	9	INV P	125.00 061424	303302	UNIFORM RENTAL FOR	
							500.00			
							500.00			
			ORG 077650	TOTAL			18,540.08			
FUND 077 COMMUNITY CENTERS' FUND				TOTAL:			18,540.08			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9													
ACCOUNT/VENDOR				INVOICE	PO	YEAR/PR	TYP	S	WARRANT		CHECK	DESCRIPTION	
082285					CDBG-ENTITLEMENTS								
082285 570000					MTR	VEHICLE	REP.	PTS/SPL					
002166 AUTO ARMATURE SERVIC 03087					2403670	2024	9	INV	P	229.95	061424	303281	BATTERY FOR UNIT# 1
ACCOUNT TOTAL										229.95			
082285 641000					OFFICE EQUIPMENT RENT								
004057 RJ YOUNG COMPANY INV6931259					0	2024	9	INV	P	396.22	061424	303441	GY2X00-01,02/19-05/
ACCOUNT TOTAL										396.22			
ORG 082285						TOTAL			626.17				
FUND 082 COMMUNITY DEVELOP. BLOCK GRANT						TOTAL:			626.17				

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9															
ACCOUNT/VENDOR				INVOICE		PO	YEAR/PR		TYP	S	WARRANT		CHECK	DESCRIPTION	
086300						SPEC SALES TAX/RECREATION MAIN									
086300				7295PR		CAPITAL PROJECTS									
002714		ECONOMY SUPPLY CO		122038		2403098		2024 9		INV	P	67.90 061424		303325 MIDTOWN GREEN PARK	
ACCOUNT TOTAL										67.90					
ORG 086300 TOTAL										67.90					
FUND 086 SPEC SALES TAX-P&R/UNIV IMPROV										TOTAL:		67.90			

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9												
ACCOUNT/VENDOR		INVOICE		PO	YEAR/PR		TYP	S	WARRANT		CHECK	DESCRIPTION
088603		PUBLIC SAFETY/REC CONSTRUCTION										
088603 729501		HALL AVENUE OVERPASS										
003764	NEEL-SCHAFFER INC	1095806-1097001		0	2024	9	INV	P	21,454.67	061424	303413	MB 2019-115 HALL AV
003764	NEEL-SCHAFFER INC	1095808 MARCH		0	2024	9	INV	P	60,195.84	061424	303413	MB 2022-29 HALL AVE
003764	NEEL-SCHAFFER INC	1097003 APRIL		0	2024	9	INV	P	57,268.91	061424	303413	MB 2022-29 HALL AVE
									138,919.42			
ACCOUNT TOTAL									138,919.42			
ORG 088603					TOTAL				138,919.42			
FUND 088		PUBLIC SAFETY/REC CONSTRUCTION						TOTAL:		138,919.42		

INVOICE LIST BY GL ACCOUNT

YEAR/PERIOD: 2024/8 TO 2024/9											
ACCOUNT/VENDOR		INVOICE	PO	YEAR/PR	TYP	S	WARRANT	CHECK	DESCRIPTION		
097201			INFRA IMPROVE-INTRNT SALES TAX								
097201 723099			OTHER STREET IMPR.								
003764	NEEL-SCHAFFER INC	1095816	0	2024	9	INV P	510.58	061424	303413	MB	2011-4/307 PARK
ACCOUNT TOTAL							510.58				
ORG 097201 TOTAL							510.58				
FUND 097 INFRA IMPROVE-INTRNT SALES TAX TOTAL:							510.58				

** END OF REPORT - Generated by Sherry Jackson **

06/12/2024 15:27
6050sjackson

|City of Hattiesburg, MS
|A/P CASH DISBURSEMENTS JOURNAL

|P 38
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JOURNAL ENTRIES TO BE CREATED

FUND	DUE TO	DUE FR
001 General Fund		1,026,497.28
002 PARKS & RECREATION FUND		73,176.02
009 WATER & SEWER OPERATION/MAINT.		229,129.93
019 POLICE FORFEITURES FUND		346.54
072 MUNICIPAL ROAD & BRIDGE		6,145.74
073 MASS TRANSIT FUND		6,573.90
075 WATER&SEWER CONSTRUCTION FUND		278,581.71
077 COMMUNITY CENTERS' FUND		18,540.08
082 COMMUNITY DEVELOP. BLOCK GRANT		626.17
086 SPEC SALES TAX-P&R/UNIV IMPROV		67.90
088 PUBLIC SAFETY/REC CONSTRUCTION		138,919.42
097 INFRA IMPROVE-INTRNT SALES TAX		510.58
801 CLAIMS FUND		
	1,779,115.27	
	-----	-----
TOTAL	1,779,115.27	1,779,115.27

** END OF REPORT - Generated by Sherry Jackson **



Memorandum

To: Mayor Toby Barker and Members of City Council

From: Kermas Eaton, City Clerk

cc: Ronnie Perkins, Director of Public Works, Ann Jones, Chief Administrative Officer

Date: Tuesday, June 18, 2024

Re: Approve Specifications and Authorize publication of Advertisement for two (2) or more Chasis Mounted 24 Yard Automated Side Loading Refuse Collection Garbage Truck(s).
File Number: 2024-239
Minute Book #

Summary

Approving specs and authorizing publications for 2 or more 24 yard automated side loading refuse collection truck.

Recommendation Statement

I recommend approval of this item.

Please place this on the June 18, 2024 City Council meeting for consideration.

NOTICE TO BIDDERS

NOTICE is hereby given that the Mayor and Council of the City of Hattiesburg, Mississippi will receive bids in the following manner:

Proposals will be accepted until 10:00 a.m. On Thursday, July 11, 2024, by electronic bid submission or in sealed envelopes at the Office of the City Clerk, 200 Forrest Street, Hattiesburg, MS 39401. Vendors must supply prices with their proposal. A bid form is provided. The bid form should be filled out and uploaded by the date and time stated above.

Specifications and procedures can be downloaded from Plan House at www.hattiesburgsbids.com. All bids must comply with the specifications provided. The City of Hattiesburg reserves the right to amend the specifications, as necessary.

Submissions will be evaluated and vendors submitting acceptable offers will be invited to submit priced bids via reverse auction. Electronic bids and/or reverse auction bids can be submitted at www.hattiesburgsbids.com. For any questions relating to the electronic process, please call PH Bidding at (662) 407-0193.

Qualified bidders will be invited to participate in a reverse auction, which will take place on July 18, 2024, at 10:00 a.m.

One or more chassis mounted 24-yard automated side loading refuse collection truck.

The above shall be bid upon and delivered as per detailed specifications on file in the Office of the City Clerk, P. O. Box 1898, 200 Forrest Street, Hattiesburg, Mississippi, 39403-1898, (601) 545-4552, which may be obtained upon request.

The lowest and best bid received will be accepted, subject to the provisions of Section 31-7-13 of the Mississippi Code of 1972, Annotated as Amended, and other applicable State law; but the Council reserves the right to reject any or all bids received and to waive informalities.

PUBLISHED by Order of the Council on this, the 18th day of July 2024.

CITY OF HATTIESBURG, MISSISSIPPI

Publish twice (2)
6/20/24 & 6/27/24

BY: Kermas Eatons/
CITY CLERK



Chassis Mounted 24 Yard Automated Side Loading Refuse Collection Garbage Truck

BID SPECIFICATIONS

Bidder Shall Complete the Following
If No, State Specifically the Item being Offered

Specifications:

Meets

Section 1 APPLICATION

YES NO

1.1 It is the intent of these specifications to describe the minimum requirements for an automated Side Loading refuse compactor body.

1.2 The capacity shall be 24 cubic yards, exclusive of the hopper.

1.3 Features standard to this unit will be furnished by the successful bidder. Body shall conform in strength, quality of material, and workmanship to that provided by the best engineering and manufacturing practices of the industry.

1.4 All equipment shall be new model design, assembled and ready for operation at the time of delivery.

1.5 Bidders shall attach a statement that the unit meets or exceeds these specifications and/or list any exceptions fully and accurately.

Section 2 GENERAL

2.1 Refuse body will have a capacity of 24 cubic yards, exclusive of the hopper.

2.2 Packer body capable of packing 900 pounds per cubic yard of dry household trash.

2.3 Hopper shall have a minimum capacity of 6 cubic yards.

2.4 Packer must meet all applicable standards.

Section 3 BODY CONSTRUCTION (The following specifications are minimums.)

3.1 The body shall be all welded construction.

3.2 Body wall thickness is 10 gauge Hardox 450, 174,000 psi strength.

3.3 Body roof thickness is 10 gauge, 80,000 psi.

3.4 Body floor is AR 450 steel, 150,000 psi.

3.5 Sides, front and rear to be reinforced for strength requirements.

3.6 Reinforcement design and characteristics dependent upon construction used, but they must be certified to meet the specified compacting requirements without body distortion.

methods

3.7 Unit shall have a shovel holder.

3.8 Unit shall have a clean out tool. Unit shall have dual cleanout doors with a dimension of 12" x 16" each.

3.9 Shall have a Chromium Overlay/Super Track in the body

Section 4 BODY DIMENSIONS

4.1 Body height above truck frame is not to exceed 108".

4.2 Outside width of the body is not to exceed 96".

Section 5 HOPPER

5.1 The hopper shall have a minimum capacity of 6 cubic yards.

5.2 The hopper floor shall be a minimum of 1/4" AR 450 abrasion resistant steel.

5.3 The hopper sides are to be a minimum of 1/4" AR 450 abrasion resistant steel.

5.4 A hydraulic crusher panel will be furnished to prevent refuse loss during transport.

5.5 A ladder or foot supports with grab handles shall be designed to meet

OSHA standards and provide easy access to the hopper area.

5.6 The hopper shall have a minimum displacement rate of 5.4 cubic yards per minute.

Section 6 PACKING MECHANISM

6.1 The packing panel is to be 3/8" 80,000 psi steel.

6.2 The packing mechanism is to retain compacted material in the body.

6.3 Length of the packing cycle is to be determined by proximity switches.

When the Auto Pack feature sees maximum pressure 3 consecutive times it shuts off indicating that the packer is full.

6.4 Packing features are dependent upon each manufacturer's design, but must be capable of accomplishing the requirements set forth in these specifications. It must also fulfill the operational claims made by the manufacturer.

6.5 Packing shall complete a pack cycle in a maximum of 20 seconds at idle speed.

6.6 Packing cylinder sleeves are chrome plated single stage cylinders.

Cylinder dimensions are cylinder bore diameter is 4 1/2", cylinder rod diameter is 3", and stroke length is 43".

Section 7 LIFTING AND GRIPPING MECHANISM

7.1 The lifting mechanism shall be capable of gripping, lifting, raising, and dumping containers from 36 to 110 gallons with the use of a joy stick. The joy stick shall be conveniently located to the left of the operator. An ergonomically designed padded armrest shall be provided to support

the operator's arm during operation. The unit shall have "Dual" Joysticks.

7.2 The arm will consist of three main horizontal mast sections, one vertical lift section with 2 arms. (No Exceptions)

7.3 The inner mast section will be constructed of 2 C channels with a web thickness of .5512", height of 6.189" and a leg width of 2.409". Both channels shall be 78.25" long.

7.4 The middle C channels shall be of the same material only 84" long.

- 7.5 The main outer mast assembly shall be constructed of 2 C shaped channels with a web thickness of .6378", height of 6.890" and a leg width of 2.5937". These channels shall be 83.75" long in length.
- 7.6 There will be 6 combination bearings that the mast assembly rides on. The bearing surfaces must be of a 62 Rockwell hardness on the C scale.
- 7.7 The main vertical mast shall be made from 6" x 8" 3/16 thick tube.
- 7.8 There will be 2 lift arms 1" thick, 3.475" wide, and approximately 26" long made from T-1 steel.
- 7.9 The lifting mechanism must be mounted to the chassis. Lifting mechanism's mounted to the body will not be acceptable.
- 7.10 The mechanism shall be spring steel and have the capability of gripping containers within the range previously mentioned without having to change grip arm configurations.
- 7.11 Gripping force is to be adjustable to provide container retention and also for limiting the radial force applied to prevent container damage.
- 7.12 Lifting mechanism shall be capable of a complete cycle, which includes grip, lift, dump, undump, lower, and ungrip in a maximum of 8 seconds.
- 7.13 The mechanism shall be capable of lifting, raising, dumping, and returning containers from any position within its reach.
- 7.14 The mechanism shall incorporate serviceable bearings at the grip, pivot, and extension-retraction points to ensure smooth operation and long service life.
- 7.15 The "reach" of the mechanism shall extend a minimum of 144" from its fully retracted to pivot, and extension-retraction points to ensure smooth operation and long service life.
- 7.16 The mechanism will be capable of lifting 1,000 lbs. at 12 feet to which the arm is extended. "Note" The "Bidder" shall provide "Certification" of this capability with their bid.
- 7.17 The container shall be tilted a minimum of 45 degrees past horizontal to provide for full dumping.
- 7.18 Arm shall use chains to lift container.
- 7.19 Arm shall also have rocker switches mounted under the RH seat to operate arm from standing outside of chassis.
- 7.20 Arm cycle counter to be included

7.21 Arm shall have an Auto Lube system for greasing the arm.

Section 8 TAILGATE

8.1 The tailgate is to be hinged at or above the roofline using high strength steel hinges it is to be raised for load dumping by 2 double acting cylinders mounted on the outside of the tailgate. These cylinders shall be of a design that will prevent rapid lowering of the tailgate in case of a

hydraulic component failure.

8.2 The tailgate cylinders shall have chrome plated rams. Cylinder dimensions will be 3" bore diameter, 2" ram, and a 30" stroke.

8.3 The tailgate is to be released and locked with no moving parts other than the two (2) primary lift cylinders and associated locking mechanisms.

8.4 A gasket is to be affixed to the tailgate to provide a watertight seal between the body and tailgate.

8.5 The tailgate must be equipped with a tailgate ajar switch with audible and visible warning devices fixed in the cab which comply with ANSI standards and warns when the tailgate is partially to completely open.

8.6 Body hinge structures must be of proper design, materials, and construction to support the tailgate.

8.7 Tailgate maintenance safety props shall be provided.

8.8 Tailgate bubble is Hardox 450, 174,000 psi, tailgate sides are 10 gauge 80,000 psi.

Section 9 EJECTION-DUMPING SYSTEM:

9.1 Dumping is to be accomplished by raising the body.

9.2 Dumping shall be done by means of a single telescoping, center mounted, hydraulic cylinder capable of lifting the box when compacted to maximum capacity. Hoist cylinder is a Nitrate treated, 4 stage cylinder, with a 180" stroke. Bore diameter of the cylinder from largest to smallest is 6 1/2",

5 1/2", 4 1/2", 3 1/2".

9.3 The body dump angle shall be such that all refuse in the box will be removed without sticking or bridging. Body dump angle is 45 degrees.

9.4 All dumping controls will be a basic control panel system that is cab mounted. Control panel must be interlocked with a manual override to prevent accidental refuse discharge.

9.5 All ejection/dumping controls shall be operated from inside the cab.

Section 10 HYDRAULIC SYSTEM:

10.1 The hydraulic system is composed of 2 vane pumps, one for body functions, and one for arm functions. Pumps have a common suction. Hydraulic pump model is Denison T6DC. D cartridge is for body function, C cartridge is for arm function. The hydraulic pressure body line shall be made up of a Denison Eco System with a 12 volt DC in line mounted solenoid which diverts the flow back to the Inlet when the pump is not engaged and a flow control block which diverts excess flow back to the Inlet. Body functions pump maximum flow is 30 gpm @ 700 rpm. Arm functions pump maximum flow is 22 gpm @ 700 rpm. Hydraulic system pressure

relief for the body is 2500 psi and for the arm it is 2000 psi.

10.2 Pump capacity shall not be less than 52 gpm @700 rpm.

10.3 Factory installed relief valves shall be incorporated into the system and set at 2500 psi for body functions and 2000 psi for Arm functions.

10.4 A 10 micron absolute filter is installed in the return line.

10.5 Hydraulic tank is to be frame mounted and equipped with a 10 micron breather element and eye level sight gauge. Tank location will be determined by body configuration.

10.6 Hydraulic reservoir tank capacity must be at least 78 gallons.

10.7 Hydraulic system must contain cylinders capable of performing the Operational requirements set forth in these specifications.

10.8 Hydraulic hoses are to be SAE approved construction with hose burst pressure 4 times working pressure and have protective coverings.

10.9 Hydraulic control assemblies must be located so that at no time or load Condition it becomes necessary to remove the load to service these components.

10.10 All cylinders must have the latest design sealing materials.

10.11 Unit must have protective cover on pack manifold.

Section 11 CONTROLS:

11.1 All compactor operating controls are to be located in the truck cab and mounted for operator convenience and comfort.

11.2 Warning signals shall be incorporated into all circuits monitoring

abnormal compactor operations.

Section 12 LIGHTING AND WIRING:

12.1 All lights and reflectors shall be in accordance with Federal and State
I.C.C. Motor Vehicle Safety Standards.

12.2 Provisions will be made for maximum visibility and may include 2 red stop-tail lights, 2
red turn-tail lights, and an I.D. cluster. All lights must
be L.E.D.

12.3 A lighted license plate bracket will be provided.

12.4 Unit must include arm, hopper, and side mounted work lights.

12.5 Unit must include 2 tailgate work lights and 4-inch amber strobe
lights plus alternating flashing lights.

Section 13 PAINTING:

13.1 All components will be properly cleaned prior to priming.

13.2 All burrs and rough spots are to be removed.

13.3 Two (2) coats of rust inhibiting primer are to be applied prior to the
finish coat.

13.4 Final coat to be high gloss white.

Section 14 CAMERAS:

14.1 Two (2) Color Cameras will be provided: 1st placed in the rear for use
as a backup camera. 2nd placed to monitor hopper area.

14.2 Color Camera monitor shall be mounted in the cab and be fully adjustable flat
screen type with split screen option so all camera views can be displayed at one (1)
time and automatically switch to full screen
backup camera when unit is shifted to reverse.

14.3 The Cameras' shall be Safety Vision

14.4 Protective cases shall be provided for the cameras.

14.5 All Cameras' shall have shields to minimize sun glare.

Section 15 WARRANTY & OTHER:

15.1 Two complete sets of operators, parts, and service manuals will be supplied for truck chassis and
refuse body. Mechanic training and operator training for a minimum of two days. Also bidder is

responsible for any new employee operator or mechanic training in the future (up to three years) at no charge to the City

15.2 Body to have Three Year Warranty on Body, Cylinders, Hydraulics, and Arm

15.3 On Site Warranty at City Garage

14.3 Quarterly Maintenance Inspection at City garage for Three Years

14.4 Bidder will keep parts on hand at bidder facility. Bidder will also place parts on consignment at City garage including all prox. sensors, arm chains, arm joystick, etc.

14.5 Bidder must have a certified service/parts facility with minimum of three certified mechanics within 100 miles of City garage. Facility must not be a subcontracted facility. Must be operated by bidder.

14.4 Bidder will keep parts on hand at bidder facility. Bidder will also place parts on consignment at City garage including all prox. sensors, arm chains, arm joystick, etc.

14.5 Bidder is responsible for placing stickers and decals on both sides of body and doors of each truck. City will approve, before allowing decals to be placed. Bidder is responsible for purchasing the decals.

14.6 Bidder shall include a price for 3 Annual Body PM Services on the hydraulics, oil and filter changes, greasing and chain tightening or adjustments.

Conventional Chassis Specifications

	<u>YES</u>	<u>NO</u>
CHASSIS SHALL HAVE DUAL SITDOWN DRIVE WITH ALL GAUGES.	☐	☐
GVWR SHALL BE 46,000 LBS.	☐	☐
J 350 HP @ 2000 RPM, 2200 GOV RPM, 1000 LB/FT @ 1400 RPM.	☐	☐
(2) 2250 CCA BATTERIES	☐	☐
SIX (6) GALLON DEF TANK	☐	☐
1200 SQ INCH RADIATOR	☐	☐
CHASSIS SHALL HAVE A HOT SHIFT PTO	☐	☐

CHASSIS SHALL 160 AMP ALTERNATOR WITH REMOTE BATTERY
VOLT SENSE.

TRANSMISSION SHALL BE AN ALLISON 3000 RDS AUTOMATIC
TRANSMISSION WITH PTO PROVISION.

SYNTHETIC TRANSMISSION FLUID

CHASSIS SHALL INCLUDE DETROIT DA-F-16.0-5 16,000# FL1 71.0
KPI/3.74 DROP SINGLE FRONT AXLE.

FRONT BRAKES SHALL BE MERITOR 16.5X6 Q+ CAST SPIDER CAM, DOUBLE
ANCHOR, FABRICATED SHOES.

16,000LB TAPERLEAF FRONT SUSPENSION.

30,000LB U-SERIES SINGLE REAR AXLE.

6.14 REAR AXLE RATIO

REAR BRAKES SHALL BE MERITOR 16.5X7 P CAM, DOUBLE ANCHOR, CAST
SHOES.

30,000LB FLAT LEAF SPRING REAR SUSPENSION WITH RADIUS ROD.

AUTOMATIC REAR SLACK ADJUSTERS

AIR DRYER WITH HEATER

CAB TO AXLE – MEET BODY REQUIREMENTS

7/16X3-9/16X11-1/8 INCH STEEL FRAME
(11.11MMX282.6MM/0.437X11.13 INCH) 120KSI

1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT.

80 GALLON/302 LITER RECTANGULAR ALUMINUM FUEL TANK – LH

315/80R22.5 20 PLY RADIAL FRONT TIRES

315/80R22.5 PLY RADIAL REAR TIRES WHEELS 22.5X9
10-HUB PILOT 5.25 INSET 5-HAND HD STEEL DISC
FRONT WHEELS.

WHEELS 22.5X9 10-HUB PILOT 5-HAND

HD STEEL DISC REAR WHEELS.

108 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL

CAB.

AIR CAB MOUNTS

14" AIR HORN *ELECTRIC over AIR Both sides*

CHASSIS SHALL HAVE (5) AMBER MARKER LIGHTS.

LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS
MOUNTED UNDER PRIMARY MIRRORS.

RH 8 INCH STAINLESS STEEL FENDER MOUNTED CONVEX
MIRROR WITH TRIPOD BRACKETS.

DUAL WEST COAST MIRRORS HEATED MIRRORS *on Both fender*

HEATER, DEFROSTER AND AIR CONDITIONER

CHASSIS SHALL INCLUDE 2-1/2 LB. FIRE EXTINGUISHER.

DUAL AIR RIDE SEATS

EXHAUST BRAKE

SHALL HAVE A THREE (3) YEAR WARRANTY ON CAB/CHASSIS, ENGINE, TRANSMISSION AND
TOWING.

PLEASE INCLUDE DOCUMENTATION ON ALL CHASSIS AND BODY WARRANTIES

PLEASE INCLUDE PREVENTATIVE MAINTENANCE REPORT THAT WILL BE USED QUARTERLY FOR ALL THREE YEARS.



CITY OF HATTIESBURG BID SHEET

(PLACE THIS SHEET IN FRONT OF SPECIFICATIONS)

24 CUBIC YARD AUTOMATED SIDE LOADING CHASSIS MOUNTED GARBAGE TRUCK

COMPANY SUBMITTING BID _____

BODY MANUFACTURER _____

BODY TO BE MADE IN MISSISSIPPI- CIRCLE ONE: YES/NO

CHASSIS MANUFACTURER _____

DELIVERY _____ (DAYS - from receipt of PO)

BID HONORED FOR _____ (DAYS)

LOCATION OF WARRANTY WORK THAT IS PERFORMED BY DEALERSHIP

BODY: _____

CHASSIS: _____

STATE THE DISTANCE (IN MILES) OF THE CHASSIS DEALERSHIP FROM THE CITY OF HATTIESBURG, MS: _____

STATE YOUR GUARANTEED BUYBACK PRICE FOR (3) YEARS: _____

BID PRICE SHALL INCLUDE (3) ANNUAL BODY PM SERVICES ON THE HYDRAULICS, OIL AND FILTER CHANGES, GREASING AND TIGHTENING OF CHAIN OR ADJUSTMENTS.

YES _____ NO _____

BID PRICE SHALL ALSO INCLUDE QUARTERLY PM INSPECTIONS ON THE BODY FOR 3 YEARS (12 TOTAL)

YES _____ NO _____

NAME: _____

Print or Type

ADDRESS: _____

SIGNATURE: _____

TITLE: _____

PHONE: _____

DATE: _____

EMAIL: _____