

City of Gautier  
Council Agenda Item Request Form

Requestor's Name: Ms. Samantha D. Abell

E-Mail Address: sabell@gautier-ms.gov

Street Address: 3305 Gautier-Vancleave Road

City/State: GAUTIER

Zip Code: 39553

Home Telephone No.: NA

Work Telephone No.: 497-8015

Fax Telephone No.: 497-1038

Cell Phone No.: 217-7039

Department: Planning and Economic Development Department

Date of meeting requested to be on February 15, 2011

In the items below, please select the type of agenda your request your item to be placed on.

Date of meeting requested to be on:

- City Council Meeting (Business Agenda)
- City Council Meeting (Consent Agenda)
- City Council Meeting (Study Agenda)

Employee: Submit this request to the City Clerk by 5:00 p.m. on the Tuesday prior to the date of the next regular/recessed council meeting.

Citizen: Submit this request to the City Clerk by 5:00 p.m. on the Tuesday prior to the date of the next regular/recessed council meeting.

Council: Submit memo/request to the City Manager or City Clerk.

**SUBJECT MATTER:** This property listed on the land assessment roll more generally described as:

**LEGAL DESCRIPTION:** This property listed on the land assessment records as:

PIDN 87010044.000  
Lot 5 Block E S101.12 River Oaks Subdivision  
DEED Book 1475 Page 200

**OWNER of RECORD:** Mr. Lars T. Fuller  
**LAST KNOWN ADDRESS:** 60 N. Keeble Avenue  
San Jose, California 95126

Is there material you wish to be attached to the agenda? Yes

Do you wish to make an oral presentation personally? No  
Requestor's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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**FOR OFFICE USE ONLY**

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

Approved

Denied

for Agenda Date: \_\_\_\_\_

Title: \_\_\_\_\_

Time: \_\_\_\_\_

**MEMORANDUM**

**DATE:** February 7, 2011  
**TO:** Sidney Runnels, City Manager  
**THRU:** Lauren Watson, Grants and Projects Manager *lw*  
Samantha D. Abell, Planning and Economic Development Director *SA*  
**FROM:** Joseph E. Belles, Code Enforcement Officer  
**SUBJECT:** Abatement of Substandard Property Conditions, 726 Highway 90

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**ISSUE:**

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the City Council has set a public hearing date for February 15, 2011, to receive public comment regarding the abatement of the subject property.

**BACKGROUND:**

Since the Council's last meeting regarding the property on January 18, 2011, Staff has conferred with the owner's designated agent, Mr. Jim Flynt. Staff has reviewed the initial rendering of planned improvements and Mr. Flynt has stated the owner's intentions to abate property violations prior to the public hear February 15<sup>th</sup>.

Upon City Council directing Staff to abate the property, the owner has thirty (30) days to make necessary repairs to bring the structure into code compliance. Based on conversations with the property owner's agent, Staff recommends that City Council allow Staff to proceed with the abatement; provide the owner thirty (30) days to submit plans and pull all necessary permits. Should necessary repairs not be made within the 30-day period, Staff will bring the matter to Council prior to starting the abatement.

**LEGAL DESCRIPTION:**

This property listed on the land assessment roll more generally described as:

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Lot 5 Block E S101.12 River Oaks Subdivision  
DEED Book 1475 Page 200

**OWNER of RECORD and LAST KNOWN ADDRESS:**

Mr. Lars T. Fuller  
60 N. Keeble Avenue  
San Jose, California 95126

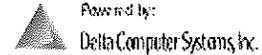
**RECOMMENDATION:**

City Council directs Staff to proceed with property abatement but allow an additional thirty days for owner to secure required building permits and comply with existing property code violations. Staff will continue to monitor progress and respond back to Council on March 15, 2011, before proceeding with the property abatement.

**ATTACHMENTS:**

1. Photos of Property with Notice Posted
2. Public Hearing Letter





Copyright 2000

# Property Link

## JACKSON COUNTY, MS

Current Date 1/20/2011

Tax Year 2010

Records Last Updated 1/19/2011

### PROPERTY DETAIL

<b>OWNER</b>	FULLER LARS T	<b>ACRES</b>	: .98
	WESTGATE PLAZA	<b>LAND VALUE</b>	: 171200
	60 N KEEBLE AVE	<b>IMPROVEMENTS</b>	: 25380
	SAN JOSE CA 95126-2723	<b>TOTAL VALUE</b>	: 196580
		<b>ASSESSED</b>	: 29487

**PARCEL** 87010044.000  
**ADDRESS** 726 HWY 90

### TAX INFORMATION

YEAR 2010	TAX DUE	PAID	BALANCE
<b>COUNTY</b>	1514.72	0.00	1514.72
<b>CITY</b>	759.88	0.00	759.88
<b>SCHOOL</b>	1426.88	0.00	1426.88
<b>TOTAL</b>	3701.48	0.00	3701.48

To Pay Online, [WWW.MSISTOP.COM](http://WWW.MSISTOP.COM)

LAST PAYMENT DATE \*\*NA\*\*

### MISCELLANEOUS INFORMATION

<b>EXEMPT CODE</b>		<b>LEGAL</b>	BEG NEC LT 5 BLK E S101.12 TO
<b>HOMESTEAD CODE</b>	None		N/M US HWY 90 S75DEG E ALG HWY
<b>TAX DISTRICT</b>	3840		299.5 N176.3 TO S/M YAUPON ST
<b>PPIN</b>	072646		(VACATED) CONT N23 W299 M/L S
<b>SECTION</b>	32		23
<b>TOWNSHIP</b>	7S		TO POB PT LT 4 BLK E RIVER OAK
<b>RANGE</b>	6W		S
			S/D & PT YAUPON ST BEING PT LT

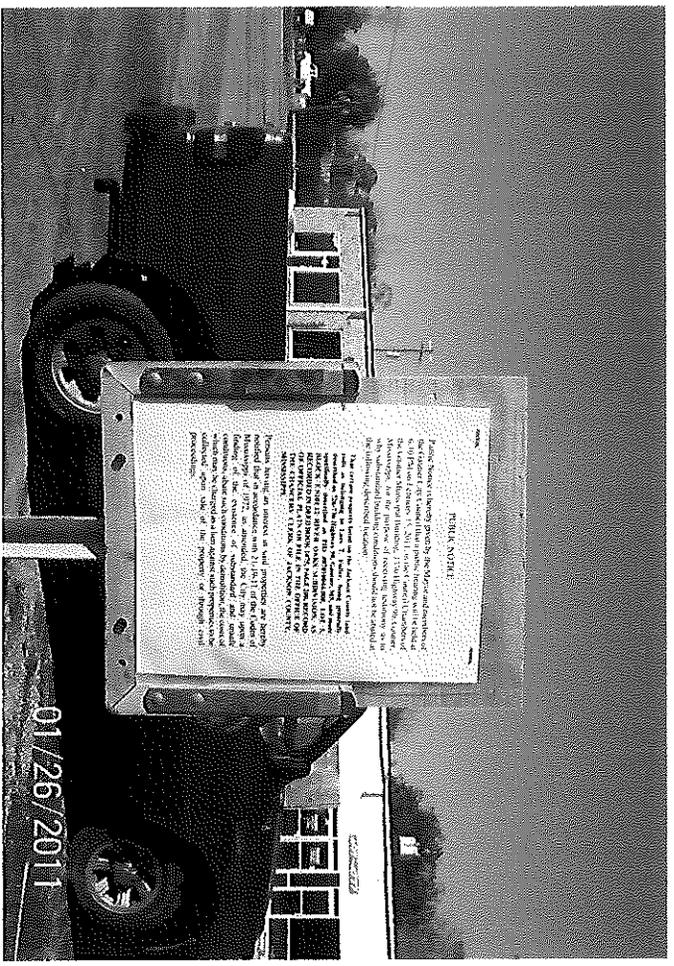
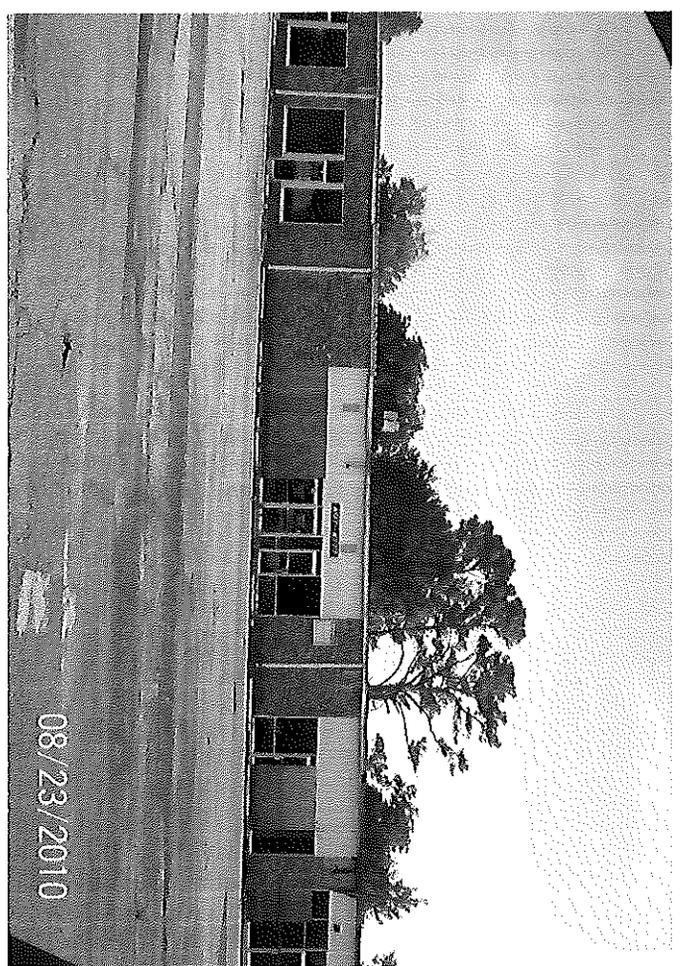
**Book** Page

### TAX SALES

<b>Year</b>	<b>Sold To</b>	<b>Redeemed By</b>
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\*\*NO TAX SALES FOUND\*\*

[Back](#)



*Mayor*  
*Tommy Fortenberry*

*City of Gautier*  
*Gautier, Mississippi*

*City Manager*  
*Sidney M. Runnels*

*Council*

*At Large Mervy Martin*  
*Ward 1 Johnny Jones*  
*Ward 2 Hurley Ray Guillotte*  
*Ward 3 Gordon F. Gollott*  
*Ward 4 Scott D. Macfarland*  
*Ward 5 Adam D. Colledge*



*City Clerk*  
*Wendy S. McClain*

3330 Highway 90  
Gautier, MS 39553  
Phone: (228) 497-8000  
Fax: (228) 497-8028  
Email: [gautier@gautier-ms.gov](mailto:gautier@gautier-ms.gov)  
Website: [www.gautier-ms.gov](http://www.gautier-ms.gov)

January 20, 2011

Mr. Lars T. Fuller  
60 N Keeble Avenue  
San Jose, California 95126

COPY

mailed 1-21-11  
JB

Reference: Public Hearing Notice  
726-736 Highway 90 Gautier, Mississippi 39553  
PIDN 87010044.000 / Lot 5 Block E. S101.12 River Oaks Subdivision

Mr. Fuller,

The City of Gautier, Mayor and City Council has approved and scheduled a public hearing for Tuesday, February 15, 2011, at 6:30 PM. The location for the hearing is the Gautier City Hall, 3330 Highway 90 Gautier, Mississippi 39553. The purpose this public hearing is to determine whether or not the property referenced above is in such a state of uncleanliness as to be a menace to the public health, safety, and welfare of the community per Mississippi Code Annotated 1972 § Title 21, Chapter 19, Section 11.

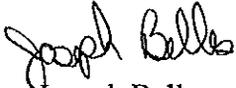
If at the scheduled hearing, the governing authority decides the property or parcel of land is in a condition determined to be a menace to the public health, safety, and welfare of the community, the city shall proceed to clean the land by the use of municipal workers or by contract. The scope of the work to be performed may include cutting grass and weeds, filling cisterns; removing rubbish, dilapidated fences, outside toilets, dilapidated building, personal property and other debris and draining cesspools and standing water from the property.

Additionally, the municipality may reenter the property or parcel of land for a period of one (1) year after the hearing without any further hearings. A notice will be posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

I declare that the notice was mailed on January 21, 2011.

If you have any questions you can contact the City of Gautier, Code Enforcement Office, Monday – Friday, 8:00 AM - 5:00 PM at (228) 497-1878 or my cell number (228) 219-7035.

Sincerely,

A handwritten signature in black ink that reads "Joseph Belles". The signature is written in a cursive style with a large initial "J".

Joseph Belles  
Code Enforcement Officer

Cc: File

Mayor  
Tommy Fortenberry

Council  
At Large Don Nash  
Ward 1 Johnny Jones  
Ward 2 Hurley Ray Guillotte  
Ward 3 Gordon F. Gollott  
Ward 4 Scott D. Macfarland  
Ward 5 Adam D. Colledge

City of Gautier  
Gautier, Mississippi



City Manager  
Sidney M. Runnels

City Clerk  
Adrienne Howell

3330 Highway 90  
Gautier, MS 39553  
1-228-497-8000 phone  
1-228-497-8028 fax  
Email: gautier@gautier-ms.gov

December 21, 2010

Lars T Fuller  
60 N Keeble Avenue  
San Jose, California 95126

COPY

mailed 12-21-10  
JB

Ref: 726-736 Highway 90, Gautier, Mississippi 39553 (Sign in Disrepair)

Mr. Fuller,

This letter is to inform you the City of Gautier; Economic Development Department will recommend to the governing authority the property at 726-736 Hwy 90, Gautier, Mississippi is a menace to the public health, safety, and welfare of the community in its current condition. If no corrective action is taken to bring the property into building code compliance by January 31, 2011, we will request the mayor and city council review the file/history on this property at their February 1, 2011 scheduled meeting. The next step would be to have a public hearing in March 2011, to determine if the property meets the requirements outlined in Mississippi Code Annotated 1972 § Title 21, Chapter 19, Section 11 to begin the necessary abatement of this property.

If you have any questions you can contact the City of Gautier, Code Enforcement Office, Monday – Friday, 8:00 AM - 5:00 PM at (228) 497-1878 or my cell number (228) 219-7035.

Sincerely,

  
Joseph Belles

Code Enforcement Officer

cc: File

Mayor  
Pete Pope

*City of Gautier*  
Gautier, Mississippi

City Manager  
Sidney M. Runnels

Council  
At Large Jeff Wilkinson  
Ward 1 Ginger Lay  
Ward 2 Hurley Ray Guillotte  
Ward 3 Dick Paul  
Ward 4 Don Hansford  
Ward 5 Matt Feathers

City Clerk  
Linda M Green

3330 Highway 90  
Gautier, MS 39553  
1-228-497-8000 phone  
1-228-497-8028 fax  
Email: [gautier@gautier-ms.gov](mailto:gautier@gautier-ms.gov)



January 23, 2009

Mr. Lars T. Fuller  
60 North Kceble Avenue  
San Jose, CA 95126

**RE: Westgate Shopping Plaza**

Dear Mr. Fuller,

Per our conversation yesterday, I am pleased that you soon plan to take action to clean-up and secure your property. We both agreed that the clean-up is badly needed and will be a positive step forward until you redevelop the property sometime in the future.

Specifically, I would like for you to make the following improvements within a 90 day period, which will begin on January 26, 2009:

- Board-up the shopping plaza in a professional and attractive manner
- Remove all broken glass, nails, wood and any other construction or building materials that are currently, or could be potentially, a hazard or liability for both you and the City of Gautier
- Remove all trash and debris from the property
- Cut the grass initially and then at regular intervals. Also remove weeds or other unsightly vegetation and plant growth from all areas of the property, including behind the building and the perimeter of the property
- Repair or remove any sheet metal or badly damaged façade that is not boarded-up
- Construct a barrier at the other entrance to the property to prevent vehicles from entering the property

We look forward to working with you to improve the property in the short-term, while you look for long-term solutions to redevelop the property. We are excited that you intend to eventually make improvements and upgrades to the property and will continue to play a significant role in the growth and development of Gautier.

I will forward a copy of this letter to our Community Services Director, Anthony Matheny, who will monitor your progress over the next 90 days. He is also excited about your long-term plans to rebuild and stands by to help you in any way possible.

Sincerely,

Sidney Runnels  
City Manager

**Joe Belles**

**From:** larsfuller@aol.com  
**Sent:** Monday, March 30, 2009 1:56 AM  
**To:** jbelles@gautier-ms.gov  
**Subject:** Re: Strip Center- Highway 90-Update

I spoke with the City Manager. My file reflects the substance of that discussion. Prior to receipt of your letter, I paid twice to have the building secured. I also paid to have the front of the property bush hogged. On receipt of your letter, I had Mr, Kimble, my handyman, go out to the property again. Again, someone had broken in. The building has been re-secured. The entire property has been bush-hogged. Mr. Kimble sent my pictures verifying same. If you find otherwise, please let me know.

As I explained to the City Manager, it is my intent to proceed with a new fascade, elctircal and plumbing for the property. The drawing have been completed. However, given the loans that I am currently carrying, I am having difficulty sourcing funding. Most cities have fascade improvement grant/loan programs available. Whoever is in charge of City of Gautier grants was going to call me, but I never received any call. DO you have a name and number?

Does the City have a program to address vandalism and break ins? Do you have a contact name and number for who I might contact in this regard?

Lars Fuller

-----Original Message-----

**From:** Joe Belles <jbelles@gautier-ms.gov>  
**To:** larsfuller@aol.com  
**Sent:** Fri, 20 Mar 2009 1:57 am  
**Subject:** Strip Center- Highway 90-Update

Mr. Fuller

I was asked to follow up with you regarding the clean up and securing your property at 726 Highway 90. The property is over grown with grass and weeds, it is not secure as several windows were broken in a previous storm and the police department is receiving complaints that vagrants/homeless people are staying in the building.

The city manager sent you a letter approximately 60 days ago requesting several items be accomplished to put the property within code standards by April 23, 2009. I am sure the department will make a recommendation to the mayor and city council to initiate an abatement of the property as allowed in Mississippi Code Title 21, Chapter 19, Section 11.

Would you please let me know if you received his letter and what you plan to do with this property?

Thanks

*Joe Belles*

Joe Belles  
Code Enforcement Officer  
Gautier, MS 39553  
(228) 497-8802

3/30/2009