

MEMORANDUM

DATE: January 14, 2013

TO: Samantha D. Abell, City Manager

THRU: Patty Huffman, Grants and Projects Manager
Eric Meyer, Planning and Economic Development Director

FROM: Joseph E. Belles, Code Enforcement Officer

SUBJECT: Public Hearing for Substandard Property Conditions, 1930 Greycliffe Drive
Gautier, Mississippi 39553

ISSUE:

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the City Council has set the date of February 5, 2013, in order to conduct a public hearing and receive public comment(s) regarding the abatement of the subject property.

BACKGROUND:

An initial telephone complaint from a neighbor concerned with visible code violations were reviewed and substantiated by code enforcement and a code violation file was opened again against the property in December 2010. Code enforcement has dealt with repeated minor code violations with this property since October 2008. Code enforcement identified the 1984 model manufactured home in a state of disrepair and more specifically cited the vacant home filled with trash and debris visible through the windows and a small dog always running loose behind a three-foot chain link fence. The City of Gautier, Water Department advised code enforcement the water has been disconnected since October 2008. The United States Postal Service returned both letters mailed to the out-of-state owners at their address reflected on the Jackson County Tax Records as, insufficient address, unable to forward, and return to sender. Additionally copies of the returned letters were posted on the front door to the manufactured home. In January 2011, Ms Sunny Wilson who claimed to be the two owner's mother had the property cleaned and was informed of the City's revised manufactured home requirements when homes are vacant more than sixty days. After the manufactured home and property were cleaned, the code violation case was closed.

Code enforcements reopened the case when the property was observed in a state of disrepair and overgrown. The property is now unsecured, had malicious damage done to the inside of the home and presents blight to the neighborhood. The property was sold for the 2008 unpaid taxes to Mr. Henry Cornelius Edwards. Mr. Edwards was contacted three times by telephone and another letter of violation was posted on the front door November 1, 2012. Mr. Edwards address was located and a letter of violation was mailed notifying him of the property condition and possible potential abatement request by Code Enforcement to the City Manager and Council.

Property owners in the vicinity remain concerned with the visible appearance of this dilapidated structure, overgrown property and are concerned for the health, safety and welfare of their neighborhood. Code enforcement informed the owner by letter on December 10, 2012, the property would be recommended for an abatement hearing if not in compliance by January 31, 2013.

The property was posted with a copy of the hearing notification letter on January 10, 2013. Additionally, the parcel of land and City of Gautier, bulletin board were posted with a copy of the public hearing notice.

LEGAL DESCRIPTION:

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

Legal Description: PIDN 85441211.000
Lot 124 HICKORY HILL ESTATE SUBDIVISION
Unit # 10 Deed Book 1420, page 872

Property Address: 1930 GREYCLIFFE DRIVE

Owners of Record: Travis Ward & John D. Ward
Last Known Address: 62200 West End Blvd # 3214
Slidell, LA 70461

RECOMMENDATION:

The City Council should make a determination to find the property a menace to public health, safety and welfare of the community and direct staff to commence with the abatement of the dilapidated structures and surrounding property after the statutory 10-day appeal period from the date of Council action and adjournment.

Parcel Information

PIDN: 85441211.000
GISP: 771.12-02-0314.00

Owner Information

Name: WARD TRAVIS C & WARD JOHN D Percent of Ownership: 100
Name2:
Mailing Address: 62200 WEST END BLVD #3214 Physical Address: 1930 GREYCLIFFE DR GAUTIER
SLIDELL LA 70461

Land Information

Section, Township, Range: 12 7S 7W Acreage: .00
Street Name: GREYCLIFFE DR

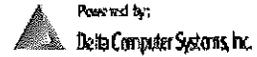
Value and Tax Information

Total Assessed Value: 1275 Total Appraised Value: 8500
Improvement Value: 0 Land Value: 8500
Tax Amount: 168 SQ. FT: 0 Year Built: 1984

Legal Description

Description: LOT 124 HICKORY HILL EST S/D UNIT #10 DB 1420-872 (314 MAP771.12-02)

Deed Book / Page: 1420 / 872



Copyright 2012

Property Link

JACKSON COUNTY, MS

Current Date 11/27/2012

Tax Year 2012
Records Last Updated 11/26/2012

PROPERTY DETAIL

OWNER WARD TRAVIS C & WARD JOHN D
62200 WEST END BLVD #3214

SLIDELL LA 70461

ACRES : **NA**
LAND VALUE : 8500
IMPROVEMENTS : **NA**
TOTAL VALUE: 8500
ASSESSED : 1275

PARCEL 85441211.000
ADDRESS 1930 GREYCLIFFE

TAX INFORMATION

YEAR 2012	TAX DUE	PAID	BALANCE
COUNTY	65.50	0.00	65.50
CITY	40.93	0.00	40.93
SCHOOL	59.15	0.00	59.15
TOTAL	165.58	0.00	165.58

To Pay Online, WWW.MS1STOP.COM

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR MISCELLANEOUS INFORMATION

EXEMPT CODE
HOMESTEAD CODE None
TAX DISTRICT 5840
PPIN 069581
SECTION 12
TOWNSHIP 7S
RANGE 7W

LEGAL LOT 124 HICKORY HILL EST S/D
UNIT #10 DB 1420-872
(314 MAP771.12-02)

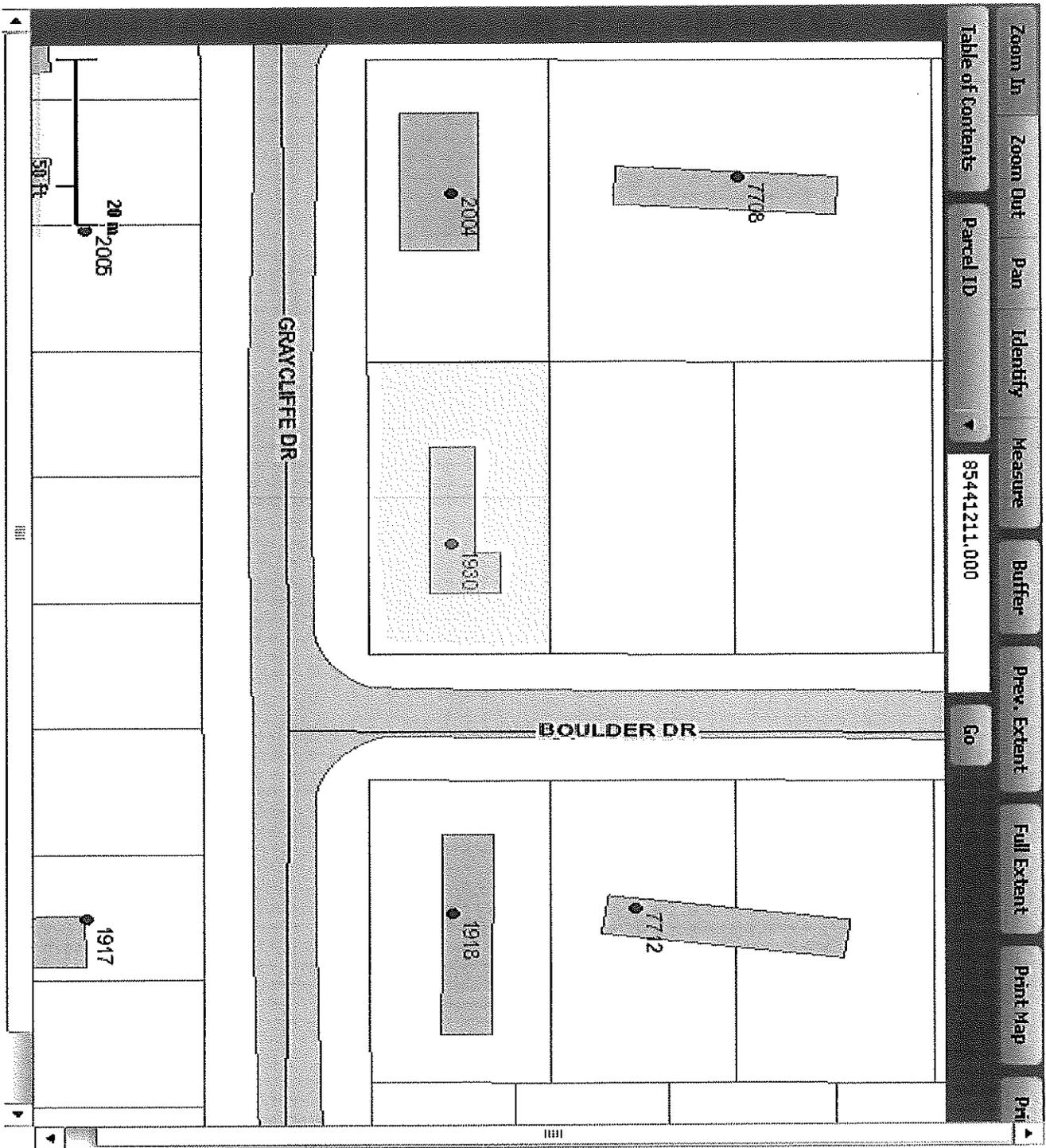
Book **Page**

TAX SALES

PURCHASE COUNTY TAX SALE FILES

<u>Year</u>	<u>Sold To</u>	<u>Redeemed Date/By</u>
2011	JAMES F DOBSON	UNKNOWN
2010	ON POINT LLC	UNKNOWN
2009	JOSEPH A SKELTON	9/ 7/2012 BETTY EDWARDS
2008	HENRY CORNELIUS EDWARDS	UNKNOWN
2006	INTREPID GROUP LLC	8/ 4/2008 TRAVIS WARD
2005	J T GREAT, LLC	8/ 4/2008 TRAVIS WARD

[Back](#)



User Guide

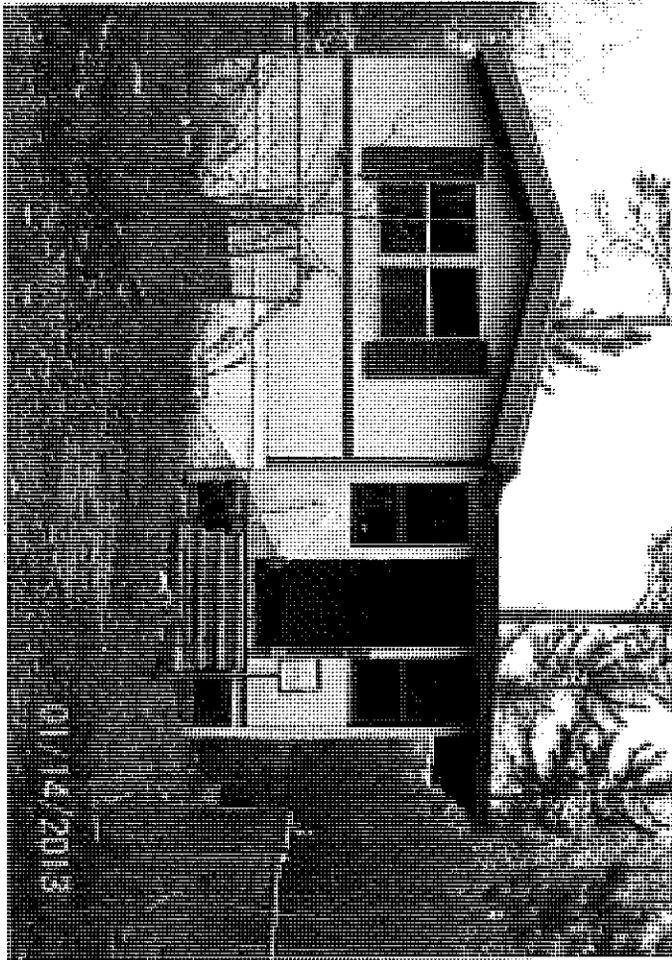
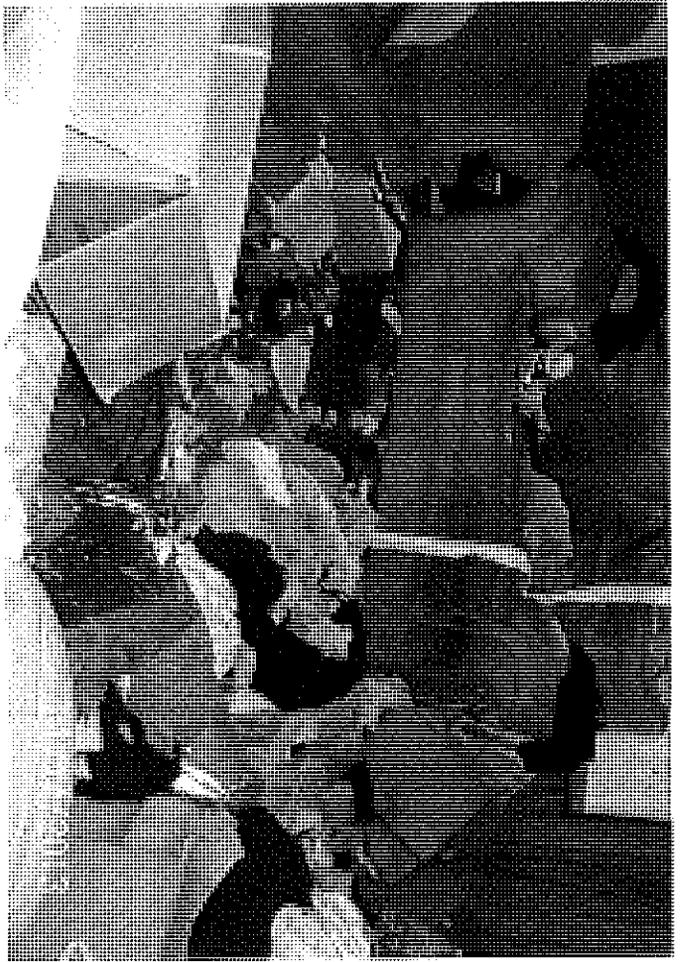
Parcel ID: 85441211.000
Owner Name 1: WARD TRAVIS C & WARD JOHN D
Owner Name 2:
Owner Address: 62200 WEST END BLVD #3214
Owner City: SLIDELL LA
Owner ZIP: 70461
Parcel Location: 1930 GREYCLIFFE DR GAUTIER
Zoning Code: R-3
Legal Description 1: LOT 124 HICKORY HILL EST S/D
Legal Description 2: UNIT #10 DB 1420-872 (314 MAP771.12-02)
Legal Description 3:
Legal Description 4:
Legal Description 5:
Legal Description 6:

Clear Info



City of Gautier, MS





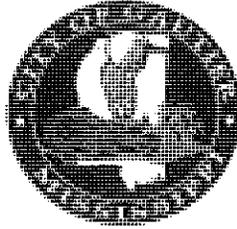
Mayor
Tommy Fortenberry

City of Gautier
Gautier, Mississippi

City Manager
Samantha D. Abell

City Clerk
Wendy S. McClain

Council
At Large Maxy F. Martin
Ward 1 Johnny Jones
Ward 2 Hurley Ray Guillotte
Ward 3 Gordon T. Gallott
Ward 4 Scott D. Macfarland
Ward 5 Adam D. Colledge



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

January 7, 2013

John or Travis Ward
62200 West End Blvd
Slidell, LA 70461

COPY

POSTED 01-10-13
JB

Reference: 1930 Greycliffe Drive Gautier, Mississippi 39553

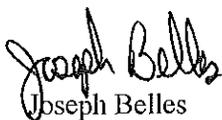
The City of Gautier, Mayor and City Council has approved and scheduled a public hearing for Tuesday, February 5, 2013, at 6:30 PM. The location for the hearing is the Gautier City Hall, 3330 Highway 90 Gautier, Mississippi 39553. The purpose of this public hearing is to determine whether or not the property 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/weeds, removing rubbish, draining cesspools/standing water from the property, removing dilapidated fences/building, removing personal property and other debris from the property.

Additionally, the municipality may reenter the property or parcel of land for a period of one 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 days before the property or parcel of land is reentered for cleaning.

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

Sincerely,


Joseph Belles
Code Enforcement Officer

Mayor
Tommy Fortenberry

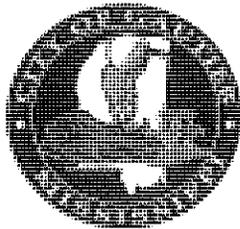
City of Gautier
Gautier, Mississippi

City Manager
Samantha D. Abell

City Clerk
Wendy S. McClain

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Email: gautier@gautier-ms.gov
Website: www.gautier-ms.gov

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



January 7, 2013

Henry C. Edwards
154 Quail Run Road
Lucedale, Mississippi 39452

COPY
mailed 1-08-13
JB

Reference: 1930 Greycliffe Drive Gautier, Mississippi 39553

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Sincerely,

Joseph Belles
Code Enforcement Officer

Mayor
Tammy Fortenberry

City of Gautier
Gautier, Mississippi

City Manager
Samantha D. Abell

Interim City Clerk
Cindy Russell

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December 10, 2012

Henry C. Edwards
154 Quail Run Road
Lucedale, Mississippi 39452

POSSIBLE NEW OWNER
TAX SALE

COPY

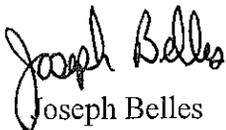
mailed 12-10-12
JB

Reference: 1930 Greycliffe Drive Gautier, MS 39553

This letter is to inform you the City of Gautier; Planning and Economic Development Department will recommend to the governing authority the property at 1930 Greycliffe Drive Gautier, Mississippi is a menace to the public health, safety, and welfare of the community. Code Enforcement will request the mayor and city council review the history of the code violations on this property during a scheduled January 2013 council meeting. If the mayor and council determine the property meets the criteria for abatement they will set a public hearing for a scheduled February 2013 council meeting. The purpose of the hearing is to listen to testimony and determine if the property meets the requirements outlined in Mississippi Code Annotated 1972 § Title 21, Chapter 19, Section 11 to begin the necessary clean-up of this property.

Code enforcement is requesting the property be in compliance by January 15, 2013. If you have any questions you can contact the City of Gautier, Code Enforcement Office, Monday – Thursday, 8:00 AM - 5:00 PM at (228) 497-8802 or my cell number (228) 219-7035.

Sincerely,



Joseph Belles
Code Enforcement Officer

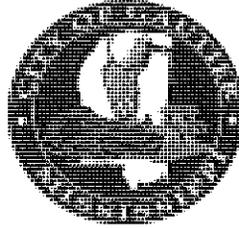
*Mayor
Tommy Fortenberry*

*City of Gautier
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Fax: (228) 497-8028
Email: gautier@gautier-ms.gov
Website: www.gautier-ms.gov*

December 10, 2012

John or Travis Ward
62200 West End Blvd
Slidell, LA 70461

COPY

mailed 12-10-12
JB

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Website: www.gautier-ms.gov

November 1, 2012

PROPERTY OWNER (S)

Reference: 1930 Greycliffe Drive Gautier, Mississippi 39553

To Whom It May Concern:

COPY

POSTED LTR @ PROPERTY
11-01-12 JB

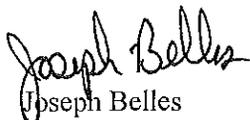
On October 31, 2012, a Code Enforcement Officer for the City of Gautier while patrolling Hickory Hill Estate Subdivision detected several codes of ordinance violations at the property address referenced above. This letter will serve as code enforcements initial notice of violation and you have fourteen (14) days to correct the problems or notify the code enforcement office if you cannot meet this suspense. The mobile home has been vacant for several years and does not comply with manufactured home placement requirements of the City of Gautier and is always overgrown. Letters mailed to the out of state owners have not been answered. The City of Gautier, Water Department records reflect there has not been any water at this home since October 2008. At this time, we would like to discuss our observations to maintain an amicable appearance with other property owners in this area. The City of Gautier, Unified Development Ordinance, Article XVI, Section 16.7, Care of Property and Premises States:

The general site and/or premises shall be maintained in general with particular references to insuring that the appearance will be and remain compatible and harmonious with properties in the general area and will not be so at variance with other properties in the general area as to cause a substantial depreciation of such property values.

The owner or tenant is responsible for maintaining all landscaping in good condition to present a healthy, neat, and orderly appearance. All property and yards shall be maintained free from weeds or plant growth in excess of six (6) inches. Weeds shall be defined as all grasses and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated plants, flowers and gardens.

You may contact the City of Gautier, Code Enforcement Office, Monday – Thursday, 8:00 AM - 5:00 PM at (228) 497-8802/1878. Code Enforcement will be happy to assist you with any questions that you may have. The property will be reviewed for compliance on/about November 13, 2012.

Sincerely,


Joseph Belles
Code Enforcement Officer

Mayor
Tommy Fortenberry

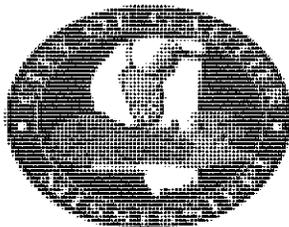
City of Gautier
Gautier, Mississippi

City Manager
Sidney M. Runnels

Council
At Large Mary Martin
Ward 1 Johnny Jones
Ward 2 HWiley Ray Guillotte
Ward 3 Gordon J. Gollott
Ward 4 Scott D. Macfarland
Ward 5 Adam D. Colledge

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



January 11, 2011

John & Travis Ward
62200 West End Blvd
Slidell, LA 70461

Reference: 1930 Greycliffe Drive Gautier, Mississippi 39553

To Whom It May Concern:

On December 22, 2010, a Code Enforcement Officer for the City of Gautier while patrolling Hickory Hill Estate Subdivision detected a code of ordinance violation at the property address referenced above. This letter will serve as my initial notice of violation and you have fourteen (14) days to correct the problem or notify the code enforcement office if you cannot meet this suspense. The mobile home appears vacant but there is trash and debris visible from the street and often times there is a small dog behind the fence. Our City of Gautier, water department records reflect there has not been any water at this home since October 2008. At this time, we would like to discuss our observations to maintain an amicable appearance with other property owners in this area.

You may contact the City of Gautier, Code Enforcement Office, Monday – Friday, 8:00 AM - 5:00 PM at (228) 497-8802. I will be happy to assist you with any questions that you may have. We gratefully appreciate your cooperation in this matter.

Sincerely,


Joseph Belles
Code Enforcement Officer

Cc: File



City of Gautier

COMMUNITY SERVICES DEPARTMENT

3305 Gautier - Vancleave Road

P.O. Box 670

Gautier, MS 39553-0670

City of Gautier
City Hall

JAN 21 2011

Received by
[Signature]

John & Travis Ward
62200 West End Blvd
Slidell, LA 70461



PITNEY BOWES

\$ 000.440

02 1P

0003157231

JAN 12 2011

MAILED FROM ZIP CODE 39553



[Handwritten mark]

NIXIE

708 5E 1

00 01/15/11

RETURN TO SENDER'S
INSUFFICIENT POSTAGE
UNABLE TO FORWARD

BC: 99999057070

*0766-21591-12-95

70461999990570



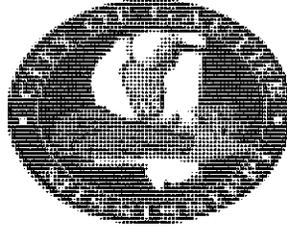
*Mayor
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*City of Gautier
Gautier, Mississippi*

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

December 23, 2010

John & Travis Ward
62200 West End Blvd
Slidell, LA 70461

Reference: 1930 Greycliffe Drive Gautier, Mississippi 39553

To Whom It May Concern:

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Sincerely,

Joseph Belles

Joseph Belles
Code Enforcement Officer

Cc: File



City of Gautier
 COMMUNITY SERVICES DEPARTMENT
 3305 Gautier - Vancleave Road
 P.O. Box 670
 Gautier, MS 39553-0670



City of Gautier
 City Hall

JAN 4 - 2011

John & Travis Ward
 62200 West End Blvd
 Slidell, LA 70461

NIXIE 708 SE 1 00 12/28/10

RETURN TO SENDER
 INSUFFICIENT ADDRESS
 UNABLE TO FORWARD

BC: 39553067070 *0766-15360-23-35

704635530670

