

Gautier ESA ExA Attachment 1- Active Water Meter Accounts

ACCOUNT_2	STREET_NUMBER	STREET_NAME
991205	1808	SPRING RIDGE
991215	2537	EL VIERNES
991219	1908	WEBB
991225	2617	STATE
991240	5601	DEAD RIVER
991243	8020 B	EXCHANGE
991247	3284	STONEGATE
991248	2300	LADNIER
991264	1928	CAROL
991277	1401	SPRING RIDGE
991285	1701	LUCIANA
991287	1533	OAKLEAF
991292	2604	PORTAU PRINCE
991307	2420	ROLLING MEADOWS
991308	2107	HEMLOCK
991312	8353	MEADOWDALE
991313	8353	MEADOWDALE
991317	1201	HICKORY HILL
991326	3333	GATTI
991328	2316	BRIARGATE
991331	3747	MACKERAL
991332	2006	SPRINGWOOD
991334	3305	NEPTUNE
991335	2701	BAYOU OAKS
991343	2601	CAMINO GRANDE
991352	2216	FARMINGTON
991353	2217	DAILEY
991354	1520	BARRACUDA
991355	1200	IOWANA
991358	3109	OLD SPANISH
991368	1413	OLDFIELD
991386	1498	LAUREL GLEN
991391	2662	RIDGEWAY
950728	3001	HWY 90 (WO)
950730	3001	HWY 90
61798	7501	HWY 57
31280	2608	HWY 90
906337	2600	HWY 90
970358	218	GRAVELINE
970359	218	GRAVELINE
11236	2800	HWY 90
60207	2800	HWY 90 SUITE 1234
70401	2601	HWY 90

Gautier ESA ExA Attachment 1- Active Water Meter Accounts

ACCOUNT_2	STREET_NUMBER	STREET_NAME	Meter Size
489	3513	BEASLEY	3
549	3513	BEASLEY	3
550	3513	BEASLEY	3
20466	5090	GAUTIER VANCLEAVE	4
30990	1600	INDIAN POINT	6
50726		HWY 57 SANDHILL LANDING-SOU	4
51035	5800	MARTIN BLUFF	6
61134	1709	MARTIN BLUFF	3
61184	1625	MARTIN BLUFF	6
70858	3605	GAUTIER VANCLEAVE	4
71077	200	HWY 90 NW	6
71792	1919	MARTIN BLUFF	8
72567	4307	GAUTIER VANCLEAVE	3
72699	6147	FIRESTONE	4
72907	4500	HWY 57	4
73180	2826	LADNIER	4
73327	#1	LARK WELL	3
73328	#4	WESTGATE WELL	6
73329	#6	LARK WELL	6
73330	#7	MALL WELL	8
73331	#8	OFFICE WELL	8
73332	#9	HONDURAS WELL	4
73333	#10	BEASLEY WELL	6
73334	#11	HWY 57 WELL	6
872968	1100	GRAVELINE	6
872972	2101	LADNIER	4
873085	2726	LADNIER	4
873559	2200	HWY 90 SE 6IN	6
883915	4601	GAUTIER VANCLEAVE	3
884588	1417	HWY 90	4
884759	900	HICKORY HILLS	6
906614	1201	LOUIS ALEXIS	6
930725	2804	DU BARRY	4
970479	4307	GAUTIER VANCLEAVE	4
990249	3491	DOLPHIN	4
990755	1306	ROYS	3

Article 1: Payment for Scope of Work

- 1.1 **Price:** As full consideration of the Work described in Exhibit A, Article 1: Scope of Work, the Customer shall pay to Contractor **\$3,196,046** (plus taxes, if applicable).

2. **Escrow:** The Customer has agreed to deposit the Price into an Escrow Account at a financial institution satisfactory to both the Customer and Contractor. All expenses to establish the Escrow Account shall be the complete responsibility of the Customer and the Customer will receive all interest earnings from the Escrow Account. Contractor will submit periodic invoices to the Customer based on the Payment Schedule in Table B.1 below. The Customer shall be responsible for submitting the necessary documents to the Escrow Agent to allow for timely disbursements from the Escrow Account. The funding of the Escrow Account in an amount equal to or greater than the Price stated in Article 1.1 above shall be a condition precedent to Contractor obligation to perform or to continue the performance of the Work. If the Escrow Account is not funded within 90 days of the execution of this Agreement, this Agreement shall be null and void if so requested by either party. This 90 day funding period may be extended as mutually agreed by the Parties. In the event that the Agreement becomes null and void as described in this paragraph and Customer has previously authorized Contractor to proceed with the Work, the Customer shall be obligated to reimburse Contractor either: (i) for the Work performed to date; or (ii) for the Work specifically authorized by the Customer.

3. **Timely Payments:** The Customer agrees to pay Contractor based on Percentage Complete method per Table B.1 below. Each month Contractor will submit payment request in AIA format to Customer. Customer agrees to pay all invoices submitted by Contractor per the Agreement.

Table B.1 – Work Payment Schedule

Project Phase	Payments (\$)	Payments (%)	Notes
Eng./Preconstruction Services/Audit/Mobilization	\$319,604.60	10%	
Progress Payment #1	\$319,604.60	10%	
Progress Payment #2	\$1,598,023.00	50%	
Progress Payment #3	\$159,802.30	5%	
Progress Payment #4	\$159,802.30	5%	
Progress Payment #5	\$159,802.30	5%	
Progress Payment #6	\$159,802.30	5%	
Progress Payment #7	\$159,802.30	5%	
Retainage	\$159,802.30	5%	
PROJECT TOTAL:	\$3,196,046	100%	

Exhibit B – Payment Schedule
Energy Services Agreement

By signing below, this Exhibit B Article 1 is attached to and made a part of the Agreement between Contractor and the Customer.

Customer: City of Gautier
Signature: Samantha D. Abell
Printed Name: Samantha D. Abell
Title: City Manager
Date: 3/6/14

Contractor: McNeil Rhoads, LLC.
Signature: [Signature]
Printed Name: Chris McNeil
Title: President
Date: 3/6/14

Signature: [Signature]
Printed Name: Dusty Rhoads
Title: CEO
Date: 3/6/14

There came for consideration of the Mayor and Members of the Council of the City of Gautier, Mississippi, the following:

ORDER NUMBER 054-2014

IT IS HEREBY ORDERED by the Mayor and Members of the Council of the City of Gautier, Mississippi, pursuant to the Mississippi Codes Annotated, 1972 & Title 21, Chapter 19, Section 11 and based on all evidence and testimony presented at the public hearing, including the Planning and Economic Development Department's discussion paper, that the property owned by – Harrield A. Teague and Teresa Ann Teague, 5401 Carter Road, Ocean Springs, MS, Lots 55 & 56 Fountainebleau Acres and made the subject of this public hearing, is in such a state of uncleanness as to be a menace to public health, safety and welfare of the community.

Based on these findings, the Mayor and Members of the Council hereby approve and authorize the City by the use of municipal workers or by contract to clean the land, by cutting the grass and weeds, removing rubbish, dilapidated fences, building, vehicles, boats, and other debris, etc. as recommended by the Planning and Economic Development Department. The municipality may reenter the property or parcel of land for a period of one (1) year after the hearing without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning – Harrield A. Teague and Teresa Ann Teague, 5401 Carter Road, Ocean Springs, MS, PIDN 85298072.000, Lots 55 & 56 Fountainebleau Acres, Deed Bk 1218, Page 631.

IT IS FURTHER ORDERED that the City Manager and City Clerk are authorized to execute any and all documents necessary.

Motion was made by **Councilman Jones**, seconded by **Councilwoman Martin** and the following vote was recorded:

AYES: Gordon Gollott
 Mary Martin
 Johnny Jones
 Hurley Ray Guillotte
 Casey Vaughan
 Rusty Anderson
 Adam Colledge

NAYS: None

MAYOR

ATTEST:

CITY CLERK

Passed and Adopted by the Mayor and Members of the Council of the City of Gautier, Mississippi, at the meeting of March 4, 2014.

**CITY OF GAUTIER
MEMORANDUM**

To: Samantha Abell, City Manager
From: Joseph Belles, Code Enforcement Officer
Through: Chandra Nicholson, Planning and Economic Development Director
Patty Huffman, Grants and Projects Manager
Date: February 18, 2014
Subject: 5401 Carter Road Ocean Springs, Mississippi 39564

REQUEST:

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the City of Gautier, the Mayor and City Council will conduct a public hearing and receive public comment(s) regarding staff's recommendation to clean this private property and remove all dilapidated structures, vehicles, boats, etc.

BACKGROUND:

An initial telephone complaint from a neighbor concerned a homeless couple residing in an old school bus parked on this vacant property. There are no water, electricity, or toilet facilities. Code enforcement began a search for the property owner and was informed by a neighbor where the one owner might be located. After locating the owner, both code enforcement and the building administrator met with the owner and provided an initial letter of violation and requested permission to inspect the property at an agreed upon date and time. On February 26, 2013, the building administrator and code enforcement met the owner at the property for an inspection. Gautier police department was also notified of the situation but was unable to respond due to calls that were more urgent. During an inspection of the property, city employees verified the uninhabitable living conditions in the school bus occupied by a white female approximately 45 years old. In addition, there were approximately ten dogs chained-up or located in small enclosures on the property. Inside the bus were at least twenty to twenty-five cats that entered the bus through open windows. All observations were discussed with the planning department director and on March 4, 2013, a second letter of violation was given to the property owner. A request was made to have the occupant and all the animals removed from the property by March 15, 2013. In April 2013, code enforcement notified the State Department of Environmental Quality (DEQ) and declared the property an illegal dumpsite and the State DEQ initiated a case # CTS 35926.

The DEQ later referred the concern back to code enforcement for correction of the violations. Code enforcement then requested the city pursue a possible grant available for solid waste violations of this nature. The grant manager was successful securing a twenty-five thousand dollar solid waste assistance grant to provide for educational material and clean up of solid waste violations within the city.

To the knowledge of code enforcement, the property owner is living on a minimum fixed income and is not financially or physically capable of performing the work necessary to abate the violations at his property. The other property owner has not been located and has not been seen by her brother for the last twenty years.

Other owners near this property have not expressed a concern regarding this property mainly due to the extremely large parcels of land in this area. However, code enforcement is not aware of any other city property in this austere condition. The property condition is clearly a concern for the health, safety and welfare of our community. There are two dilapidated manufactured homes, an old pole barn, two boats, a shipping container and a ten-foot high pile of bags full of household trash. Code enforcement informed the owner by letter on December 30, 2013 that the property would be recommended for private property clean up and a public hearing, if not in compliance by February 4, 2014.

On February 18, 2014, the Mayor and City Council set a public hearing date of March 4, 2014, and all interested parties were notified by letter. Additionally, both the property and city bulletin board were posted with a copy of the public hearing notice two weeks prior to the scheduled hearing.

DISCUSSION:

The primary goal is to clean up the property of all trash/debris, remove all dilapidated structures, vehicles, boats etc. pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11.

RECOMMENDATION:

Staff recommends the Mayor and Council should allow the responsible party until March 31, 2014, to clean up the property and remove all dilapidated structures, vehicles, boats etc. If the property is not cleaned, dilapidated structures, vehicles, boats, etc. removed, by March 31, 2014, the Mayor, and Council should direct staff to commence with clean up of the property and removal of all violations stated above after the statutory 10-day appeal period from the date of Council action and adjournment.

ATTACHMENTS 10:

1. Quasi-Judicial Procedures
2. Property tax document
3. Parcel information (2 pgs)
4. February 18, 2014, Letter of notification public hearing
5. Public Notice Document Posted two weeks prior to public hearing
6. Dec 26, 2013, Letter of notification to clean private land
7. Mar 20, 2013, Final, Letter of violation
8. Mar 4, 2013, Letter of violation
9. Feb 14, 2013. Initial, Letter of violation
10. Property Photos (3 pgs)

QUASI-JUDICIAL PROCEDURES

1. Announcement of Matter. Read the matter title to be considered.
2. Swear the Witnesses. All witnesses, parties, citizen participants and City Staff who plan to speak at the hearing shall collectively be sworn at the beginning of the hearing by the City Attorney
3. Ex Parte Disclosure. All members must disclose on the record any ex parte communications, to include any physical inspections of the subject property. The disclosure should include with whom any communication has taken place, a summary of the substance of the communication, and the date of the site visit, if any. If anyone has received written communications, the writing must be presented, read into record or a copy provided to all participants, and made a part of the official record.
4. Applicant Presentation.
5. Questions directed to Applicant. The applicant should answer any questions by the public, the Council, or others.
6. Staff Presentation. This includes presentation of the staff report into the official record.
7. Objections from Applicant. Confirm whether there are objections from the applicant regarding the staff report or development order.
8. Questions directed to Staff. The staff answers any questions by the public, the Council, or others.
9. Public Comments. Members of the public should be allowed to make comments regarding the application.
10. Applicant rebuttal/final comments
11. Staff rebuttal/final comments
12. Call for final questions.
13. Close public portion of the hearing.
14. Motion & Deliberation. Council makes a motion, and debates and deliberates regarding the application and development order.
15. Vote.
16. Close the quasi-judicial proceeding.

Parcel Information

PIDN: 85298072.000
GISP: 774.17-00-0114.00M

Owner Information

Name: TEAGUE HARRIELD A & Percent of Ownership: 100
Name2: TEAGUE TERESA ANN
Mailing Address: 6436 HWY 57 Physical Address: 5401 CARTER RD GAUTIER
OCEAN SPRINGS MS 39564

Land Information

Section, Township, Range: 17 7S 7W Acreage: 10
Street Name: CARTER RD

Value and Tax Information

Total Assessed Value: 1663 Total Appraised Value: 11080
Improvement Value: 670 Land Value: 10410
Tax Amount: 227 SQ. FT: 0 Year Built: 1968

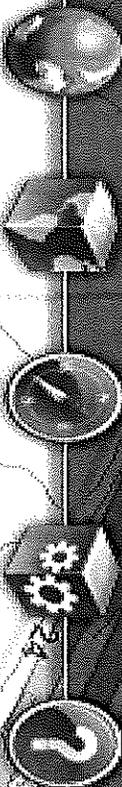
Legal Description

Description: LOTS 55 & 56 FOUNTAINEBLEAU ACRES (E1/2 NE1/4 SE1/4 SE1/4 & W1/2 NE1/4 SE1/4 SE1/4) DB 1218-631
(114M Map774.17)
Deed Book / Page: 1218 / 631

Jackson County Dashboard

Powered by ArcGIS Server

Current Action: Pan Map



Parcel Search Tool

Parcel Search Map

HWY 57

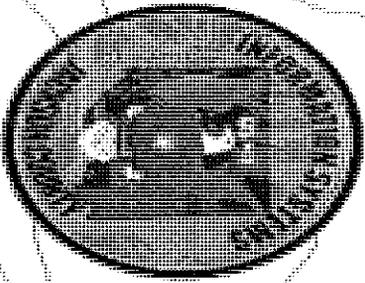
26

28 26

300 m
1000 ft

24

10 ACRES
 5401
 CARTER
 PARCEL



Mayor
Gordon J. Gollott

City of Gautier
Gautier, Mississippi

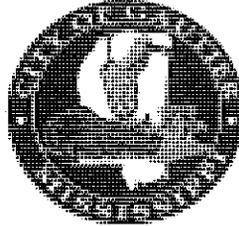
City Manager
Samantha D. Abell

City Clerk
Cynthia Russell

3330 Highway 90
Gautier, MS 39553
Phone: (228) 497-8000
Fax: (228) 497-8028

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

Council
At Large Mary F. Martin
Ward 1 Johnny Jones
Ward 2 Hunley Ray Guillotte
Ward 3 Casey E. Vaughan
Ward 4 Charles "Rusty" Anderson
Ward 5 Adam D. Colledge



February 18, 2014

Harrield A. Teague
Teresa Ann Teague
6436 Highway 57
Ocean Springs, Mississippi 39564

COPY
mailed 2-19-14
JB

Reference: 5401 Carter Road Gautier, Mississippi 39553

Mr. Teague,

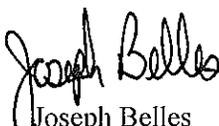
The City of Gautier, Mayor and City Council has approved and scheduled a public hearing for Tuesday, March 4, 2014, at 6:30 PM. The location for the hearing is the Gautier City Hall, 3330 Highway 90 Gautier, Mississippi 39553. The purpose of this public hearing is to determine whether or not the property 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 ext 318 or cell number (228) 219-7035.

Sincerely,


Joseph Belles
Code Enforcement Officer

Mayor
Gordon T. Gallott

City of Gautier
Gautier, Mississippi

City Manager
Samantha D. Abell

City Clerk
Cynthia Russell

3330 Highway 90
Gautier, MS 39553
Phone: (228) 497-8000
Fax: (228) 497-8028

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

Council

At Large Mary F. Martin

Ward 1 Johnny Jones

Ward 2 Hunley Ray Guillotte

Ward 3 Casey C. Vaughan

Ward 4 Charles "Rusty" Anderson

Ward 5 Adam D. Colledge



February 18, 2014

Harrield A. Teague
Teresa Ann Teague
6436 Highway 57
Ocean Springs, Mississippi 39564

COPY

HAND DELIVERED
2-18-14 JB

Reference: 5401 Carter Road Gautier, Mississippi 39553

Mr. Teague,

The City of Gautier, Mayor and City Council has approved and scheduled a public hearing for Tuesday, March 4, 2014, 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 ext 318 or cell number (228) 219-7035.

Sincerely,

Joseph Belles
Code Enforcement Officer

PUBLIC NOTICE

Public Notice is hereby given by the Mayor and Members of the Gautier City Council that a public hearing will be held at 6:30 PM on March 4, 2014, in the Council Chambers of the Gautier Municipal Building, 3330 Highway 90, Gautier, Mississippi, for the purpose of receiving testimony as to why substandard building conditions should not be abated at the following described location:

That certain property listed on the Jackson County land rolls as belonging to Harrield A. & Teresa Ann Teague, being generally described as 5401 Carter Road, Gautier, MS, and more specifically described as PIDN #85298072.000, Lots 55 & 56, Fountainebleau Acres, AS RECORDED IN DEED BOOK 1218, PAGE 631, RECORD OF OFFICIAL PLATS ON FILE IN THE OFFICE OF THE CHANCERY CLERK OF JACKSON COUNTY, MISSISSIPPI.

Persons having an interest in said properties are hereby notified that in accordance with 21-19-11 of the Codes of Mississippi of 1972, as amended, the City may upon a finding of the existence of substandard and unsafe conditions, abate such conditions by demolition, the costs of which may be charged as a lien against such properties to be collected upon sale of the property or through civil proceedings.