

**CITY OF GAUTIER
MEMORANDUM**

To: Samantha Abell, City Manager
From: Joe Belles, Code Enforcement Officer
Through: Patty Huffman, Grants and Project Manager
Chandra Nicholson, Planning and Economic Development Director
Date: September 16, 2014
Subject: 2013 South Haven Drive Gautier, Mississippi 39553.
Lien/Council Order Request to Adjudicate Private Property Clean Up Costs.

REQUEST:

Pursuant to the Mississippi Codes Annotated, 1972 § Title 21, Chapter 19, Section 11, the private property identified below was cleaned to the satisfaction of the Planning and Economic Development Director.

Per the attached invoices from TRI-STAR Demolition Service, who was authorized to remove exterior trash, debris, vehicles, tires, perform routine property maintenance, and demolish the dilapidated and abandoned structure. The City of Gautier, incurred a cost of \$2,900.00 combined with a penalty fee of \$1,500.00 equals a sum of \$4,400.00.

Legal Description: PIDN 85105896.000
Lots 46 College Park South
Deed Book 989, page 26

Property Address: 2013 South Haven Road Gautier, Mississippi 39553

Owners of Record: Tyrone I & Jennifer D. Blackmon
Last Known Address: 2013 South Haven Road
Gautier, Mississippi 39553

BACKGROUND:

This property was approved for private property clean up during the City of Gautier, Council Meeting and Public Hearing held on August 19, 2014. After considering a citizens' and staff comment during the public hearing, the mayor and city council approved the recommendation of staff to clean up the private property after the statutory 10-day appeal period from the date of council action and adjournment (August 29, 2014). The property owner or any other interested party was given the opportunity to clean the property or at least contact the Code Enforcement office before the city proceeded with a private contractor to clean the property and demolish the structure. TRI-STAR Demolition Service started the authorized clean up and demolition of the structure on September 6, 2014, and completed the task on September 9, 2014, to the satisfaction of the Planning and Economic Development Department.

DISCUSSION:

Mississippi Statute provides procedures for municipalities to clean private property determined to be a menace to the municipal community thus:

The governing authority may by resolution adjudicate the actual cost of cleaning the property and may impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality.

(1) If the governing authority does not declare the cost and any penalty shall be collected as a civil debt, then the assessment above provided for shall be a lien against the property and may be enrolled in the office of the circuit clerk of the county as other judgments are enrolled, and the tax collector of the municipality shall, upon order of the board of governing authorities, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes.

(2) All decisions rendered under the provisions of this section may be appealed in the same manner as other appeals from municipal boards or courts are taken.

RECOMMENDATION:

The City of Gautier, Code Enforcement Officer be authorized to place a lien against the property in accordance with the attached ORDER and the provisions set forth pursuant of Mississippi Code Annotated, 1972 § 21-19-11, Cleaning and Clearing of Private Property.

ATTACHMENTS 6:

1. Council Decision Letter
2. Property tax document
3. Parcel information
4. Invoices
5. Photos
6. Revised Order Request

Mayor
Gordon F. Gallott

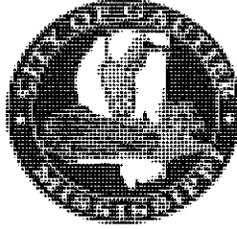
City of Gautier
Gautier, Mississippi

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



August 20, 2014

Property Owner(s) or
Any Interested Party
2013 South Haven Drive
Gautier, Mississippi 39553

COPY

POSTED 8-20-14
JB

Reference: Vacant Abandoned Property

To Whom It May Concern:

The City of Gautier, Mayor and City Council held a public hearing on August 20, 2014, pursuant to Mississippi Code Annotated 1972 § Title 21, Chapter 19, Section 11, concerning the above referenced property. After hearing, comments from local residents and staff the mayor and city council found the above referenced property to be in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community.

Based on the decision of the governing authority, if the owner or any other interested party does not do so by September 2, 2014, the city shall proceed to clean the land by the use of municipal workers or by contract. The scope of the work may include cutting grass and weeds, filling cisterns, removing rubbish, dilapidated fences, outside toilets, dilapidated building, personal property, debris, and draining cesspools/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. 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.

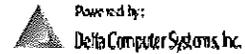
Again, you have until September 2, 2014, to clean the property as specified above and save yourself any additional expenses associated with this abatement process. You also have the right to appeal in the same manner as other appeals from municipal decisions.

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

Joseph Belles
Code Enforcement Officer



The Server will be unavailable Saturday, July 26, 2014 from 11:00 P.M. CDT until Sunday July 27, 2014 at 12:00 P.M. CDT for routine maintenance.

We apologize for any inconvenience this may cause

Property Link

JACKSON COUNTY, MS

Current Date 7/23/2014

Tax Year 2013
Records Last Updated 7/22/2014

PROPERTY DETAIL

OWNER BLACKMON TYRONE I & JENNIFER D
2013 SOUTH HAVEN RD
GAUTIER MS 39553

ACRES : **NA**
LAND VALUE : 4510
IMPROVEMENTS : 14630
TOTAL VALUE: 19140
ASSESSED : 2872

PARCEL 85105896.000
ADDRESS 2013 SOUTH HAVEN

TAX INFORMATION

YEAR 2013	TAX DUE	PAID	BALANCE
COUNTY	147.53	147.53	0.00
CITY	99.20	99.20	0.00
SCHOOL	133.23	133.23	0.00
TOTAL	379.96	379.96	0.00

To Pay Online, WWW.MSISTOP.COM

LAST PAYMENT DATE 1 / 22 / 2014

MISCELLANEOUS INFORMATION

EXEMPT CODE LEGAL LOT 46 COLLEGE PARK SOUTH
HOMESTEAD CODE None DB 989-26 (33 Map871.01-03)
TAX DISTRICT 3840
PPIN 067246
SECTION 01
TOWNSHIP 8S
RANGE 7W

Book **Page**

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year Sold To Redeemed Date/By
NO TAX SALES FOUND

[Back](#)

Jackson County Dashboard

Powered by

Parcel Search Tool

Features Selected: 1

Parcel Information

PIDN: 85105896.000
GISP: 871.01-03-0033.00

Owner Information

Name: BLACKMON TYRONE I & JENNIFER D Percent of Ownership: 100
Name2:
Mailing Address: 2013 SOUTH HAVEN RD Physical Address: 2013 SOUTH HAVEN RD GAUTIER
GAUTIER MS 39553

Land Information

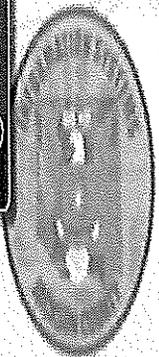
Section, Township, Range: 01 8S 7W Acreage: .00
Street Name: SOUTH HAVEN RD

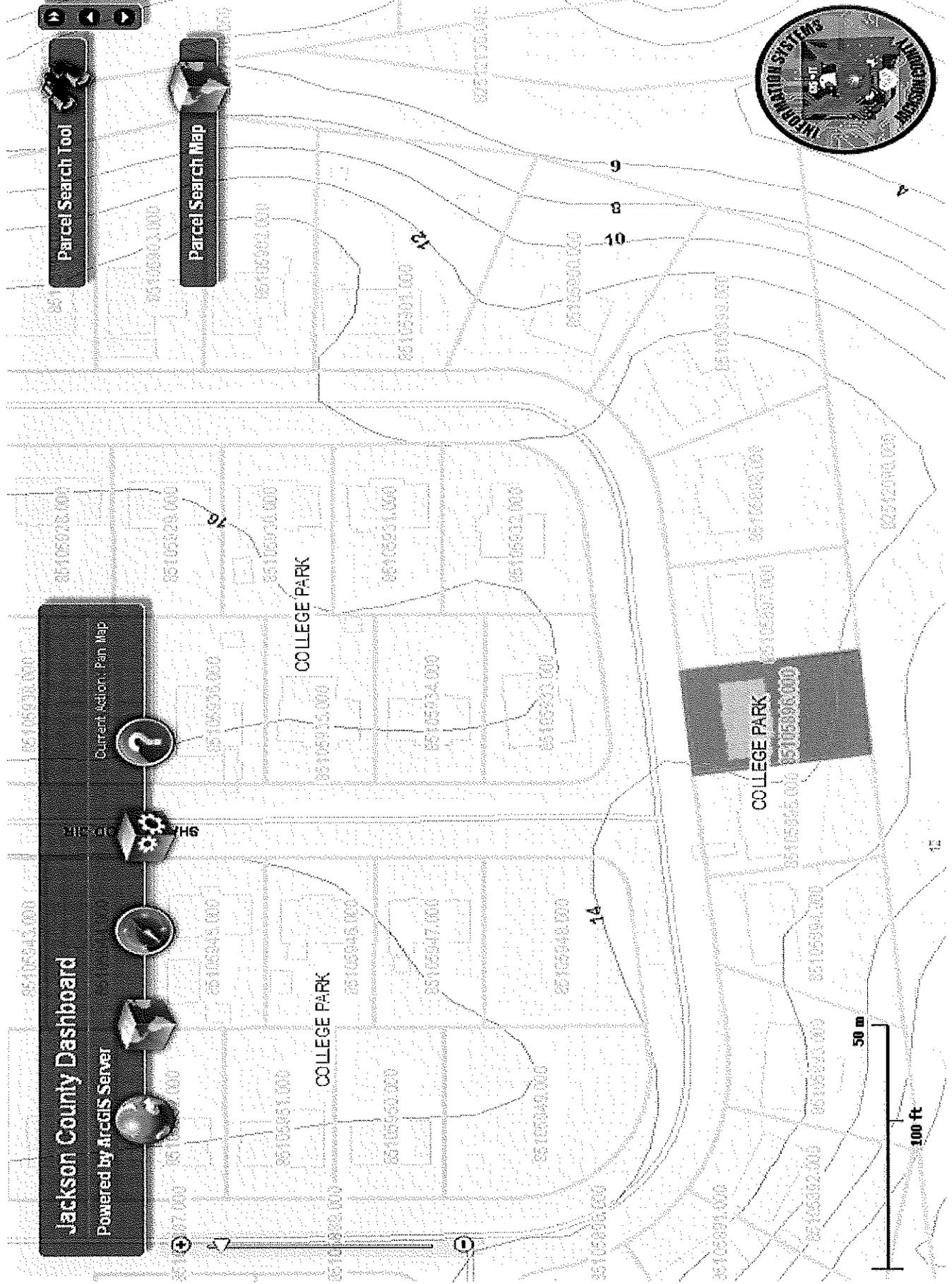
Value and Tax Information

Total Assessed Value: 2872 Total Appraised Value: 19140
Improvement Value: 14630 Land Value: 4510
Tax Amount: 379 SQ. FT: 1326 Year Built: 1970

Legal Description

Description: LOT 46 COLLEGE PARK SOUTH DB 989-26 (33 Map871.01-03)





TRI-STAR



DEMOLITION SERVICE

228-219-6995

Date 09/10/2014	09102014-01
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BILL TO:
City of Gautier
3330 HWY 90
Gautier, MS 39553

Please Remit:
 Tri-Star Demolition
 3736 Baywood Drive
 Moss Point, MS 39563
 228-219-6995

Service Location:
 2013 So. Haven St
 Gautier, MS 39553

Phone Number: Joe Belles-Code Enforcement Officer 228-219-7035	Project Demolition of House and slab
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Service Date	Item	Description	Amount
09/08/2014-09/09/2014	• Demolition of house, slab and clean lot		\$2,900.00

DELIVERY FEE	
TAX RATE	
SUBTOTAL	\$2,900.00
TOTAL	\$2,900.00

Tri-Star Demolition is licensed and insured with the City of Gautier has completed the following as of 09/09/2014:

- Demoed existing house, slab and haul debris to proper landfill
- All salvage to become property of Tri-Star (windows, cooper wiring etc.)
- Contractor will secure the necessary permits
- Call utility companies for utility cutbacks

Joe Belles

9/10/14

Client's Signature

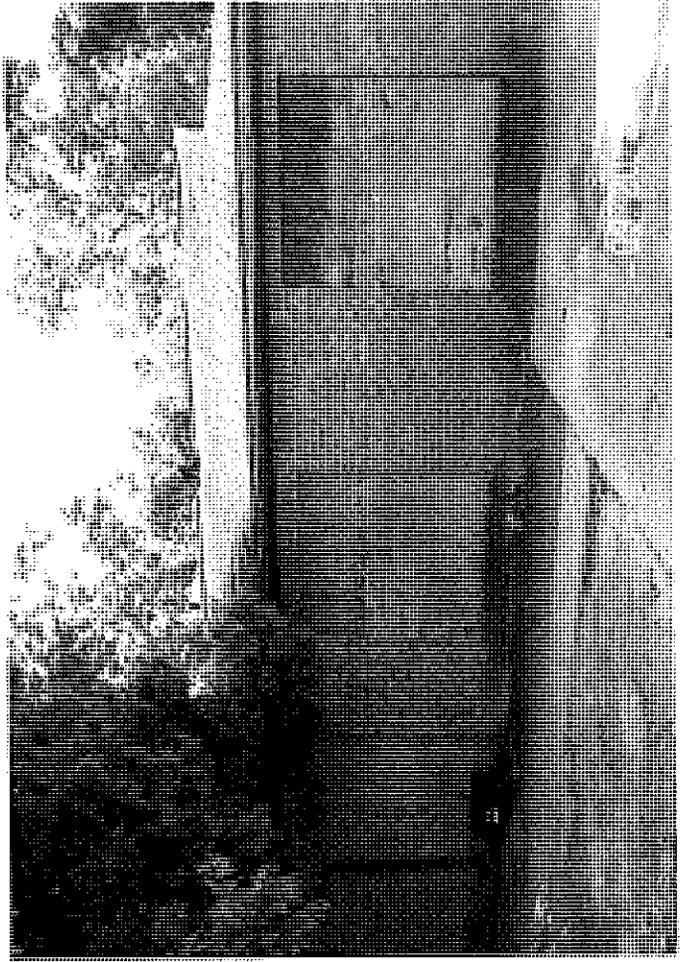
Date

THANK YOU FOR
YOUR BUSINESS!

[Signature]
 Tri-Star Roll Demolition Service, LLC

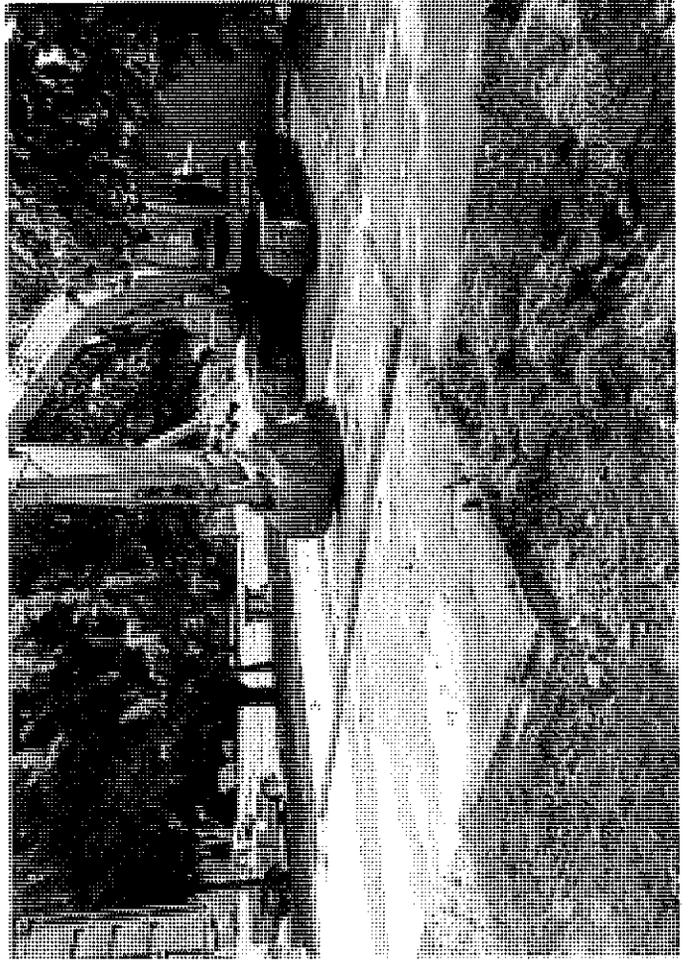
SEP 10, 2014
 Date

BACK OF HOME



FRONT HOME

CLEARED LOT



BEFORE SLAB REMOVAL

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

ORDER NUMBER 000-2014

AN ORDER DIRECTING THE PLACEMENT OF A LIEN ON PROPERTY LOCATED AT 2013 SOUTH HAVEN DRIVE GAUTIER, MS 39553 FOR FEES AND CHARGES INCURRED BY THE CITY OF GAUTIER TO ABATE THE UNSAFE CONDITIONS OF ABANDONED AND DILAPIDATED STRUCTURES

WHEREAS, the City of Gautier, in accordance with procedures established under 21-19-11 of the Codes of Mississippi of 1972, as amended, incurred expenses in the amount of \$2,900.00 for the (demolition and removal of a derelict residential structures, considered a menace to the public health, safety, and welfare of the community) located at 2013 South Haven Drive, in the City of Gautier, Jackson County, Mississippi; and

WHEREAS, the City of Gautier is entitled to administrative fee of \$1,500.00.

NOW THEREFORE, IT IS HEREBY ORDERED by the Mayor and Council of the City of Gautier, Mississippi that a lien in the amount of \$4,400.00 is hereby placed on the following described property at 2013 South Haven Drive, Gautier, Mississippi.

That certain property listed on the Jackson County land rolls as Lot 46 College Park South S/D Deed Book 989 page 26 (33 Map871.01-03)

Name and Address:

**Tyrone I & Jennifer D Blackmon
2013 South Haven Drive
Gautier, Mississippi 39553**

Parcel Identification Number 85105896.000

IT IS FURTHER ORDERED that said lien shall be a lien against the property and enrolled in the office of the tax collector of the municipality, who shall upon order of the board of governing authorities proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes, following passage of this order and the filing of said lien; or by other means as determined by the Mayor and Council to be to be necessary in order to protect the well-being of the City of Gautier.

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

Motion was made by _____, seconded by _____ and the following vote was recorded:

AYES:

NAYS:

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 September 16, 2014.