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 8, 2014

Subject: 8105 Exchange Street 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, and perform routine property maintenance as previously approved by Mississippi Department of Environmental Quality utilizing the Solid Waste Assistance Grant ($875.00). In addition, TRI-STAR was authorized to demolish the abandoned and dilapidated structure and remove all demolition debris ($2,100.00). The City of Gautier, incurred a cost of $2,975.00 combined with a penalty fee of $1,500.00 equals a sum of $4,475.00.

Legal Description: PIDN 85440602.000
Lots 2 Hickory Hill Estate S/D
Deed Book 1639, page 75

Property Address: 8105 Exchange Street Gautier Mississippi 39553

Owners of Record: Mr. Bobby Joe Odom
Last Known Address: 8605 Exchange Street
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 5, 2014. After considering staff comments 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 executor or any other interested party was given the opportunity to clean the property before the city proceeded with a 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 2, 2014, and completed the task on September 3, 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 T. Gollott

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

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

COPY

Posted August 7, 2014
JB

August 6, 2014

Property Owner or
Possible Heirs
8105 Exchange Street
Gautier, Mississippi 39553

Reference: 8105 Exchange Street Drive Gautier, Mississippi 39553

To Whom It May Concern:

The City of Gautier, Mayor and City Council held a public hearing on August 5, 2014 pursuant to Mississippi Code Annotated 1972 § Title 21, Chapter 19, Section 11, concerning the above referenced property. After hearing, comments from staff the mayor and city council found the above referenced property to be in such a state of uncleanliness 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 does not do so by August 31, 2014, the city shall proceed to clean the land by the use of municipal workers or by contract. The scope of the work will be the demolition on the abandoned and dilapidated primary structure and may include cutting grass, weeds, removing rubbish, dilapidated fences, other dilapidated building, personal property, debris, 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. 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 August 31, 2014, to clean the property as specified above, save any additional expenses associated with this abatement, and clean up of private property. 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
Code Enforcement Officer

Jackson County Mississippi

Powered by: Delta Computer Systems Inc.

Property Link

JACKSON COUNTY, MS

Current Date **6/12/2014**

Tax Year 2013
Records Last Updated **6/11/2014**

PROPERTY DETAIL

OWNER	ODOM BOBBY JOE 8105 EXCHANGE ST GAUTIER MS 39553	**ACRES :** **NA**	
		LAND VALUE :	8620
		IMPROVEMENTS :	24940
		TOTAL VALUE:	33560
		ASSESSED :	3356
PARCEL	85440602.000		
ADDRESS	8105 EXCHANGE		

TAX INFORMATION

YEAR 2013	**TAX DUE**	**PAID**	**BALANCE**
COUNTY	103.39	0.00	108.56
CITY	115.92	0.00	121.72
SCHOOL	86.68	0.00	91.01
TOTAL	305.99	0.00	321.29 **5% Penalty**

To Pay Online, WWW.MS1STOP.COM

LAST PAYMENT DATE **NA**

TAXES DELINQUENT PRIOR YEAR

MISCELLANEOUS INFORMATION

EXEMPT CODE		**LEGAL**	LOT 2 HICKORY HILL EST S/D
HOMESTEAD CODE	REG		UNIT #7 PB 11-22&23 DB 1639-75
TAX DISTRICT	5840		(267 Map771.01-03)
PPIN	069150		
SECTION	12		
TOWNSHIP	7S		
RANGE	7W		

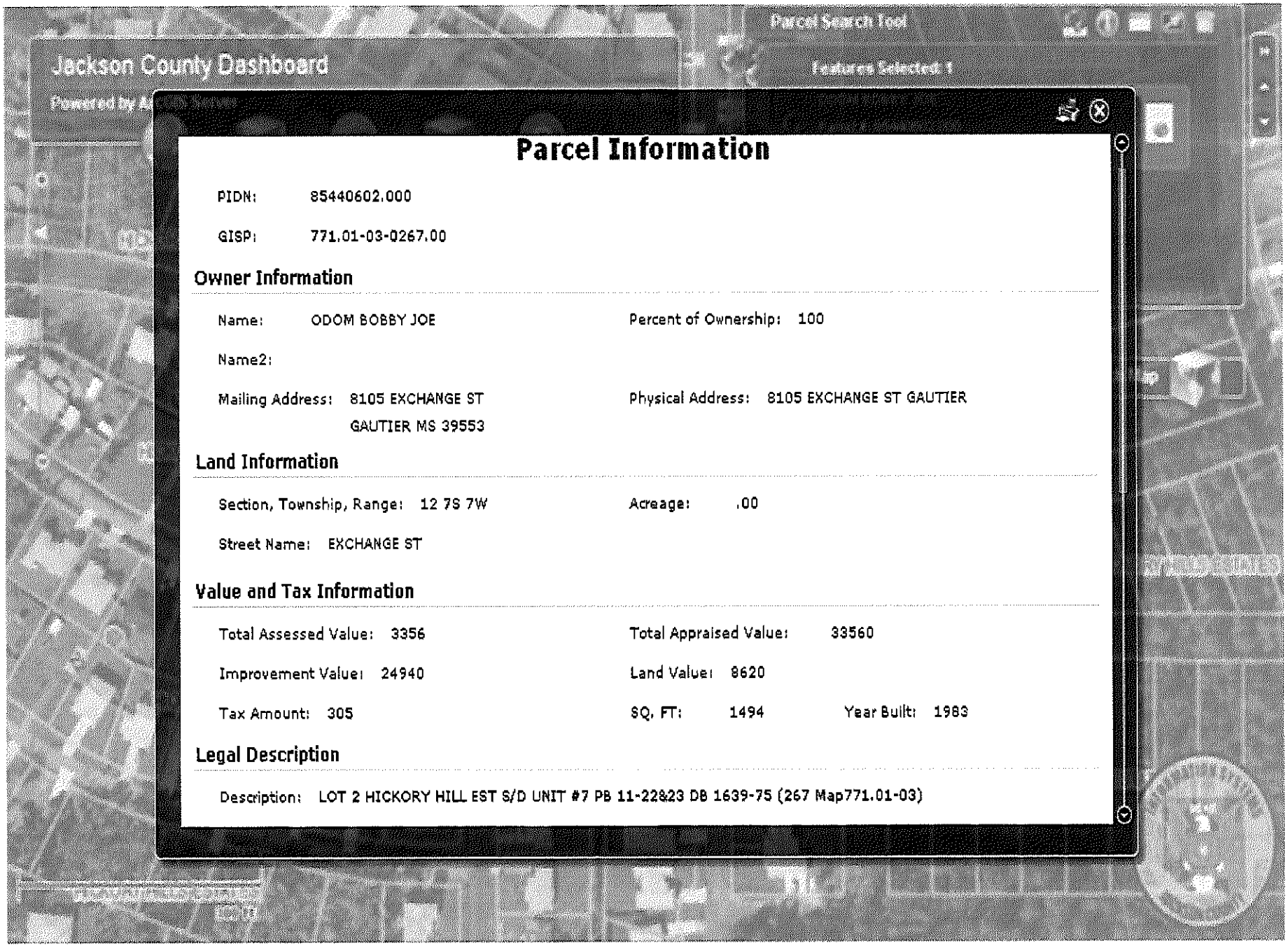
Book **Page**

PURCHASE COUNTY TAX SALE FILES

TAX SALES HISTORY, FOR UNPAID TAXES

Year	**Sold To**	**Redeemed Date/By**
2012	S & S PROPERTIES, LLC	NOT REDEEMED
2011	HENRY CORNELIUS EDWARDS	NOT REDEEMED
2010	STATE OF MISSISSIPPI	2/ 2/2012 BOBBY ODOM
2009	B.S. CONSTRUCTION	10/27/2010 PILGER TITLE CO
2005	AZURE INVESTMENTS LLC	2/12/2007 AMERICAN GENERAL FINANCIAL
2004	ETC FBO KATHIE BARTHOLOMEW IRA42	2/12/2007 AMERICAN GENERAL FINANCIAL

Back



Parcel Information

PIDN: 85440602.000

GISP: 771.01-03-0267.00

Owner Information

Name: ODOM BOBBY JOE

Percent of Ownership: 100

Name2:

Mailing Address: 8105 EXCHANGE ST
GAUTIER MS 39553

Physical Address: 8105 EXCHANGE ST GAUTIER

Land Information

Section, Township, Range: 12 7S 7W

Acreage: .00

Street Name: EXCHANGE ST

Value and Tax Information

Total Assessed Value: 3356

Total Appraised Value: 33560

Improvement Value: 24940

Land Value: 8620

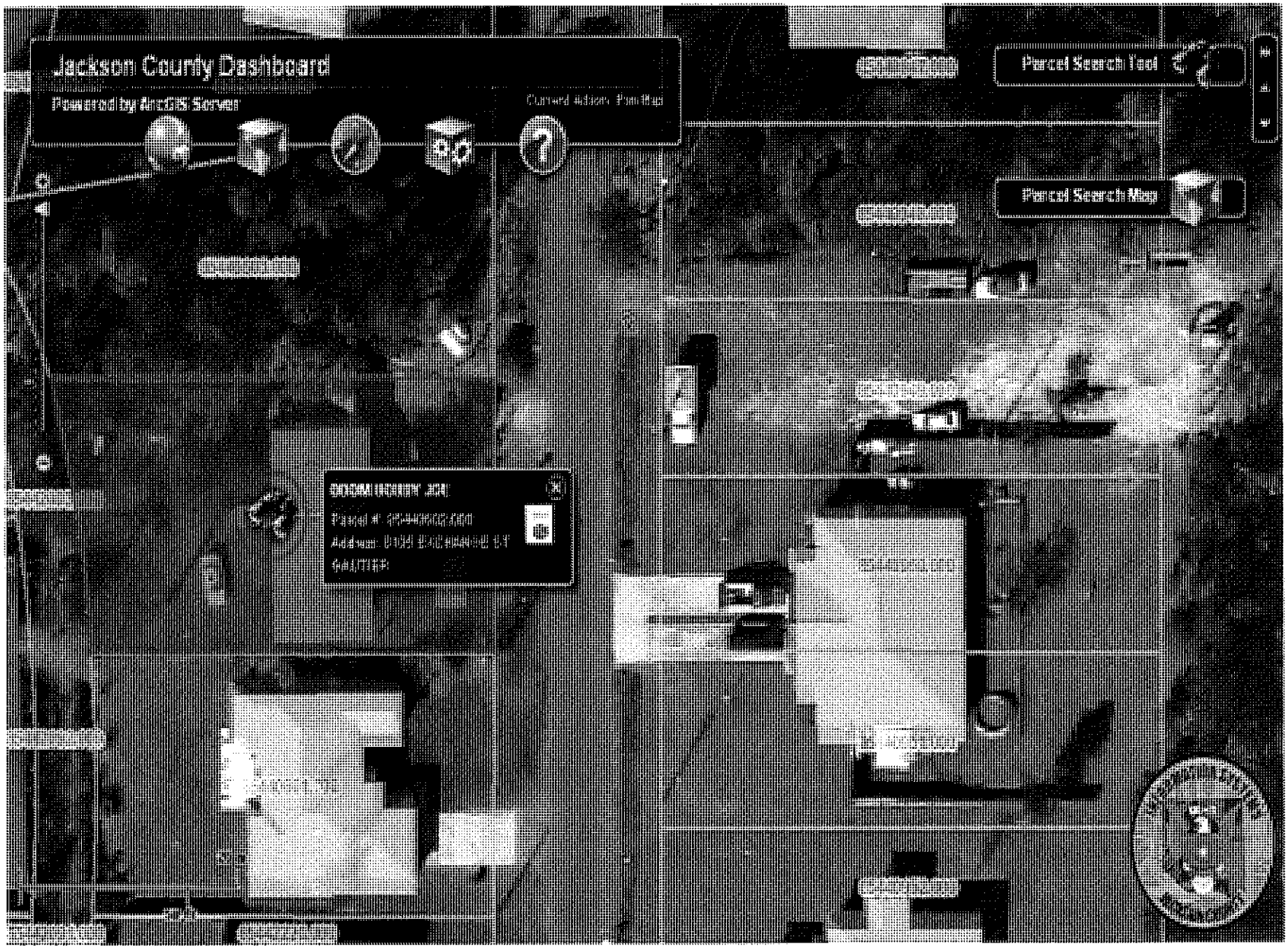
Tax Amount: 305

SQ. FT: 1494

Year Built: 1983

Legal Description

Description: LOT 2 HICKORY HILL EST S/D UNIT #7 PB 11-22&23 DB 1639-75 (267 Map771.01-03)


Jackson County Dashboard
Powered by ArcGIS Server
Parcel Search Tool
Parcel Search Map

Demolition Contract

TRI-STAR

★★★

DEMOLITION SERVICE

228-219-6995

Date	6/16/2014

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:

8105 Exchange St
Gautier, MS 39553

Phone Number:	Project
Joe Belles-Code Enforcement Officer 228-219-7035	Demolition of House

Service Date	Item	Description	Amount
Upon notice to proceed	• Demolition of house and clean lot complete		$2,975.00
		DELIVERY FEE	
		TAX RATE	
		SUBTOTAL	$2,975.00
		TOTAL Base price	**$2,975.00**

Tri-Star Demolition is licensed and insured with the City of Gautier and hereby agrees to Demolish House, remove debris as follows:

- Demo existing house and haul debris to proper landfill
- Clean lot complete
- All salvage to become property of Tri-Star (car, trailer, windows cooper wiring etc.)
- ***If salvage is removed prior to contract being awarded add $500.00 to base price***
- Contractor will secure the necessary permits
- Call utility companies for utility cutbacks

Joseph Belles 9/04/14 completed demo.

Client's Signature **Date**

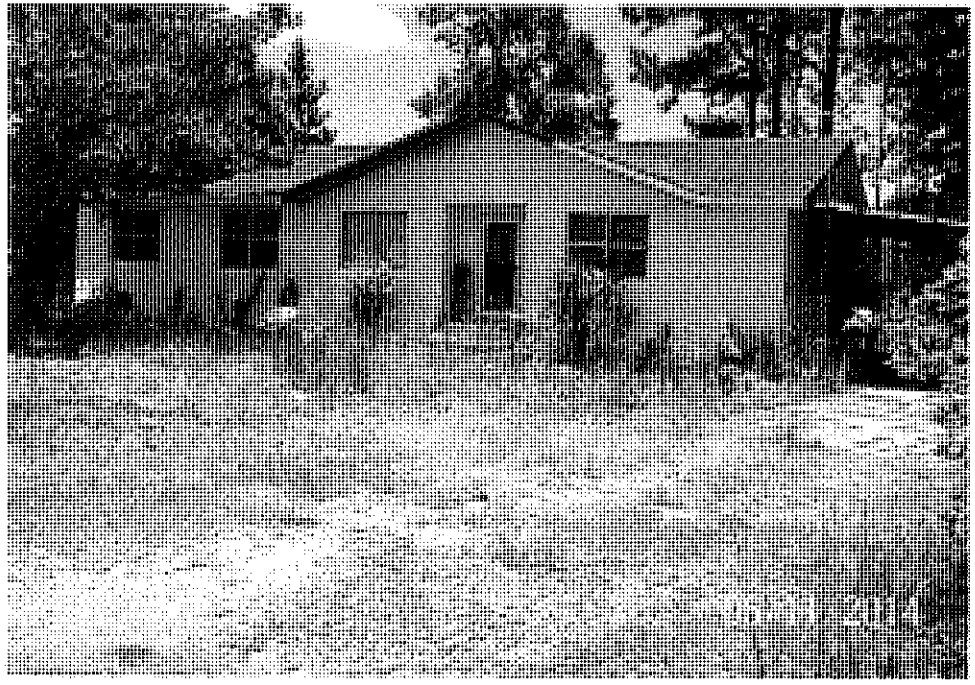
THANK YOU FOR YOUR BUSINESS!

6/16/14

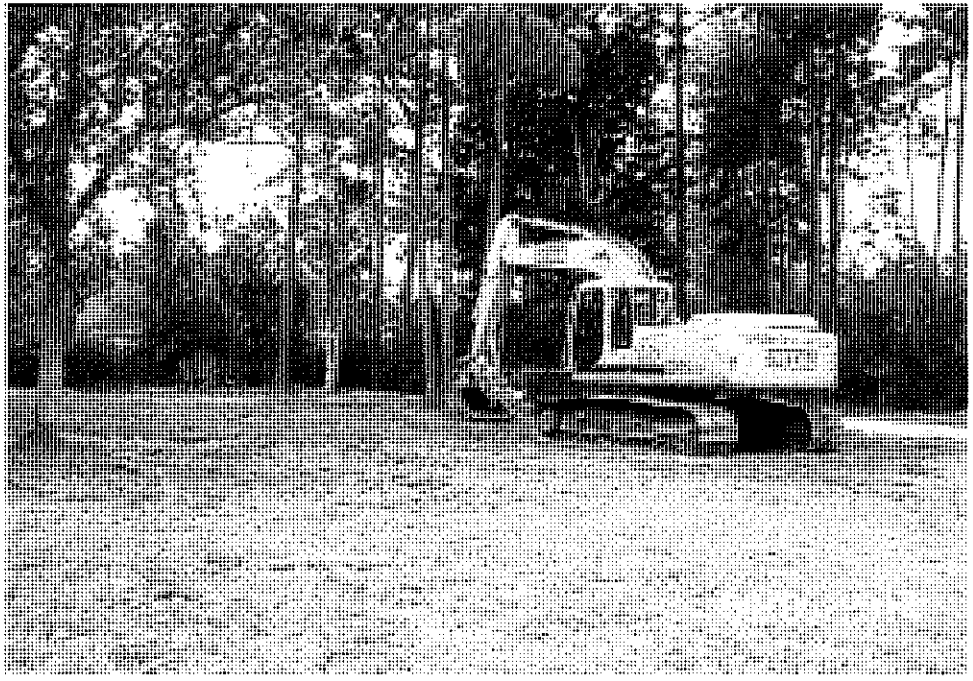
Tri-Star Roll Demolition Service, LLC **Date**

BEFORE

AFTER



BEFORE



AFTER

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 8105 EXCHANGE STREET 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 $2,875.00 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 8105 Exchange Street, 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 $4,475.00 is hereby placed on the following described property at 8105 Exchange Street, Gautier, Mississippi.

That certain property listed on the Jackson County land rolls as Lot 2 Hickory Hills Estate S/D Unit #7 PB 11-22 & 23 Deed Book 1639 page 75 (267 Map771.01-03)

Name and Address:

Bobby Joe Odom (deceased)
8105 Exchange Street
Gautier, Mississippi 39553

Parcel Identification Number 85440602.000

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.