



BOARD OF ALDERMEN REGULAR MEETING

April 16, 2024

6:00 PM

Board Room • 119 W 8th Ave, Petal MS

MINUTES

CALL TO ORDER

Roll Call, Invocation, Pledge of Allegiance

PRESENT

Mayor Tony Ducker
Alderman Drew Brickson
Alderman Craig Bullock
Alderman Mike Lott
Alderman Blake Nobles
Alderman Gerald Steele
Alderman Craig Strickland
Alderwoman Kim Stringer

Invocation was offered by Blake Nobles

Pledge of Allegiance was recited.

ADOPT AGENDA

Motion made by Alderman Nobles, Seconded by Alderwoman Stringer.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

CONSENT AGENDA

- Minutes of Regular Meeting April 2, 2024
- Privilege License Report March 2024
- Revenue & Expenditures March 2024
- Proof of Publication
 - Final Payment - W 7th Water Upgrades

Motion to approve the Consent Agenda made by Alderman Bullock, Seconded by Alderman Nobles.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

PUBLIC COMMENT

Jamie Steele addressed the board regarding 106 Stevens St. Mrs. Steele provided handout that she requested be added as an exhibit to the minutes.

Exhibit "A"

Steele Handout

Eunice Boone addressed the board regarding sewer charges at 53 Trailwood Circle.

Alderman Brickson makes a motion to put Mrs. Boone on hardship agreement for \$100.00 per month.

Motion made by Alderman Brickson, Seconded by Alderman Steele.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

Andre Heath addressed the board with gratitude to the board, thanking them for what they do.

PROCLAMATIONS & RESOLUTIONS

Presentation of State House Resolutions from Rep. Larry Byrd and Speaker Jason White congratulating Eagle Scouts Logan Aaron Butler, Hayden Charles Morgan, Parker A Howard.

Motion made by Alderman Bullock, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

BIDS — QUOTES

OLD BUSINESS

GENERAL BUSINESS

Request to adopt order hiring Cody West as Recruit Firefighter at a rate of \$11.7521 per hour effective April 18, 2024. (Asst. Chief Sims)

ORDER

Whereas the Mayor and Board of Aldermen
Of the City of Petal deem it necessary to
Hire a fulltime firefighter

It is hereby ordered that Cody West be
Hired as Recruit Firefighter at a rate of
\$11.7521 per hour effective April 18, 2024

So ordered this the 16th day of April 2024

Motion made by Alderman Steele, Seconded by Alderman Strickland.
Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Mayor Ducker administered the Oath.

Request to authorize the mayor to execute the Establishment of Just Compensation offers for the Matthews Branch Sidewalk project as follows:

\$10,170.00 Parcels 2 & 3
\$46,400.00 Parcel 4
\$1,870.00 Parcel 4x
\$7,705.00 Parcel 7
\$635.00 Parcel 7x-A&B
\$2,360.00 Parcel 19
\$225.00 Parcel 5x
\$2,915.00 Parcel 5
\$100.00 Parcel 6x
\$530.00 Parcel 6
\$185.00 Parcel 8x
\$2,670.00 Parcel 8
\$165.00 Parcel 9x
\$1050.00 Parcel 9
\$150.00 Parcel 20

Motion made by Alderman Brickson, Seconded by Alderman Nobles.
Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Request to accept the plans and specifications for 2024 Street Overlay and advertise for bids. (City Clerk)

Motion made by Alderman Nobles, Seconded by Alderman Strickland.
Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Request to pay Estimate #1 in the amount of \$54,862.50 to Stephens TPS, Inc. for Interior Tank Painting of Fairchild Standpipe. (City Clerk)

Motion made by Alderman Steele, Seconded by Alderman Nobles.
Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,

Alderman Strickland, Alderwoman Stringer

Request to set a hearing date of May 28, 2024 at 6:00 p.m. for property located at 937 Hwy 11. (A Heath)

Motion made by Alderman Brickson, Seconded by Alderman Bullock.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

Request to advertise for and make final payment in the amount of \$62,248.97 to Sports Contractors Unlimited, LLC for Infield Turf. (City Clerk)

Motion made by Alderman Nobles, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

Request to sponsor the 2024 Law Enforcement Special Olympics Torch Run at a cost of \$400.00.

Motion made by Alderman Steele, Seconded by Alderman Lott.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

Request to contract with Atlas Right of Way for right of way acquisition related to Castlewoods Sewer Improvements. (City Clerk)

Motion made by Alderman Brickson, Seconded by Alderman Strickland.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

Request to purchase ad in Petal Life Magazine at a cost of \$550.00.

Motion made by Alderman Bullock, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

Request to accept the Retirement of Chief Joe Hendry

Motion made by Alderman Nobles, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

SEMINARS & TRAVEL

Request for Amy Heath to attend 2024 COAA Annual Education Conference in Orange Beach, AL on May 1-2, 2024. Total cost: \$118.00

Motion by Alderman Nobles, Seconded by Alderman Bullock.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

ORDERS & ORDINANCES

Request to adopt order increasing the rate of pay for Mark Hicks to \$15.00 per hour effective April 17, 2024. (Chief Hiatt)

Order

Whereas the Mayor and Board of Aldermen of
The City of Petal deem it necessary to raise
The rate of pay for Mark Hicks

It is hereby ordered that Mark Hicks
Be raised to \$15.00 per hour effective
April 17, 2024.

So ordered this the 16th day of April 2024.

Motion made by Alderman Bullock, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman Strickland, Alderwoman Stringer

Request to adopt order promoting Shalane Davidson to 2nd Class Dispatcher at a rate of \$16.21 per hour effective April 17, 2024. (Chief Hiatt)

Order

Whereas the Mayor and Board of Aldermen
Of the City of Petal deem it necessary to
Promote Shalane Davidson

It is hereby ordered that Shalane Davidson
Be promoted to 2nd Class Dispatcher at a
Rate of \$16.21 per hour effective
April 17, 2024

So Ordered this the 16th day of April 2024

Motion made by Alderman Strickland, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Request to adopt orders adjusting pay scale for 2nd, 3rd, and 4th Class Police Officers and 2nd, 3rd Class and Recruit Dispatchers. (Chief Hiatt)

Exhibit "B"

Order

Motion made by Alderman Steele, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Request to adjust services billed to 330 Baker St as follows due to a leak.

Water - \$233.00

Late - \$43.54

Motion by Alderman Bullock, Seconded by Alderman Strickland.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Request to review ordinance amending Sec. 34-96 of the City of Petal Code of Ordinances in relation to fees for sewer disconnects and amending sections to require cut off valves on new construction outside the city's water district.

Motion made by Alderman Bullock, Seconded by Alderman Brickson.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

MAYOR'S REPORT

Kudos to Valerie for her help with the 50th Anniversary Celebrations. Valerie will be leaving her role as head of the Chamber on July 31, 2024.

CONSIDERATION OF COMMITTEE, COMMISSION AND BOARD MATTERS

LEGAL

Request to clear the room to determine the need for executive session.

Motion made by Alderman Bullock, Seconded by Alderwoman Stringer.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Request to enter into executive session for a personnel issue.

Motion made by Alderman Bullock, Seconded by Alderwoman Stringer.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

Adjourn executive session.

Motion made by Alderman Bullock, Seconded by Alderwoman Stringer.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele,
Alderman Strickland, Alderwoman Stringer

No official action was taken in Executive Session.


ADJOURN

Motion made by Alderman Steele, Seconded by Alderman Bullock.

Voting Yea: Alderman Brickson, Alderman Bullock, Alderman Lott, Alderman Nobles, Alderman Steele, Alderman
Strickland, Alderwoman Stringer



Mayor Tony Ducker



Melissa Martin, City Clerk

Work Session to follow. Topics discussed:

Local Impact Analytics

Paving Projects

Good evening. I am here tonight to ask the board to please enforce our city ordinance... make this situation with 106 Stevens St right.

It is clear that this board based its most recent decision to allow a building permit on a fraudulent appraisal. I am not confusing the language of the appraisals. I am quoting the exact language used and have provided you with copies of the referenced appraisals. I would also ask that these are added to the meeting minutes tonight. The appraiser asserts that the property went up in value by \$50000 in just a matter of weeks while absolutely no work was done. Work started on January 6, 2022. You allowed and I believe encouraged the property owner of 106 Stevens St to continuously manipulate the numbers so an unsafe building could be rebuilt. The initial appraisal turned in which stated the cash value was \$35000 compared to the building permit request of \$50000 equated substantial improvement. The end. Why is it so difficult to enforce city ordinances?

On the same note and as previously stated ordinance 9.36 has been ignored from the very beginning of this process and clearly applies to this situation. The building has been vacant since 2017 well over a year and should be made to conform with current code. You each received an email on March 2, 2022 very early on into this process that informed you of this applicable code but the city has chosen to and continues to ignore it and not enforce it.

Your decisions and your apathy have consequences. The property next to my house is a fire hazard. The fact that a c2 property can be a restaurant or a bakery where food is being cooked constantly just increases the potential for a fire disaster. Aside from the necessary buffer zone of 20 feet that should be provided, the current fence that stands between my house and the structure at 106 Stevens St is dilapidated and falling over. The property owner of 106 should be made to provide adequate fencing as well as an adequate buffer zone upon building at this location which is clearly outlined in our city ordinances.

I believe my children's speech was very misunderstood during the last meeting. They were actually saying how we know this board is composed of people with integrity that's why we have been so shocked and disappointed by your actions. How my concerns have been ignored, how the board refuses to enforce ordinances, how my family has been disregarded... that is what is shameful in this situation. I can assure you I am not ashamed of my actions or that of my family's.

All we are asking is that the rules be followed for our protection and for the protection of all future Petal residents. Please stop viewing me as an alderman's wife with some kind of pecuniary motivation here. My only motivation is as a mother protecting my children. I should not lose my rights as a citizen because my husband is an elected official and that is exactly what seems to have happened here. Please do the right thing, enforce the ordinances you were elected to enforce. Protect the residents of Petal including my family.

- And I ask you
- What are you planning to do to ensure the safety of my family in this situation?
- Do building plans include a 20 foot buffer zone?
- Do the building plans include new adequate fencing?

James K. Cox, Jr., Appraiser

MEMPHIS (241-F) 3-106
James K. Cox, Jr., Appraiser
1001 Poplar Ave

Requester: JAMIE STEELE
Map: 2024-01-10
Appraisal: 2024-01-10
City: MEMPHIS (241-F) 3-106
County: DEKALB
Address: 106 STEVENS ST
City: MEMPHIS, TN 38103

Subject: 2024-01-10
Appraisal: 2024-01-10
City: MEMPHIS (241-F) 3-106
County: DEKALB
Address: 106 STEVENS ST
City: MEMPHIS, TN 38103

Requester: JAMIE STEELE
Map: 2024-01-10
Appraisal: 2024-01-10
City: MEMPHIS (241-F) 3-106
County: DEKALB
Address: 106 STEVENS ST
City: MEMPHIS, TN 38103

Requester: JAMIE STEELE
Map: 2024-01-10
Appraisal: 2024-01-10
City: MEMPHIS (241-F) 3-106
County: DEKALB
Address: 106 STEVENS ST
City: MEMPHIS, TN 38103

Requester: JAMIE STEELE
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James K. Cox, Jr., Appraiser

3210 Oak Grove Road - P. O. Box 15566
Huntsburg, MS 39504
(601) 264-3118

February 29, 2024

Mr. Seth M. Hunter
DUKES, DUKES, & HUNTER
226 N. Pine Street
Hattiesburg, MS 39403

RE: Appraisal of commercial land & improvements situated at 106 Stevens, Petal, MS (legal attached).

Dear Mr. Hunter:

In compliance with your request, I have inspected and appraised the above captioned property in order to estimate the Market Value as of January 7, 2022.

"Market Value" is defined in the Uniform Standards of Professional Appraisal Practice (hereinafter referred to as USPAP) and adopted by the Appraisal Standards Board of the Appraisal Foundation as:

The most probable price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

It is the Appraiser's professional conclusion, based on market data, logical analysis, and judgment, that the estimated Market Value of the subject, as of January 07, 2022 is \$85,000.00.

STATE CERTIFIED
GENERAL REAL ESTATE
APPRAISER, GA 331

CORRELATION OF FINAL VALUE

An estimate of value of the subject property was obtained through the examination of all three approaches involved in the appraisal process. The approaches to value, as mentioned, are interdependent to a degree upon each other, and the data and conclusions obtained through the analysis in one approach were often used in the application of the other two approaches.

Although documented with actual facts, considerable judgment was necessary in order to arrive at an indication of value.

The value indications from each approach are as follows:

THE MARKET DATA APPROACH (Land Only)	\$ 76,400.00
THE MARKET DATA APPROACH (Improved)	\$ 86,400.00
THE INCOME APPROACH	\$ 73,600.00
THE COST APPROACH	\$ N/A
FINAL VALUE ESTIMATE	\$ 85,000.00**

**AS NOTED THIS APPRAISAL IS BEING MADE OF THE SUBJECT IN ITS "AS IS" CONDITION ON DATE OF VALUATION WHICH IS 01/07/2022.

CITY OF PETAL
MINUTE BOOK 99
EXHIBIT "A"

460

ORDER

WHEREAS, THE Mayor and Board of Aldermen of the City of Petal, Mississippi do hereby deem it necessary to increase the pay scale for the Police Department.

IT IS HEREBY ordered that the new pay scale for the Police Department employees shall read as follow:

POLICE CHIEF	\$69,000.00
ASST. CHIEF	\$62,000.00
CAPTAIN	\$56,000.00
LIEUTENANT	\$25.00 PER HOUR (80) \$52,000.00
DETECTIVE SERGEANT	\$22.60 PER HOUR (80) \$47,000.00
PATROL SERGEANT	\$21.52 PER HOUR (84) \$47,000.00
PATROLMAN 1 ST CLASS	\$19.23 PER HOUR \$42,000.00
PATROLMAN 2 ND CLASS	\$18.40 PER HOUR \$40,183.30
PATROLMAN 3 RD CLASS	\$17.91 PER HOUR \$39,101.80
PATROLMAN 4 TH CLASS	\$17.41 PER HOUR \$38,020.30
MOTOR OFFICERS	\$20.68 PER HOUR (80) \$43,000.00
PART TIME OFFICER	\$14.00 PER HOUR

IT IS FURTHER ordered that this pay scale shall become effective April 17, 2024.

SO, ORDERED by the Mayor and Board of Aldermen of the City of Petal, Mississippi on this the 16th day of April 2024.

ORDER

WHEREAS, THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PETAL DEEM IT NECESSARY TO RAISE THE PAY SCALE FOR DISPATCHERS IN THE POLICE DEPARTMENT

IT IS HEREBY ORDERED THAT THE PAY SCALE FOR DISPATCHERS IS AS FOLLOWS:

TAC OFFICER	\$17.41 PER HOUR (\$36,196.80)
1 ST CLASS DISPATCHER	\$16.93 PER HOUR (\$35,196.80)
2 ND CLASS DISPATCHER	\$16.22 PER HOUR (\$33,720.00)
3 RD CLASS DISPATCHER	\$15.76 PER HOUR (\$32,763.20)
RECRUIT	\$14.97 PER HOUR (\$31,120.00)
PART TIME DISPATCHER	\$13.00 PER HOUR

IT IS FURTHER ORDERED THAT THIS PAY SCALE TAKE EFFECT ON APRIL 17, 2024

SO ORDERED THIS THE 16TH DAY OF APRIL 2024

THIS

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