

**SPECIAL MEETING OF THE CITY COUNCIL  
MONDAY, NOVEMBER 24, 2014, 4:00 P.M.**

**BE IT REMEMBERED** that a Special Meeting of the City Council of Jackson, Mississippi, was convened in the Council Chambers in City Hall at 4:00 p.m. on November 24, 2014, being the fourth Monday of said month, when and where the following things were had and done to wit:

Present: Council Members: De'Keither Stamps, President, Ward 4; Melvin Priester, Jr., Vice-President, Ward 2; Charles H. Tillman, Ward 5; Tyrone Hendrix, Ward 6 and Margaret Barrett-Simon, Ward 7. Directors: Tony Yarber, Mayor; Kristi Moore, City Clerk; Angela Harris, Deputy City Clerk; Allice Lattimore, Deputy City Clerk and Monica Joiner, City Attorney.

Absent: Council Members: LaRita Cooper-Stokes, Ward 3.

\*\*\*\*\*

The meeting was called to order by **President De'Keither Stamps**.

\*\*\*\*\*

**ORDER APPROVING CLAIMS NUMBER 2041 TO 2210, APPEARING AT PAGES 325 TO 354 INCLUSIVE THEREON, ON MUNICIPAL "DOCKET OF CLAIMS", IN THE AMOUNT OF \$1,672,910.87 AND MAKING APPROPRIATIONS FOR THE PAYMENT THEREOF.**

**IT IS HEREBY ORDERED** that claims numbered 2041 to 2210, appearing at pages 325 to 354, inclusive thereon, in the Municipal "Docket of Claims", in the aggregate amount of \$1,672,910.87 are hereby approved for payment and said amount is expressly appropriated for the immediate payment thereof.

**IT IS FURTHER ORDERED** that there is appropriated from the various funds the sums necessary to be transferred to other funds for the purpose of paying the claims as follows:

| FROM:                          | TO<br>ACCOUNTS PAYABLE<br>FUND |
|--------------------------------|--------------------------------|
| 2007 TAX INR LO BONDS          | 1,500.00                       |
| 2010 GO REFUNDING/RESTRUCTURIN | 2,500.00                       |
| 2012 G.O. NOTE                 | 1,000.00                       |
| DRAINAGE – REPAIR & REPL FD    | 36,994.06                      |
| EARLY CHILDHOOD (DAYCARE)      | 1,721.36                       |
| ECONOMIC DEVELOPMENT FUND      | 9,000.00                       |
| GENERAL FUND                   | 352,152.17                     |
| HOME PROGRAM FUND              | 257.60                         |
| HOUSING COMM DEV ACT (CDBG) FD | 1,644.48                       |
| JXN CONVENTION & VISITORS BUR  | 268,736.85                     |
| LANDFILL/SANITATION FUND       | 2,891.79                       |
| MADISON SEWAGE DISP OP & MAINT | 26.14                          |
| P E G ACCESS- PROGRAMMING FUND | 291.20                         |
| PARKS & RECR FUND              | 25,934.51                      |
| RESURFACING – REPAIR & REPL FD | 37,423.34                      |
| STATE TORT CLAIMS FUND         | 1,029.95                       |
| TECHNOLOGY FUND                | 52,914.10                      |
| TITLE III AGING PROGRAMS       | 811.57                         |
| TRANSPORTATION FUND            | 700,616.61                     |
| WATER/SEWER CAPITAL IMPR FUND  | 36,454.00                      |
| WATER/SEWER OP & MAINT FUND    | 138,939.43                     |
| WATER/SEWER REVENUE FUND       | 71.71                          |

**TOTAL** **\$1,672,910.87**

**SPECIAL MEETING OF THE CITY COUNCIL  
MONDAY, NOVEMBER 24, 2014, 4:00 P.M.**

**Council Member Priester** moved adoption; **Council Member Barrett-Simon** seconded.

-----

**President Stamps** requested that said item be moved further on the Agenda until the Administration could provide a brief overview of the Claims Docket. Therefore, **Council Members Priester** and **Barrett-Simon** withdrew their motion and second.

\*\*\*\*\*

**ORDER APPROVING GROSS PAYROLL INCLUDING PAYROLL DEDUCTION CLAIMS NUMBERED 2041 TO 2210 AND MAKING APPROPRIATION FOR THE PAYMENT THEREOF.**

**IT IS HEREBY ORDERED** that payroll deduction claims numbered 2041 to 2210 inclusive therein, in the Municipal "Docket of Claims", in the aggregate amount of \$4,097.93 plus payroll, are approved for payment and necessary amounts are appropriated from various municipal funds for transfer to the payroll fund for the immediate payment thereof.

**IT IS FINALLY ORDERED** that the following expenditures from the accounts payable fund be made in order to pay amounts transferred thereto from the payroll fund for payment of the payroll deduction claims authorized herein for payment:

| <b>FROM:</b>              | <b>TO<br/>ACCOUNTS PAYABLE<br/>FUND</b> | <b>TO<br/>PAYROLL<br/>FUND</b> |
|---------------------------|---|--------------------------------|
| GENERAL FUND              |   | 34,813.47                      |
| PARKS & RECR.             |   | 19,891.24                      |
| LANDFILL FUND             |   | 5,433.71                       |
| SENIOR AIDES              |   | 8,980.14                       |
| WATER/SEWER OPER. & MAINT |   | 34,750.50                      |
| PAYROLL FUND              |   | 12.00                          |
| PAYROLL                   | 4,097.93                                |                                |
| EARLY CHILDHOOD           |   | 2,232.30                       |
| TITLE III AGING PROGAMS   |   | 3,509.48                       |

**TOTAL** **\$109,622.84**

**Council Member Priester** moved adoption; **Council Member Barrett-Simon** seconded.

Yeas- Barrett-Simon, Priester, Stamps and Tillman.

Nays- None.

Absent- Cooper-Stokes and Hendrix.

\*\*\*\*\*

**Council Member Hendrix** arrived to the meeting at 4:06 p.m.

\*\*\*\*\*

**ORDINANCE ACCEPTING THE DISTRICT AT EASTOVER SUBDIVISION AND AUTHORIZING THE MAYOR TO SIGN THE FINAL PLAT OF SAID SUBDIVISION.**

**WHEREAS**, the Preliminary Plat for the subdivision of The District at Eastover was approved by the Site Plan Review Committee on July 1, 2013; and

**WHEREAS**, the developer has completed the water and sewer improvements required by the applicable sections of the City of Jackson Subdivision Ordinance; and

---

**WHEREAS**, the developer has conveyed a permanent easement to the City for a water line as noted on the plat; and

**WHEREAS**, the Public Works Department recommends accepting The District at Eastover subdivision as a subdivision in the City of Jackson.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI, THAT:**

**SECTION 1.** The District at Eastover subdivision is hereby accepted.

**SECTION 2.** The Mayor is authorized to sign the final plat of The District at Eastover subdivision.

**SECTION 3.** This Ordinance shall be effective thirty (30) days following its passage and upon its publication.

**Council Member Priester** moved adoption; **Council Member Barrett-Simon** seconded.

-----

**President Stamps** recognized **Robert Lee**, Engineering Department, who stated that said item was an introduction of ordinance to accept the platting of land that the District of Eastover would be developed.

-----

**President Stamps** recognized **Monica Joiner**, City Attorney, who stated that Council could suspend the rules in order to bring the item forward.

-----

**Council Member Barrett-Simon** moved, seconded by **Council Member Priester** to suspend the rules to bring forward and make effective immediately. The motion prevailed by the following vote:

Yeas- Barrett-Simon, Hendrix, Priester, Stamps and Tillman.  
Nays- None.  
Absent- Cooper-Stokes.

-----

**ORDINANCE ACCEPTING THE DISTRICT AT EASTOVER SUBDIVISION AND AUTHORIZING THE MAYOR TO SIGN THE FINAL PLAT OF SAID SUBDIVISION.**

**WHEREAS**, the Preliminary Plat for the subdivision of The District at Eastover was approved by the Site Plan Review Committee on July 1, 2013; and

**WHEREAS**, the developer has completed the water and sewer improvements required by the applicable sections of the City of Jackson Subdivision Ordinance; and

**WHEREAS**, the developer has conveyed a permanent easement to the City for a water line as noted on the plat; and

**WHEREAS**, the Public Works Department recommends accepting The District at Eastover subdivision as a subdivision in the City of Jackson.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSON, MISSISSIPPI, THAT:**

**SECTION 1.** The District at Eastover subdivision is hereby accepted.

**SPECIAL MEETING OF THE CITY COUNCIL  
MONDAY, NOVEMBER 24, 2014, 4:00 P.M.**

**SECTION 2.** The Mayor is authorized to sign the final plat of The District at Eastover subdivision.

**SECTION 3.** This Ordinance shall be effective thirty (30) days following its passage and upon its publication.

-----

Thereafter, **President Stamps** called for a vote on said item as amended:

Yeas- Barrett-Simon, Hendrix, Priester, Stamps and Tillman.

Nays- None.

Absent- Cooper-Stokes.

\*\*\*\*\*

**ORDER APPROVING CLAIMS NUMBER 2041 TO 2210, APPEARING AT PAGES 325 TO 354 INCLUSIVE THEREON, ON MUNICIPAL "DOCKET OF CLAIMS", IN THE AMOUNT OF \$1,672,910.87 AND MAKING APPROPRIATIONS FOR THE PAYMENT THEREOF.**

**IT IS HEREBY ORDERED** that claims numbered 2041 to 2210, appearing at pages 325 to 354, inclusive thereon, in the Municipal "Docket of Claims", in the aggregate amount of \$1,672,910.87 are hereby approved for payment and said amount is expressly appropriated for the immediate payment thereof.

**IT IS FURTHER ORDERED** that there is appropriated from the various funds the sums necessary to be transferred to other funds for the purpose of paying the claims as follows:

| <b>FROM:</b>                   | <b>TO<br/>ACCOUNTS PAYABLE<br/>FUND</b> |
|--------------------------------|---|
| 2007 TAX INR LO BONDS          | 1,500.00                                |
| 2010 GO REFUNDING/RESTRUCTURIN | 2,500.00                                |
| 2012 G.O. NOTE                 | 1,000.00                                |
| DRAINAGE – REPAIR & REPL FD    | 36,994.06                               |
| EARLY CHILDHOOD (DAYCARE)      | 1,721.36                                |
| ECONOMIC DEVELOPMENT FUND      | 9,000.00                                |
| GENERAL FUND                   | 352,152.17                              |
| HOME PROGRAM FUND              | 257.60                                  |
| HOUSING COMM DEV ACT (CDBG) FD | 1,644.48                                |
| JXN CONVENTION & VISITORS BUR  | 268,736.85                              |
| LANDFILL/SANITATION FUND       | 2,891.79                                |
| MADISON SEWAGE DISP OP & MAINT | 26.14                                   |
| P E G ACCESS- PROGRAMMING FUND | 291.20                                  |
| PARKS & RECR FUND              | 25,934.51                               |
| RESURFACING – REPAIR & REPL FD | 37,423.34                               |
| STATE TORT CLAIMS FUND         | 1,029.95                                |
| TECHNOLOGY FUND                | 52,914.10                               |
| TITLE III AGING PROGRAMS       | 811.57                                  |
| TRANSPORTATION FUND            | 700,616.61                              |
| WATER/SEWER CAPITAL IMPR FUND  | 36,454.00                               |
| WATER/SEWER OP & MAINT FUND    | 138,939.43                              |
| WATER/SEWER REVENUE FUND       | 71.71                                   |

**TOTAL** **\$1,672,910.87**

---

Council Member Barrett-Simon moved adoption; Council Member Priester seconded.

---

-----

President Stamps recognized Trivia Jones, Director of Administration, who provided the Council with a brief overview of the Claims Docket at the request of President Priester.

-----

Thereafter, President Stamps called for a final vote:

Yeas- Barrett-Simon, Hendrix, Priester and Stamps.  
Nays- Tillman.  
Absent- Cooper-Stokes.

\*\*\*\*\*

**DISCUSSION: SIEMENS BRIEFING:** President Stamps recognized Mayor Tony Yarber who introduced Jerriot Smash, Public Works Department who provided Council with a brief update on the water infrastructure project. Mr. Smash provided the following information:

- 388 large meters have been installed
- 2,570 residential meters have been installed
- \$30,367,771.00 have been paid towards the project to-date
- 17 of 19 sewer projects have been completed
- 90% of water treatment plants have been completed
- \$8.7 million have been paid out for the billing system

\*\*\*\*\*

**DISCUSSION: CONSENT DECREE UPDATE:** President Stamps recognized Kishia Powell, Director of Public Works, who introduced David Willis, a representative of WEI/AJA, LLC, who provided Council with a brief update on the consent decree. Mr. Willis stated that the City entered into the consent decree on March 1, 2013 and is currently in compliance.

\*\*\*\*\*

**DISCUSSION: HUD UPDATE:** President Stamps recognized Gus McCoy, Chief Administrative Officer, who provided information regarding the \$1.5 million dollar HUD re-payment plan. Mr. McCoy stated that JRA proposed to take out a loan from a financial institution with the City using its credit in order to repay the funds to HUD. Mr. McCoy stated that it would be in the best interest of the City to proceed with the repayment schedule that was presented to the Council on October 23, 2014.

-----

Thereafter, President Stamps recognized Vanessa Henderson, Deputy Director of Office of Housing and Community Development, who provided a brief update of the findings from HUD monitoring and the City's corrective actions. Ms. Henderson stated that the key to compliance is the repayment of the \$1.5 million dollars. Ms. Henderson provided the following responses to the findings by HUD:

**Finding No. 1:** The City of Jackson failed to enter into the required subrecipient agreement with Jackson Redevelopment Authority.

**Corrective Action:** The Chief Executive Officer will provide this office with written assurance that prior to disbursing any CDBG funds to a sub recipient, the City of Jackson will enter into a written agreement with the sub recipient, and that the sub recipient agreement will contain the required provisions found at 24 CFR 570.503(b).



**Finding No. 2:** The City was unable to provide documentation that the subrecipient, JRA, was monitored by the City.

**Corrective Action:** The Chief Executive Officer will provide this office with written assurance that the Office of Housing and Community Development will implement a written system or other method to ensure sub recipient compliance and document its project files regarding the method used in accordance with 24 CFR 85.40.

**Finding No. 3:** Acquisition of Historic Farish Street Entertainment District properties did not meet a National Objective - \$1,510,810.

**Corrective Action:** In order to close this finding, within 30 days from the date of this report, please provide HUD with City Council authorization for the Chief Executive Officer to agree to the following three-year repayment schedule previously discussed with the City' staff and administration:

|  |                       |
|--|-----------------------|
| 1. 1 <sup>st</sup> Payment-December 2016 | \$503,603.34          |
| 2. 2 <sup>nd</sup> Payment-December 2017 | \$503,603.33          |
| 3. 3 <sup>rd</sup> Payment-December 2018 | \$503,603.33          |
| Total                                    | <u>\$1,510,810.00</u> |

**Finding No. 4:** The JRA failed to follow Federal Procurement Requirements – Farish Street Group, LLC.

**Corrective Action:** Within 15 days from the date of the monitoring letter, the City shall:

1. Provide a copy of the written request from Performa Mississippi, LLC (Performa) requesting the JRA's permission to allow Performa to assign, transfer, or sublease the CDBG assisted properties located in the Farish Entertainment District to Farish Street Group, LLC.

**Finding No. 5:** Failure to properly manage CDBG assisted properties and guard against the Appearance of organizational conflicts of interest.

**Corrective Action:** Upon receipt of this letter, the following parties are suspended from participating in all HUD funded programs until further notice from this office: the Jackson Redevelopment Authority, Farish Street Group, LLC, Watkins Development, LLC and their employees, affiliates, and partners and Jason Goree, current Interim Director of the City of Jackson's Economic and Development Department, former employee of Farish Street Group, LLC, and Watkins Development, LLC.

**Finding No. 6:** The City failed to properly document the receipt of Program Income – Farish Street Project.

**Corrective Action:** As of the date of this monitoring letter suspend any additional rental activities involving the use of the CDBG acquired properties.

Thereafter, **Ms. Henderson** stated that a prompt decision to HUD regarding a repayment plan was needed as soon as possible. After a thorough discussion, the Council decided to have further elaborations to determine how the funds would be repaid.

\*\*\*\*\*

**SPECIAL MEETING OF THE CITY COUNCIL  
MONDAY, NOVEMBER 24, 2014, 4:00 P.M.**

---

**President Stamps** requested that Agenda Item No. 8 be moved forward on the Agenda.

**DISCUSSION: STEWPOT FINANCIAL ISSUE:** **President Stamps** recognized **Council Member Priester** who inquired from the Administration a financial plan that would help keep the Billy Brumfield and Matt House shelters opened. **Gus Mc Coy**, Chief Administrative Officer, stated that the City would provide \$23,740.00 from the Emergency Services Grant to fund Billy Brumfield House and \$15,000.00 from the General Fund to fund Matt's House. **President Stamps** recognized **Frank Spencer**, representative of Stewpot, who stated that he would take the City's proposed donations back to the board for consideration to postpone closure.

\*\*\*\*\*

There came on for consideration Agenda Item No.7:

**DISCUSSION: COMPREHENSIVE PAY PLAN STUDY.** **President Stamps** held said item until the next Regular City Council meeting to be held on December 2, 2014 at 10:00 a.m.


\*\*\*\*\*

There being no further business to come before the City Council, it was unanimously voted to adjourn until the next Regular Meeting to be held at 10:00 a.m. on Tuesday, December 2, 2014 and at 6:32 p.m., the Council stood adjourned.

**ATTEST:**

**APPROVED:**

  
\_\_\_\_\_  
CITY CLERK

  
\_\_\_\_\_, 12.18.14  
MAYOR DATE

\*\*\*\*\*