

**CITY OF CLINTON
REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN
TUESDAY, APRIL 20, 2004 – 7:00 P.M.
MUNICIPAL COURTROOM - 305 MONROE STREET**

WELCOME AND CALL TO ORDER - Mayor Rosemary Aultman

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

The invocation was led by Alderman Hisaw followed by the Pledge of Allegiance to the Flag led by Alderman Greer

ROLL CALL – Deputy City Clerk, Carol Warren

Present: Jehu Brabham - Alderman-At-Large
 Tony Hisaw - Alderman Ward 1
 Tony Greer - Alderman Ward 2
 Clint Brantley - Alderman Ward 3
 Phil Fisher – Alderman Ward 4
 Herb Touchton – Alderman Ward 5
 Sharbert Lott – Alderman Ward 6
 Ken Dreher - City Attorney

Absent: Wayne Derrick – City Clerk

APPROVAL OF AGENDA ITEMS A-Z

MOTION made by Alderman Brabham and **SECONDED** by Alderman Lott to approve Consent Agenda Items A-Z. Item C will serve to advertise favorably the opportunities, possibilities and resources of the City of Clinton. **MOTION CARRIED UNANIMOUSLY**

UNKEMPT PROPERTY LOCATED ON NEAL STREET – PARCEL #2862-111-26

A Public Hearing was held with no public comment. Upon presentation by Gary Ward, Zoning Administrator, **MOTION** made by Alderman Hisaw and **SECONDED** by Alderman Brabham a Resolution determining the necessity for the cleaning of private property located at Parcel #2862-111-26 – Neal Street, under the authority granted to municipalities by Section 21-19-11, Mississippi Code of 1972 as amended, and other applicable statutes and ordinances. A copy of the Resolution is attached. **MOTION CARRIED UNANIMOUSLY**

RECOMMENDATION OF JBHM AS ARCHITECTS FOR NEW CLINTON LIBRARY

Upon recommendation by Mayor Aultman, **MOTION** made by Alderman Greer and **SECONDED** by Alderman Brantley to approve JBHM as architects for the new Clinton library. **MOTION CARRIED UNANIMOUSLY**

LEASE FOR 9.19 ACRES FROM CLINTON PUBLIC SCHOOL DISTRICT FOR TRACEWAY PARK

Upon presentation by Mayor Aultman, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Greer to authorize Mayor Aultman to entered into a 20 year lease agreement with Clinton Public School District for 9.19 acres located on 15th Section land, North of Soccer Row at Traceway Park. The annual payment will be \$5,200.00. **MOTION CARRIED 6 -1 WITH ALDERMAN FISHER VOTING "NO"**

APPOINTMENT OF DEPUTY COURT CLERKS

Upon presentation by Ken Dreher, City Attorney, **MOTION** made by Alderman Hisaw and **SECONDED** by Alderman Touchton to approve the appointment of Jacinta Wells and Gisele Champlin as Deputy Court Clerks. **MOTION CARRIED UNANIMOUSLY**

ADJOURN 7:30 P.M.

MOTION made by Alderman Brabham and **SECONDED** by Alderman Fisher to adjourn.
MOTION CARRIED UNANIMOUSLY

APPROVED: Rosemary G. Aultman
Rosemary G. Aultman, Mayor

April 28, 2004
Date

ATTEST: Carol Warden Deputy
Wayne Derrick, City Clerk

April 28, 2004
Date

BOARD APPROVED

APR 20 2004

CITY OF CLINTON AGENDA ITEM FACT SHEET

CITY OF CLINTON

BOARD MEETING DATE: April 20, 2004

AGENDA ITEM NO. 7

CONSENT AGENDA:

TO:

FOR:

ACCT. NO:

DISCUSSION/ACTION: Unkempt Property (Sylvester Hunter)
Neal Street - Parcel # 2862-111-26

INTRODUCED BY: Gary Ward

TELEPHONE: 924-2256

EXHIBITS FOR REVIEW:

Minutes
Ordinance
Resolution x

Invoice
Plans, Maps
Contract

Other:

Public Hearing

RECOMMENDATION:

BOARD ACTION:

MOTION MADE BY: *Hisaw*

SECONDED BY: *Brabham*

VOTE CAST:

"AYE"

"NAY"

ACTION TAKEN:

Brabham
Hisaw
Greer
Brantley
Fisher
Touchton
Lott

☒
☒
☒
☒
☒
☒
☒

Mayor Aultman

AGENDA ITEMS MUST BE TURNED IN TO THE CITY CLERK WITH ALL ATTACHMENTS NO LATER THAN 5 P.M. ON THE WEDNESDAY PRECEEDING THE TUESDAY BOARD MEETING TO BE INCLUDED ON THE AGENDA. THIS DEADLINE WILL BE STRICTLY ENFORCED.

BOARD APPROVED

APR 20 2004

RESOLUTION

CITY OF CLINTON

There came on for public hearing before the Mayor and Board of Aldermen of the City of Clinton, Mississippi, the matter of unkempt property located at Parcel 2862-111-26 – Neal Street, Clinton, Mississippi, and after full consideration of the matter, Alderman Hissaw offered the following Resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF CLINTON, MISSISSIPPI, DETERMINING THE NECESSITY FOR THE CLEANING OF PRIVATE PROPERTY LOCATED AT PARCEL 2862-111-26 – NEAL STREET, CLINTON MISSISSIPPI, UNDER THE AUTHORITY GRANTED TO MUNICIPALITIES BY SECTION 21-19-11, MISSISSIPPI CODE OF 1972 AS AMENDED, AND OTHER APPLICABLE STATUTES AND ORDINANCES.

WHEREAS, it has come to the attention of the Mayor and Board of Aldermen that the property located at Parcel 2862-111-26 – Neal Street, Clinton, Mississippi, may constitute a menace to the public health and safety of the community because of its present condition and state of uncleanness; and

WHEREAS, notice was given to the owner of said property as required Section 21-19-11 of the Miss. Code of 1972, as amended, of a public hearing on this matter; and

WHEREAS, a public hearing was held at 7:00 p.m., April 20, 2004, at the Municipal Room of the Public Safety Complex, 305 Monroe Street, Clinton, Mississippi; and

WHEREAS, based upon the information and evidence provided at said public hearing, the Mayor and Board of Aldermen of the City of Clinton, Mississippi, has determined that this property, in its present condition and state of uncleanness, constitutes a menace to the public health and safety of the community and does adjudicate said property in its present condition to be a menace to the public health and safety of the community. The Director of the Public Works Department is directed to take such action as appropriate under Section 21-19-11 of the Miss. Code of 1972, as amended, and other applicable statutes and ordinances, to use municipal employees or, by contract, clean the property by cutting weeds, removing rubbish and dilapidated buildings and other debris.

NOW BE IT RESOLVED, by the Mayor and Board of Aldermen of the City of Clinton, Mississippi, as follows:

1. It is hereby adjudicated that the property located at Parcel 2862-111-26 – Neal Street, Clinton, Mississippi, in its present condition, constitutes to the public health and safety of the community.
2. The Director of Public Works is hereby directed to take such action as appropriate under Section 21-19-11, Miss. Code of 1972, as amended, and other applicable statutes and ordinances, to clean the property by cutting weeds, removing rubbish and dilapidated buildings and debris.

APR 20 2004

CITY OF CLINTON

3. The Director of Public Works is hereby directed that upon completion of this cleaning that he advise the Mayor and Board of Aldermen of the City of Clinton, Mississippi, of the actual costs incurred in cleaning the property so that the Mayor and Board of Aldermen for the city of Clinton, Mississippi may adjudicate the costs of such action and impose such penalty as it adjudicates, all as provided by under Section 21-19-11, Miss. Code of 1972, as amended, and other applicable statutes and ordinances.

A Motion for adoption was seconded by Alderman Brabham and the foregoing having been first reduced to writing, and no request by the Mayor or any member of the Board of Aldermen that it be read by the City Clerk, before the vote was taken, it was submitted to the Board of Alderman for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

Alderman Brabham voted:

yes

Alderman Hisaw voted:

yes

Alderman Greer voted:

yes

Alderman Brantley voted:

yes

Alderman Fisher voted:

yes

Alderman Touchton voted:

yes

Alderman Lott voted:

yes

Whereupon the Mayor declared the Motion carried and the Resolution approved and adopted.

The foregoing Resolution was approved this the 20th day of April 2004.

ATTEST:

Carol Warden, Deputy
WAYNE DERRICK, City Clerk

CITY OF CLINTON
BY: Rosemary J. Aultman
ROSEMARY AULTMAN, Mayor

(SEAL)



BOARD APPROVED

APR 20 2004

CITY OF CLINTON

CITY OF CLINTON AGENDA ITEM FACT SHEET

BOARD MEETING DATE: April 20, 2004

AGENDA ITEM NO. 8

CONSENT AGENDA:

TO:

FOR:

ACCT. NO.

DISCUSSION/ACTION: Recommendation of JBHM as architects for Clinton library

Johnson, Bailey, Henderson, McNeil

INTRODUCED BY: Mayor Rosemary Aultman

TELEPHONE: 924-5462

EXHIBITS FOR REVIEW:

Minutes
Ordinance
Resolution

Invoice
Plans, Maps
Contract

Other:-

*Site Building
Exhlm. Elevation*

RECOMMENDATION:

BOARD ACTION:

MOTION MADE BY:

Greer

SECONDED BY:

Brantley

VOTE CAST:

"AYE"

"NAY"

ACTION TAKEN:

Brabham
Hisaw
Greer
Brantley
Fisher
Touchton
Lott

Mayor Aultman

AGENDA ITEMS MUST BE TURNED IN TO THE CITY CLERK WITH ALL ATTACHMENTS NO LATER THAN 5 P.M. ON THE WEDNESDAY PRECEEDING THE TUESDAY BOARD MEETING TO BE INCLUDED ON THE AGENDA. THIS DEADLINE WILL BE STRICTLY ENFORCED.

APR 20 2004

CITY OF CLINTON AGENDA ITEM FACT SHEET CITY OF CLINTON

BOARD MEETING DATE: April 20, 2004

AGENDA ITEM NO. 9

CONSENT AGENDA:

TO:

FOR:

ACCT. NO.

DISCUSSION/ACTION: Lease for 9.19 acres – Clinton Public School District/Traceway Park

INTRODUCED BY: Rosemary G. Aultman, Mayor

TELEPHONE: 924-5462

EXHIBITS FOR REVIEW:Minutes
Ordinance
ResolutionInvoice
Plans, Maps
ContractOther:

RECOMMENDATION:

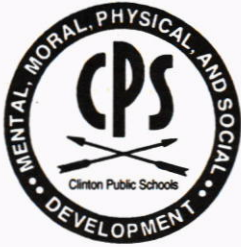
\$5,200 per yr. payment

BOARD ACTION:MOTION MADE BY: BrabhamSECONDED BY: GreerVOTE CAST:"AYE""NAY"ACTION TAKEN:Brabham
Hisaw
Greer
Brantley
Fisher
Touchton
Lott✓
✓
✓
✓
NO
✓
✓

→

Mayor Aultman

AGENDA ITEMS MUST BE TURNED IN TO THE CITY CLERK WITH ALL ATTACHMENTS NO LATER THAN 5 P.M. ON THE WEDNESDAY PRECEDING THE TUESDAY BOARD MEETING TO BE INCLUDED ON THE AGENDA. THIS DEADLINE WILL BE STRICTLY ENFORCED.



Tommye C. Henderson, Ph.D.
Superintendent of Education

Clinton Public School District

P. O. Box 300
Clinton, Mississippi 39060

BOARD APPROVED

APR 20 2004

CITY OF CLINTON

MAR. 5 2004

CITY OF CLINTON

March 2, 2004

Mayor Rosemary Aultman
City of Clinton
P. O. Box 156
Clinton, MS 39060

Dear Mayor Aultman:

Enclosed is a copy of an appraisal of the 9.19 acres the City is interested in leasing on 15th section land north of soccer row at Traceway.

Per your request, I will not pursue this further until I am contact by you. The appraisal should remain valid through August 24, 2004.

Sincerely,

Sandy Halliwell

Sandy Halliwell, CPA
Finance Director

*authorizes
to 20 yrs.
lease @*

BOARD APPROVED

APPRAISAL REPORT

APR 20 2004

OF

Land Property at

Cynthia

Clinton, Miss. 39056

CITY OF CLINTON

AS OF:

2/24/04

PREPARED FOR:

Clinton Public Schools
Clinton
Miss.

PREPARED BY:

Jim Terry Appraisal Service
Jim Terry
P. O. Box 2218
Clinton, Miss. 39060

BOARD APPROVED

APR 20 2004

CITY OF CLINTON

2/24/04

Clinton Public Schools
Clinton, Miss.

To Whom It may Concern:

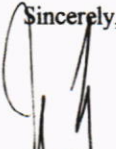
As requested, I performed an appraisal on sixteenth section land as described in the attached report, to determine the market lease of the property annually. To complete this assignment, I had to determine a return that the typical investor would expect on a similar investment.

As stated in the report, the indicated value of the property in fee simple is \$65,000 or \$7,073 per acre, and this is multiplied by the expected return of 8% which indicates a lease amount of \$5,200 annually.

Normally, it is necessary to provide an indicated value by three approaches, but there is not enough available information to complete the income and cost approach.

If I can be of further service, please contact me.

Sincerely,


Jim Terry,
Certified General Appraiser
License #GA-180

Jim Terry Appraisal Service
P. O. Box 2218
Clinton, Miss. 39060

BOARD APPROVED

APR 20 2004

CITY OF CLINTON

11/25/03

Clinton Public Schools
Clinton
Miss.

RE: Property: Cynthia
Clinton, Miss. 39056
Name:
File No. L-1-210
Case No.

Dear Ms. Holliwell:

In accordance with your request, I have personally inspected and prepared an appraisal report of the real property located at:

Cynthia

The purpose of this appraisal is to estimate the market value of the property described in the body of this appraisal report.

Enclosed, please find the appraisal report which describes certain data gathered during our investigation of the property. The methods of approach and reasoning in the valuation of the various physical and economic factors of the subject property are contained in this report.

An inspection of the property and a study of pertinent factors, including valuation trends and an analysis of neighborhood data, led the appraiser to the conclusion that the market value, as of 2/24/04 is:

\$ 65,000

The opinion of value expressed in this report is contingent upon the limiting conditions attached to this report.

It has been a pleasure to assist you. If I may be of further service to you in the future, please let me know.


Respectfully submitted,

Jim Terry
Certified General Appraiser

Borrower _____ Census Tract 104 Map Reference 1-104
 Property Address Cynthia
 City Clinton County Hinds State Miss. Zip Code 39056
 Legal Description Metes & Bounds
 Sale Price \$ _____ Date of Sale Insp. Loan Term _____ yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr) Loan Charges to be paid by seller \$ _____ Other Sales Concessions _____
 Lender/Client Clinton Public Schools Address Clinton, Miss.
 Occupant ball fields Appraiser Jim Terry Instructions to Appraiser Estimate Market Value

Location ☐ Urban ☒ Suburban ☐ Rural
 Built Up ☐ Over 75% ☒ 25% to 75% ☐ Under 25%
 Growth Rate ☐ Fully Dev. ☒ Rapid ☒ Steady ☐ Slow
 Property Values ☐ Increasing ☒ Stable ☐ Declining
 Demand/Supply ☐ Shortage ☒ In Balance ☐ Oversupply
 Marketing Time ☐ Under 3 Mos. ☒ 4-6 Mos. ☐ Over 6 Mos.
 Present Land Use 40 % 1 Family _____ % 2-4 Family _____ % Apts _____ % Condo _____ % Commercial _____
 _____ % Industrial _____ % Vacant 60 %
 Change in Present Land Use ☒ Not Likely ☐ Likely (*) ☐ Taking Place (*)
 (*) From _____ To _____
 Predominate Occupancy ☒ Owner ☐ Tenant _____ % Vacant _____
 Single Family Price Range \$ 95M to \$ 200M Predominant Value \$ 165M
 Single Family Age 5 yrs to 25 yrs. Predominant Age 15 yrs

	Good	Avg.	Fair	Poor
Employment Stability	☒	☐	☐	☐
Convenience to Employment	☒	☐	☐	☐
Convenience to Shopping	☒	☐	☐	☐
Convenience to Schools	☒	☐	☐	☐
Adequacy of Public Transportation	☒	☐	☐	☐
Recreational Facilities	☒	☐	☐	☐
Adequacy of Utilities	☒	☐	☐	☐
Property of Compatibility	☒	☐	☐	☐
Protection from Detrimental Conditions	☒	☐	☐	☐
Police and Fire Protection	☒	☐	☐	☐
General Appearance of Properties	☒	☐	☐	☐
Appeal to Market	☒	☐	☐	☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The property is presently being utilized as a city park with softball and soccer fields, and is located in a good market area.

Dimensions _____ = 9.19 acres Sq. Ft. or Acres ☐ Corner Lot
 Zoning Classification Residential Present Improvements ☒ do ☐ do not conform to zoning regulations
 Highest and best use ☒ Present use ☐ Other (specify) _____
 Public ☒ Other (Describe) _____
 Elec. ☒ _____
 Gas ☒ _____
 Water ☒ _____
 San. Sewer ☒ _____
☐ Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access ☒ Public ☐ Private
 Surface asphalt
 Maintenance ☒ Public ☐ Private
☒ Storm Sewer ☒ Curb/Gutter
☐ Sidewalk ☒ Street Lights
 Topo slopes below street
 Size above average
 Shape irregular
 View average
 Drainage appears adequate
 Is the property located in a HUD identified Special Flood Hazard Area? ☒ No ☐ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions): There is an easement to the water well on this property.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>Cynthia</u> <u>Clinton, Miss.</u>	<u>Castlewood Dr.</u> <u>Clinton, Miss.</u>	<u>Castlewood</u> <u>Clinton, Miss.</u>	<u>McRaven Road</u> <u>Clinton, Miss.</u>
Proximity to Subject		<u>1 mile</u>	<u>1 mile</u>	<u>5 miles</u>
Sales Price	\$ _____	\$ <u>19,000</u>	\$ <u>30,000</u>	\$ <u>46,500</u>
Price per acre	\$ _____	\$ <u>8,225</u>	\$ <u>3,529</u>	\$ <u>14,531</u>
Data Source		<u>MLS</u>	<u>MLS</u>	<u>MLS</u>
Date of Sale and Time Adjustment	DESCRIPTION <u>Insp.</u>	DESCRIPTION <u>6/01</u>	DESCRIPTION <u>9/01</u>	DESCRIPTION <u>7/03</u>
Location	<u>average</u>	<u>average</u>	<u>average</u>	<u>average</u>
Site/View	<u>9.19 acres</u>	<u>2.31 Acres</u> <u>+35,000</u>	<u>8.5 acres</u> <u>+5,000</u>	<u>3.2 acres</u> <u>+20,000</u>
Sales or Financing Concessions				
Net Adj. (Total)		☒ Plus ☐ Minus \$ <u>+35,000</u>	☒ Plus ☐ Minus \$ <u>+5,000</u>	☒ Plus ☐ Minus \$ <u>+20,000</u>
Indicated Value of Subject		\$ <u>54,000</u>	\$ <u>35,000</u>	\$ <u>66,500</u>

Comments on Market Data: All sales are located in the same market area.

Comments and Conditions of Appraisal:

Final Reconciliation: There is an adjusted value range of \$35,000 to \$66,500 and after correlation a value of \$52,000 is indicated.

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF 2/24 04 to be \$ 65,000

Appraiser(s) Jim Terry Review Appraiser (if applicable) _____

☐ Did ☐ Did Not Physically Inspect Property

LOCATION MAP ADDENDUM

File No. L-1-210

Borrower

Property Address Cynthia

City Clinton

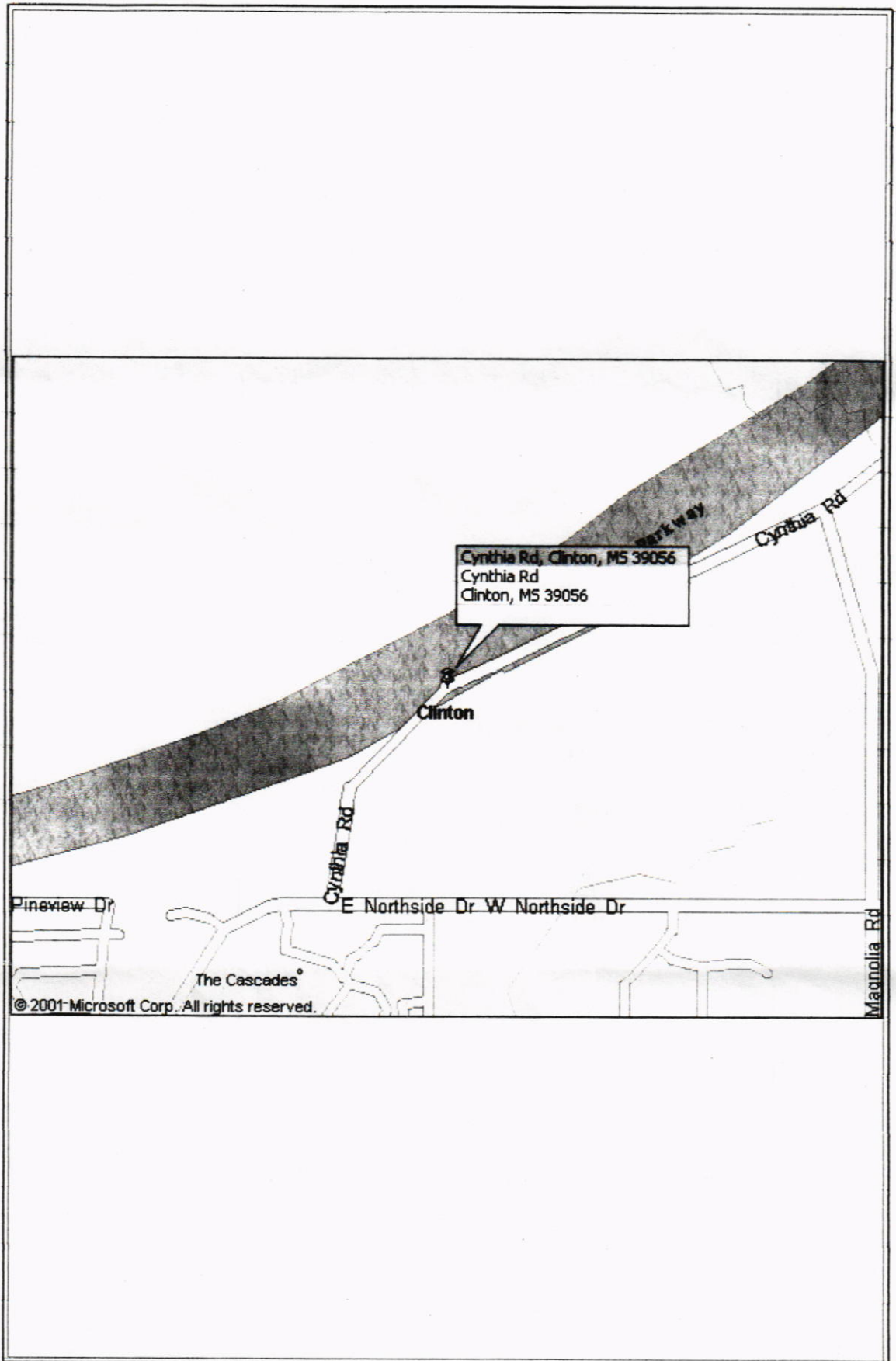
County Hinds

State Miss.

Zip Code 39056

Lender/Client Clinton Public Schools

Address Clinton, Miss.



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MULTI-PURPOSE SUPPLEMENTAL ADDENDUM FOR FEDERALLY RELATED TRANSACTIONS

L-1-210

Borrower					
Property Address <u>Cynthia</u>					
City	<u>Clinton</u>	County	<u>Hinds</u>	State	<u>Miss.</u>
Lender <u>Clinton Public Schools</u>				Zip Code	<u>39056</u>

This Multi-Purpose Supplemental Addendum for Federally Related Transactions was designed to provide the appraiser with a convenient way to comply with the current appraisal standards and requirements of the Federal Deposit Insurance Corporation (FDIC), the Office of the Controller of Currency (OCC), The Office of Thrift Supervision (OTS), the Resolution Trust Corporation (RTC) and the Federal Reserve.

This Multi-Purpose Supplement Addendum is for use with any appraisal. Only those statements which have been checked by the appraiser apply to the property being appraised.

☒ PURPOSE & FUNCTION OF APPRAISAL																					
The purpose of the appraisal is to estimate the market value of the subject property as defined herein. The function of the appraisal is to assist the above-named Lender in evaluating the subject property for lending purposes. This is a Federally related transaction.																					
☒ EXTENT OF APPRAISAL PROCESS																					
☒ The appraisal is based on the information gathered by the appraiser from public records, other identified sources, inspection of the subject property and neighborhood, and selection of comparable sales within the subject market area. The original source of the comparables is shown in the Data Source section of the market grid along with the source of confirmation, if available. The original source is presented first. The sources and data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report nor used as a basis for the value conclusion.																					
☐ The Reproduction Cost is based on _____ supplemented by the appraiser's knowledge of the local market.																					
☐ Physical depreciation is based on the estimated effective age of the subject property. Functional and/or external depreciation, if present, is specifically addressed in the appraisal report or other addenda. In estimating the site value, the appraiser has relied on personal knowledge of the local market. The knowledge is based on prior/or current analysis of site sales and/or abstractions of site values from sales of improved properties.																					
☐ The subject property is located in an area of primarily owner-occupied single family residences and the Income Approach is not considered to be meaningful. For this reason, the Income Approach was not used.																					
☐ The Estimated Market Rent and Gross Rent Multiplier utilized in the Income Approach are based on the appraiser's knowledge of the subject market area. The rental knowledge is based on prior and/or current rate surveys of residential properties. The Gross Rent Multiplier is based on prior and/or current analysis of prices and market rates for residential properties.																					
☐ For income producing properties, actual rents, vacancies and expenses have been reported and analyzed. They have been used to project future rents, vacancies and expenses.																					
☒ SUBJECT PROPERTY OFFERING INFORMATION																					
According to <u>MLS</u> _____ the subject property:																					
☒ has not been offered for sale in the past 30 days.																					
☐ is currently offered for sale for \$ _____.																					
☐ was offered for sale within the past 30 days for \$ _____.																					
☐ Offering information was considered in the final reconciliation of value.																					
☐ Offering information was not considered in the final reconciliation of value.																					
☐ Offering information was not available . The reasons for unavailability and the steps taken by the appraiser are explained later in this addendum.																					
☒ SALE HISTORY OF SUBJECT PROPERTY																					
According to <u>Tax records</u> _____ the subject property:																					
☐ has not transferred in the past twelve months.																					
☒ has not transferred in the past 36 months.																					
☐ has transferred in the past twelve months.																					
☐ has transferred in the past 36 months.																					
☐ All prior sales which have occurred in the past months are listed below and reconciled to the appraised value, either in the body of the report or in the addenda.																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Sales Price</th> <th>Document #</th> <th>Seller</th> <th>Buyer</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		Date	Sales Price	Document #	Seller	Buyer															
Date	Sales Price	Document #	Seller	Buyer																	
☒ FEMA FLOOD HAZARD DATA																					
☐ Subject property is not located in a FEMA Special Flood Hazard Area.																					
☐ Subject property is located in a FEMA Special Flood Hazard Area.																					
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Zone</th> <th>FEMA Map/Panel#</th> <th>Map Date</th> <th>Name of Community</th> </tr> </thead> <tbody> <tr> <td>C</td> <td>28000 71 0002 C</td> <td>8/16/91</td> <td>City of Clinton</td> </tr> </tbody> </table>		Zone	FEMA Map/Panel#	Map Date	Name of Community	C	28000 71 0002 C	8/16/91	City of Clinton												
Zone	FEMA Map/Panel#	Map Date	Name of Community																		
C	28000 71 0002 C	8/16/91	City of Clinton																		
☐ The community does not participate in the National Flood Insurance Program.																					
☒ The community does participate in the National Flood Insurance Program.																					
☐ It is covered by a regular program.																					
☐ It is covered by an emergency program.																					

CURRENT SALES CONTRACT												
☐ The subject property is currently not under contract . ☐ The contract and/or escrow instructions were not available for review . The unavailability of the contract is explained later in the addenda section. ☐ The contract and/or escrow instructions were reviewed . The following summarizes the contract:												
Contract Date	Amendment Date	Contract Price	Seller									
☐ The contract indicated that personal property was not included in the sale. ☐ The contract indicated that personal property was included . It consisted of _____ Estimated contributory value is \$ _____ ☐ Personal property was not included in the final value estimate. ☐ Personal property was included in the final value estimate. ☐ The contract indicated no financing concessions or other incentives. ☐ The contract indicated the following concessions or incentives: _____ ☐ If concessions or incentives exist, the comparables were checked for similar concessions and appropriate adjustments were made, if applicable, so that the final value conclusion is in compliance with the Market Value defined herein.												
☒ MARKET OVERVIEW include an explanation of current market conditions and trends. <u>2-4</u> months is considered a reasonable marketing period for the subject property based on _____												
☒ ADDITIONAL CERTIFICATION The Appraiser certifies and agrees that: (1) Their analyses, opinions and conclusions were developed, and this report was prepared, in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP"), and in accordance with the regulations developed by the Lender's Federal Regulatory Agency as required by FIRREA, except that the Departure Provisions of the USPAP do not apply. (2) Their compensation is not contingent upon the reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event. (3) This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.												
☒ ADDITIONAL (ENVIRONMENTAL) LIMITING CONDITIONS The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquires about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.												
☐ ADDITIONAL COMMENTS 												
☒ APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Appraiser's Signature </td> <td style="width: 15%;">Effective Date <u>2/24/04</u></td> <td style="width: 45%;">Date Prepared <u>11/25/03</u></td> </tr> <tr> <td>Appraiser's Name (print) <u>Jim Terry</u></td> <td>Phone # (<u>601</u>) <u>924-3653</u></td> <td></td> </tr> <tr> <td>State <u>Miss.</u> ☐ License ☒ Certification # <u>GA-180</u></td> <td>Tax ID # <u>428-80-9123</u></td> <td></td> </tr> </table>				Appraiser's Signature	Effective Date <u>2/24/04</u>	Date Prepared <u>11/25/03</u>	Appraiser's Name (print) <u>Jim Terry</u>	Phone # (<u>601</u>) <u>924-3653</u>		State <u>Miss.</u> ☐ License ☒ Certification # <u>GA-180</u>	Tax ID # <u>428-80-9123</u>	
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State <u>Miss.</u> ☐ License ☒ Certification # <u>GA-180</u>	Tax ID # <u>428-80-9123</u>											
☐ CO-SIGNING APPRAISER'S CERTIFICATION ☐ The co-signing appraiser has personally inspected the subject property, both inside and out, and has made an exterior inspection of all comparable sales listed in the report. The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report including the value conclusion and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser. ☐ The co-signing appraiser has not personally inspected the interior of the subject property and: ☐ has not inspected the exterior of the subject property and all comparable sales listed in the report. ☐ has inspected the exterior of the subject property and all comparable sales listed in the report. ☐ The report was prepared by the appraiser under direct supervision of the co-signing appraiser. The co-signing appraiser accepts responsibility for the contents of the report, including the value conclusions and the limiting conditions, and confirms that the certifications apply fully to the co-signing appraiser with the exception of the certification regarding physical inspections. The above describes the level of inspection performed by the co-signing appraiser. ☐ The co-signing appraiser's level of inspection, involvement in the appraisal process and certification are covered elsewhere in the addenda section of this appraisal.												
☐ CO-SIGNING APPRAISER'S SIGNATURE & LICENSE/CERTIFICATION <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Co-Signing Appraiser's Signature _____</td> <td style="width: 15%;">Effective Date <u>2/24/04</u></td> <td style="width: 45%;">Date Prepared _____</td> </tr> <tr> <td>Co-Signing Appraiser's Name (print) _____</td> <td>Phone # (_____) _____</td> <td></td> </tr> <tr> <td>State ☐ License ☐ Certification # _____</td> <td>Trainee ☐</td> <td>Tax ID # _____</td> </tr> </table>				Co-Signing Appraiser's Signature _____	Effective Date <u>2/24/04</u>	Date Prepared _____	Co-Signing Appraiser's Name (print) _____	Phone # (_____) _____		State ☐ License ☐ Certification # _____	Trainee ☐	Tax ID # _____
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Co-Signing Appraiser's Name (print) _____	Phone # (_____) _____											
State ☐ License ☐ Certification # _____	Trainee ☐	Tax ID # _____										

APPRAISER'S CERTIFICATION:

The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

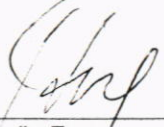
SUPERVISORY APPRAISER'S CERTIFICATION:

If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED:

Cynthia Clinton, Miss. 39056

APPRAISER:

Signature: 
 Name: Jim Terry
 Date Signed: 11/25/03
 State Certification #: GA-180
 or State License #: _____
 State: Miss.
 Expiration Date of Certification or License: 2/23/04

SUPERVISORY APPRAISER

(only if required)

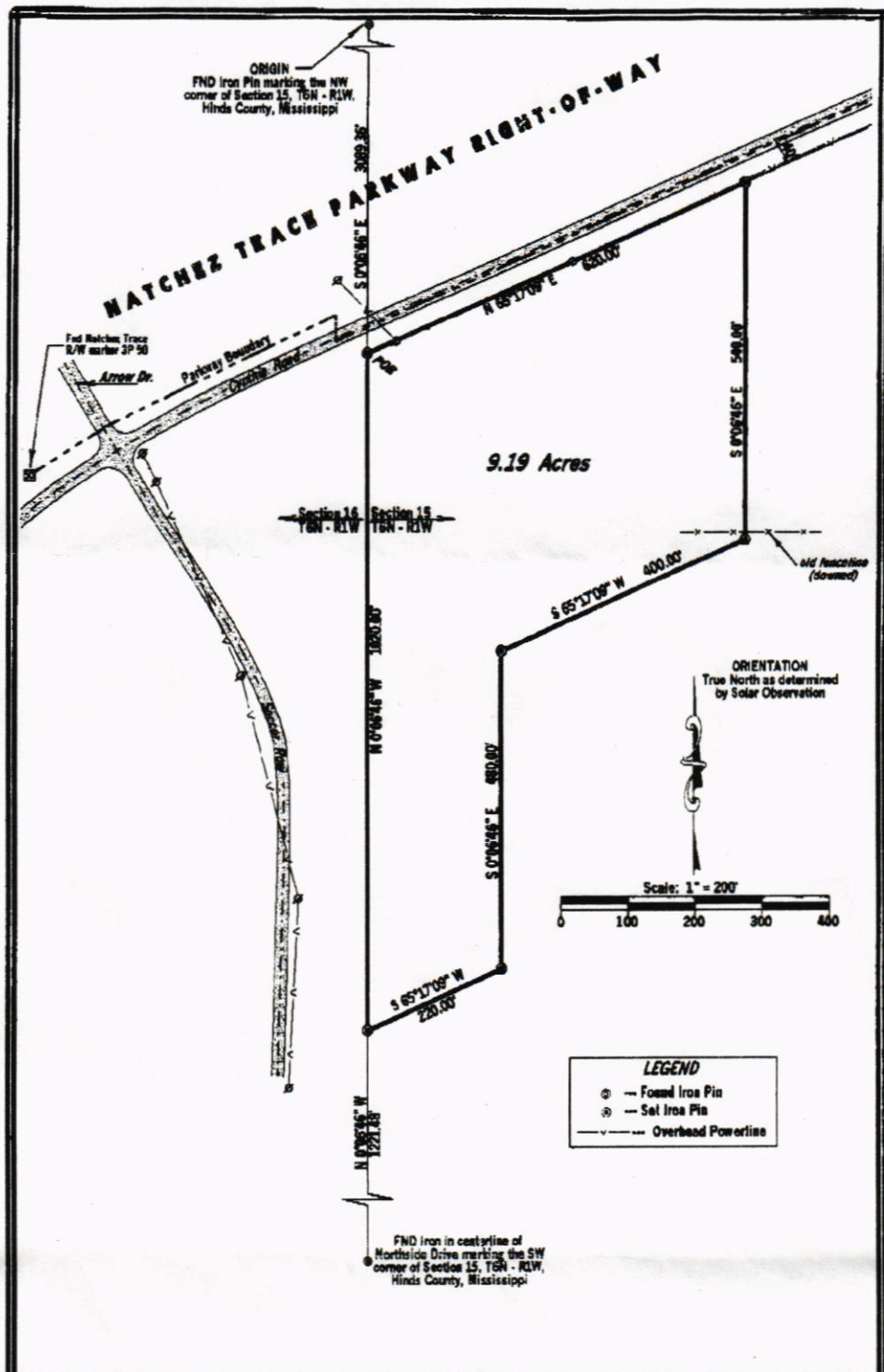
Signature: _____
 Name: _____
 Date Signed: _____
 State Certification #: _____
 or State License #: _____
 State: _____
 Expiration Date of Certification or License: _____
☐ Did ☐ Did Not Inspect Property

**PROPERTY DESCRIPTION FOR 9.19 ACRES
LOCATED IN THE SW ¼ OF SECTION 15, T6N - R1W,
CITY OF CLINTON, HINDS COUNTY, MISSISSIPPI**

Certain properties located in the SW ¼ of Section 15, T6N - R1W, City of Clinton, Hinds County, Mississippi, and being more particularly described as follows:

Commencing at an Iron Pin marking the NW corner of Section 15, T6N - R1W, Hinds County, Mississippi, run South 0 degrees 06 minutes 46 seconds East, 3089.36 feet, along the West line of said Section 15 to an Iron Pin on the South boundary line of Cynthia Road, said Iron Pin marking the Point of Beginning of the property herein described. From the Point of Beginning, run North 65 degrees 17 minutes 09 seconds East, 620.00 feet, along the South boundary line of said Cynthia Road to an Iron Pin; thence leaving Cynthia Road, run South 0 degrees 06 minutes 46 seconds East, 540.00 feet, to an Iron Pin; thence South 65 degrees 17 minutes 09 seconds West, 400.00 feet, to an Iron Pin; thence South 0 degrees 06 minutes 46 seconds East, 480.00 feet, to an Iron Pin; thence South 65 degrees 17 minutes 09 seconds West, 220.00 feet, to an Iron Pin on the West line of said Section 15; thence North 0 degrees 06 minutes 46 seconds West, 1020.00 feet, along the West line of said Section 15 to the Point of Beginning, containing 9.19 acres, more or less.

Description Prepared by:
Paul Floyd, PE, PLS
Floyd Engineering & Surveying Co.
704 Lakeridge Cove
Clinton, MS 39056
(601) 925-5015
www.floydengineering.com



PLAT OF SURVEY FOR:
Clinton Public School District

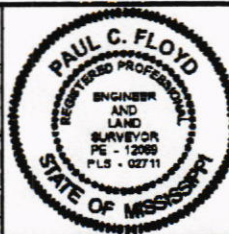
Certain properties located in the SW 1/4 of
Section 15, T6N - R1W, Hinds County, Mississippi



FLOYD ENGINEERING AND SURVEYING CO.
704 Lakendge Cove, Clinton, MS 39056
(601) 925 - 5015

Drawn by: PCF Checked by: PCF Date: 01/09/04 Job #: 1925

www.floydengineering.com



This survey meets or exceeds the
Minimum Standards as set forth by the
Mississippi State Board of Registration
for Professional Engineers and Land
Surveyors to qualify as a "Class B" survey.

Fieldwork completed on January 9, 2004

THIS IS TO CERTIFY THAT
Floyd Engineering and Surveying Company
has this day completed a true and accurate
survey of the property shown and that this
plat is an accurate representation of said
property as of this date.

Paul C. Floyd 1/9/04
signature date

APR 20 2004

CITY OF CLINTON AGENDA ITEM FACT SHEET

CITY OF CLINTON

BOARD MEETING DATE: April 20, 2004

AGENDA ITEM NO. 10

CONSENT AGENDA: _____

ACCT. NO: _____

INTRODUCED BY: _____

EXHIBITS FOR REVIEW:

Minutes _____	Invoice _____	Other _____
Ordinance _____	Plans, Maps _____	_____
Resolution _____	Contract _____	_____

DISCUSSION/ACTION: Appointment of Deputy Court Clerks

Introduced by: Ken Dreher, City Attorney

BOARD ACTION: _____

MOTION MADE BY: HisawSECONDED BY: Touchton

<u>VOTE CAST:</u>	<u>"AYE"</u>	<u>"NAY"</u>	<u>ACTION TAKEN:</u>
Brabham	_____	_____	_____
Hisaw	_____	_____	_____
Greer	_____	_____	_____
Brantley	_____	_____	_____
Fisher	_____	_____	_____
Touchton	_____	_____	_____
Lott	_____	_____	_____
Mayor Aultman	_____	_____	_____

AGENDA ITEMS MUST BE TURNED IN TO THE CITY CLERK WITH ALL ATTACHMENTS NO LATER THAN 5 P.M. ON THE WEDNESDAY PRECEEDING THE TUESDAY BOARD MEETING TO BE INCLUDED ON THE AGENDA. THIS DEADLINE WILL BE STRICTLY ENFORCED.