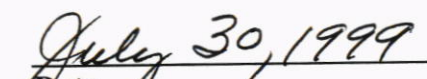


NOTICE OF SPECIAL MEETING OF THE MAYOR AND BOARD OF ALDERMEN
TUESDAY, AUGUST 3, 1999 - 5:30 P.M.
MUNICIPAL COURTROOM - 305 MONROE STREET

I, the undersigned, Rosemary Aultman, Mayor of the City of Clinton, Mississippi, do hereby call a SPECIAL MEETING pursuant to the provisions of Section 21-3-21 of the MS Code of 1972 at the above mentioned time and place for the purpose of discussing the following items:

1. Approval of Consent Agenda Items A-P
 - A. Minutes of Regular Meeting of the Mayor and Board of Aldermen of July 20, 1999 as printed and distributed.
 - B. Claims Docket - computer claims numbered 1-689 totaling \$187,656.49 for the month of July, 1999, and manual claims for July 17-31, 1999.
 - C. \$100.00 for Chief Byington and Capt. Edwards to attend School Safety Seminar at Hinds Comm. College (001-105-682)
 - D. \$305.00 Registration plus expenses for Mike Taggart to attend NRPA 1999 Congress & Exposition in Nashville Oct. 18-24, 1999 (various)
 - E. \$2,500.00 to Chamber of Commerce for Retiree Attraction Program Economic Development Support (001-400-618-3)
 - F. \$1,814.13 to William Spell for legal services thru 7-21-99 (001-040-603-3)
 - G. \$12,749.53 to Pyle, Dreher, Mills, & Dye for legal services thru 7-27-99 (various)
 - H. \$25.00 to Tim Shanks for reimbursement of EMT expenses (001-160-681)
 - I. \$400.00 for Safety Educator course at Fire Academy for Barry Burnside (001-160-682)
 - J. \$475.00 to Nat'l. Fire Protection Assoc. for subscription to Electronic National Fire Codes (001-160-681)
 - K. \$7,500.00 (low quote) to Adapco, Inc. for emergency replacement of mosquito control machine (001-215-730)
 - L. \$1,800.00 (sole source) to Central Pipe for Badger Water Meters (400-650-542)
 - M. \$1,065.00 to WGK, Inc. for June 1999 E911 Services (various)
 - N. \$455.73 to WGK, Inc. for Sewer Maps - Feb-June, 1999 (400-650-591-1)
 - O. \$9,432.00 to Michael Baker Jr., Inc. for Clinton-Raymond Road Project - Phase 2 period ending June 25, 1999 (001-215-590-1)
 - P. \$200.00 for full page ad in the 1999 Clinton Arrow Football Program (001-040-618)
2. Discussion/Action - Planning & Zoning Items - Zoning Administrator Gary Ward
 - A. Addition to 313 E. College St.
 - B. Preliminary Site Plan for Proposed KFC on Hwy. 80
3. Discussion/Approval of restated drainage easement for Applebee's - City Attorney Ken Dreher
4. Discussion/Action - Olde Towne Commission Appointment - Mayor Aultman
5. Public Hearing - Unkept property at 312 Indian Mound - Zoning Adm. Gary Ward


Rosemary Aultman, Mayor


Date

RETURN OF POLICE OFFICER

I, the undersigned Police Officer of the City of Clinton, Mississippi, personally delivered a true copy of the foregoing Notice of Special Meeting of the Mayor and Board of Aldermen to the following named persons at the date and time hereafter set out.

NAME	DATE	TIME
<i>John Brashen</i>	7/30/99	9:47 pm
<i>Phil M. Jr</i>	7/30/99	10:00 am
<i>Shahmat, K. Jett</i>	7/31/99	3:45 PM
<i>West Brashen</i>	7/31/99	5:33 PM
<i>Tony [unclear]</i>	7-31-99	7:15 PM
<i>Ken [unclear]</i>	8-1-99	19:34
<i>Paul [unclear]</i>	8-1-99	21:24
<i>[unclear]</i>	8-2-99	11:42

CONTACTED BY SGT. GOBER 7/31/99
 came into HQ
 came into HQ

Witness my signature this the 3 day of August, 1999.

[Signature]
 Police Officer of the City of Clinton

I, the undersigned Police Officer of the City of Clinton, Mississippi, do hereby certify that I made a diligent search and inquiry as to the whereabouts of the following named persons, but was unable to find said persons.

NAME	DATE	TIME

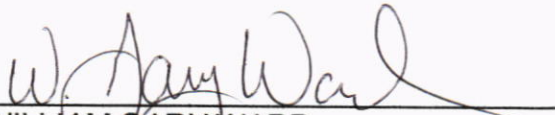
Witness my signature this the ____ day of _____, 1999.

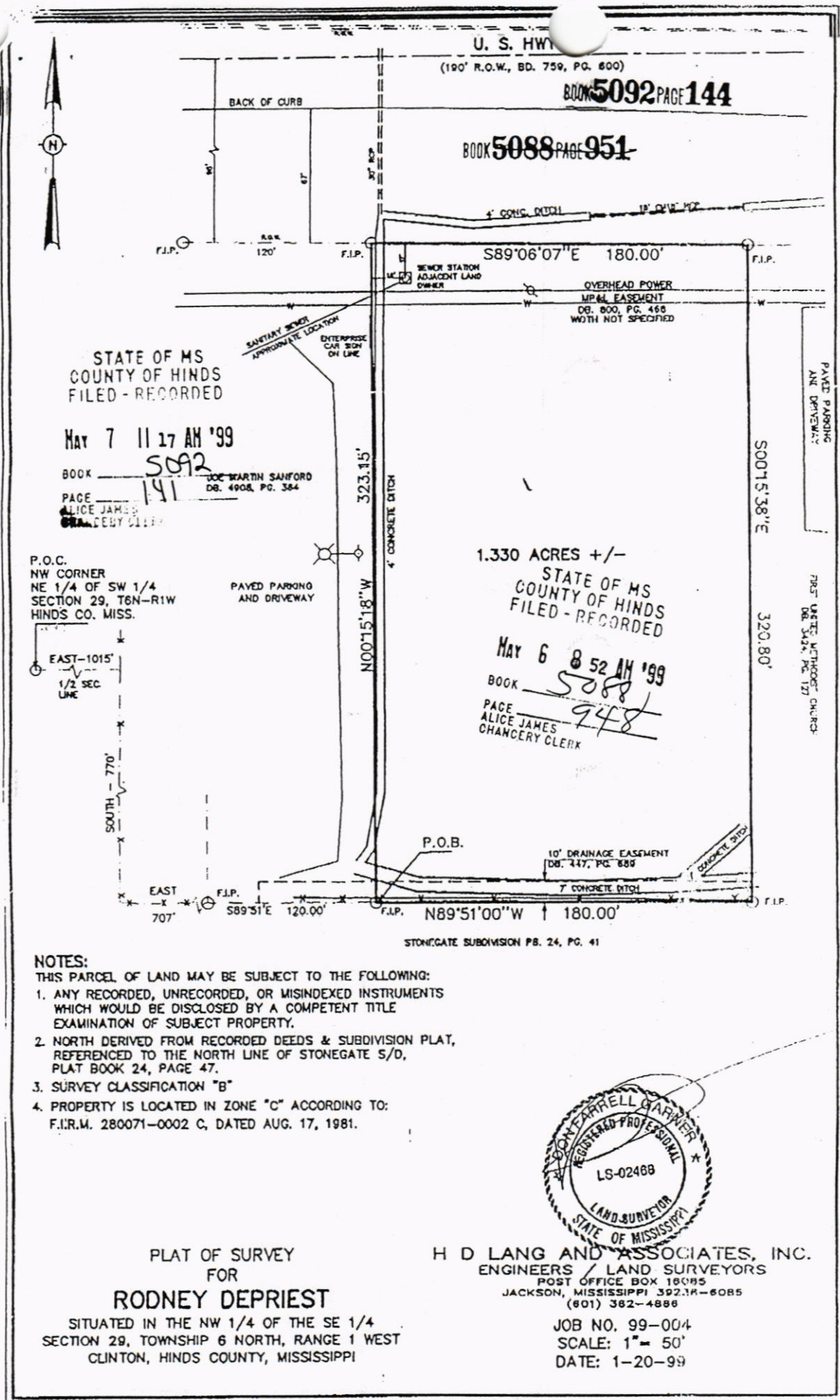
 Police Officer of the City of Clinton

ZONING CERTIFICATE

I, the undersigned, WILLIAM GARY WARD, the duly appointed, qualified and acting Zoning Administrator of the City of Clinton, Mississippi, do hereby certify that the property owned by Hannon Family Properties, L.P., fronting along the south right-of-way line of U.S. Hwy. 80 in the City of Clinton, and depicted and more particularly described in the plat and legal description attached hereto is zoned "C-2, General Commercial District", pursuant to the *Zoning Ordinance Of The City Of Clinton, Mississippi*. I further certify that the construction on and operation of a Kentucky Fried Chicken Restaurant on this property is permitted in the C-2, General Commercial District.

This the 29th day of July, 1999.


WILLIAM GARY WARD
Zoning Administrator for the City of
Clinton, Mississippi



EX. "A"

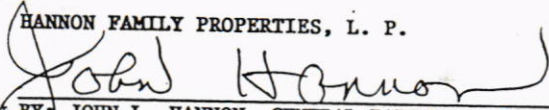
EXHIBIT "A"

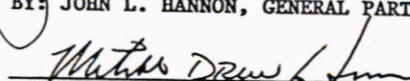
A CERTAIN PARCEL OF LAND BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, CITY OF CLINTON, HINDS COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

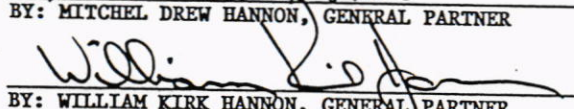
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST AND RUN THENCE EAST ALONG SAID ONE-HALF SECTION LINE FOR A DISTANCE OF 1,015 FEET TO A FENCE; RUN THENCE SOUTH ALONG SAID FENCE FOR A DISTANCE OF 770 FEET TO A FENCE; RUN THENCE EAST ALONG SAID FENCE FOR A DISTANCE OF 707 FEET TO AN EXISTING ONE-HALF INCH IRON PIN MARKING THE SOUTHWEST CORNER OF THE JOE MARTIN SANFORD PROPERTY AS DESCRIBED IN DEED RECORDED IN DEED BOOK 4908 AT PAGE 384, ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY AT JACKSON, MISSISSIPPI; RUN THENCE SOUTH 89 DEGREES 51 MINUTES EAST ALONG THE SOUTH LINE OF SAID SANFORD PROPERTY FOR A DISTANCE OF 120.00 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID SANFORD PROPERTY FOR A DISTANCE OF 323.15 FEET TO AN EXISTING IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80 (AS NOW LAID OUT AND IMPROVED); RUN THENCE SOUTH 89 DEGREES 06 MINUTES 07 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80 FOR A DISTANCE OF 180.00 FEET TO AN EXISTING ONE-HALF INCH IRON PIN MARKING THE NORTHWEST CORNER OF THE FIRST UNITED METHODIST CHURCH PROPERTY AS DESCRIBED IN DEED RECORDED IN DEED BOOK 3424 AT PAGE 127, ON FILE AND OF RECORD IN THE AFORESAID CHANCERY CLERK'S OFFICE; LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80, RUN THENCE SOUTH 00 DEGREES 15 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID FIRST UNITED METHODIST CHURCH PROPERTY FOR A DISTANCE OF 320.80 FEET TO AN EXISTING ONE-HALF INCH PIN MARKING THE SOUTHWEST CORNER THEREOF; SAID POINT FURTHER BEING ON THE NORTH LINE OF STONEGATE SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE AND OF RECORD IN THE AFORESAID CHANCERY CLERK'S OFFICE, AS NOW RECORDED IN PLAT BOOK 24 AT PAGE 41; RUN THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION AND ITS WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.330 ACRES, MORE OR LESS.

SIGNED FOR IDENTIFICATION ON THIS THE 6TH DAY OF MAY, 1999.

HANNON FAMILY PROPERTIES, L. P.


BY: JOHN L. HANNON, GENERAL PARTNER


BY: MITCHEL DREW HANNON, GENERAL PARTNER


BY: WILLIAM KIRK HANNON, GENERAL PARTNER

AFFIDAVIT

**STATE OF MISSISSIPPI
COUNTY OF HINDS**

I, the undersigned, Mitchell Drew Hannon, do hereby state as follows:

i. I am the President of Hannon's Food Service of Jackson, Inc., which has submitted site development plans to the City of Clinton incident to the construction of a Kentucky Fried Chicken Restaurant on a parcel of property owned by Hannon Family Properties, L.P., said property fronting along the south right-of-way line of U.S. Hwy. 80, approximately one-fourth of a mile east of Springridge Road, in the City of Clinton, and depicted and more particularly described in the plat and legal description attached hereto.

ii. On July 26, 1999, I attended a meeting of the City of Clinton Planning Commission (the "Commission") at which time the proposed site plan was presented to the Commission for consideration.

iii. At that time a number of property owners living in the area appeared before the Commission and stated certain concerns and objections that they had to the approval of the site plan. The primary concerns expressed included drainage, noise, lighting, odor and diminution in the value of properties adjacent to and in the vicinity of the site.

iv. Hannon's Food Service of Jackson, Inc. has developed and operates ten (10) Kentucky Fried Chicken Restaurants throughout the Jackson Metropolitan Area and has always taken care to operate and maintain its facilities in a first class manner and in such a way as to not, in any way, damage or devalue adjacent properties or to impair the quality of life of parties owning and occupying adjacent properties.

v. The construction on the site will be of a quality that is consistent with other commercial development in the area.

vi. I have authorized the consulting engineer on this project to design and size water retention basins on the subject property that will eliminate any potential drainage problems that might be occasioned by its development of the site.

vii. Of the nineteen (19) Kentucky Fried Chicken Restaurants operated by Hannon's Food Service of Jackson, Inc. and its affiliated companies in the Central Mississippi Area, no complaints have ever been received about noxious odors being generated from one of our restaurants.

viii. The construction and operation of a Kentucky Fried Chicken Restaurant on the subject property will generate no additional traffic in the adjacent residential areas, lighting at the facility will be directed away from these areas and noise from the drive-through speaker will be kept at a minimum. It is our intent to be a good neighbor and to become a productive part of the economy of the City of Clinton.

ix. To the best of my knowledge, information and belief, Hannon's Food Service of Jackson, Inc. has fully complied with all of the Ordinances, rules and regulations of the City of Clinton with respect to site plan approval.

This the 8th day of August, 1999.

Mitchell Drew Hannon
Mitchell Drew Hannon, Affiant

SWORN to and subscribed before me, this the 2nd day of August, 1999.

Racayn B. Hollingsworth
Notary Public

My Commission Expires:

Nov. 19, 2001

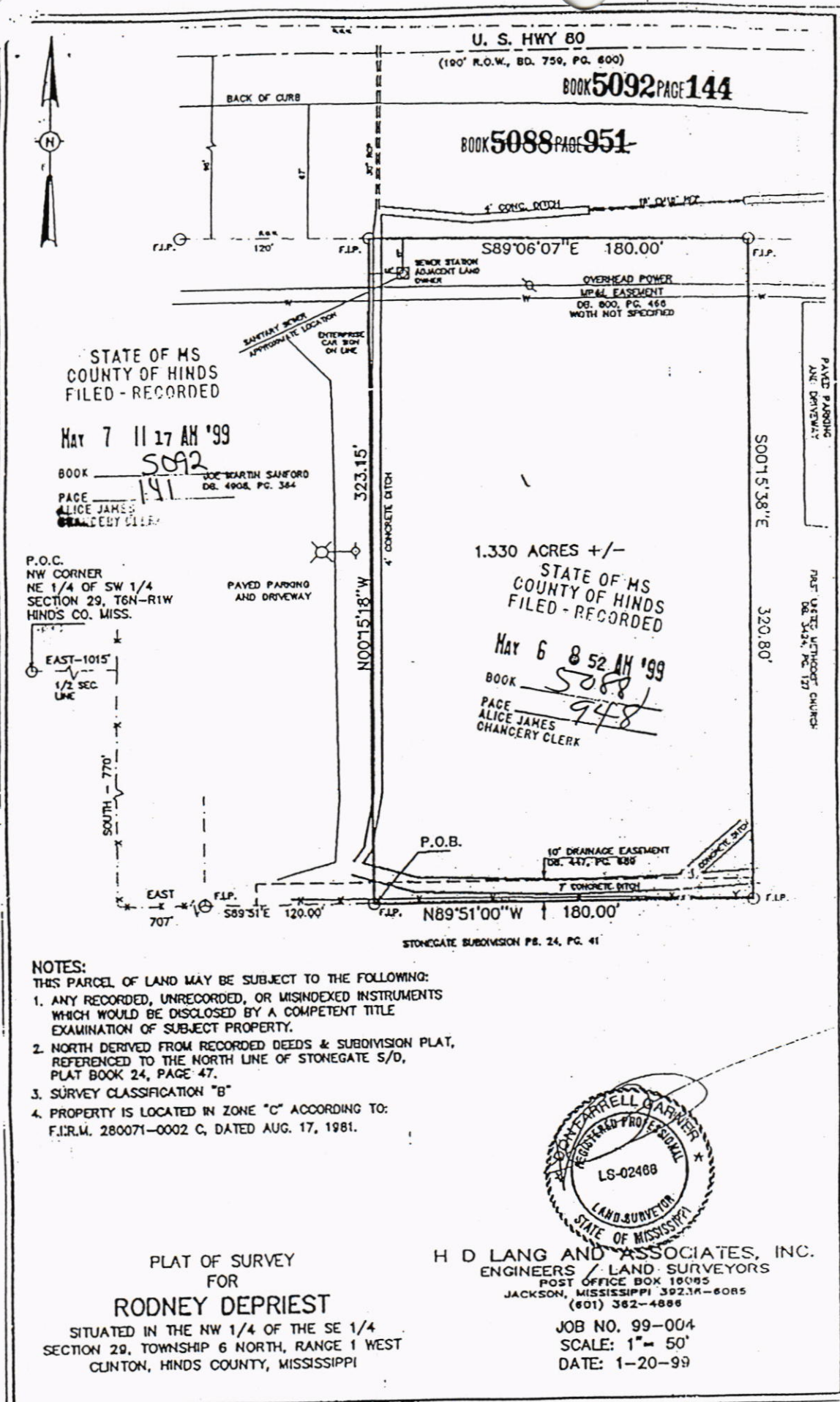


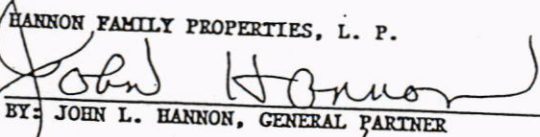
EXHIBIT "A"

A CERTAIN PARCEL OF LAND BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, CITY OF CLINTON, HINDS COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

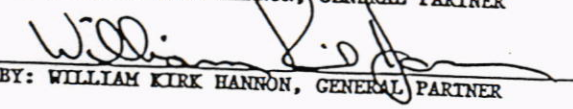
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SIGNED FOR IDENTIFICATION ON THIS THE 6TH DAY OF MAY, 1999.

HANNON FAMILY PROPERTIES, L. P.


BY: JOHN L. HANNON, GENERAL PARTNER


BY: MITCHEL DREW HANNON, GENERAL PARTNER


BY: WILLIAM KIRK HANNON, GENERAL PARTNER

PERMANENT DRAINAGE EASEMENT

IN CONSIDERATION OF Ten and No/100 Dollars cash in hand paid by BECKY VICKERY, DOT GIBBONS, JOHN MCKEE, JEFF BLACKLEDGE, TOM McMAHON, MARILYN RUSSELL, JAMES FRENCH, BOB PAVY, AND A.C. COOK, TRUSTEES OF FIRST UNITED METHODIST CHURCH OF CLINTON, MISSISSIPPI ("Grantees") to JOE LYNDALL SANFORD ("Grantor"), the receipt of which is acknowledged, Grantor hereby grants, bargains, sells, and conveys to Grantees a permanent easement for the construction and maintenance of a concrete paved ditch for the purpose of discharging surface drainage water from Grantees' property over and across Grantor's property, a legal description of said easement being attached hereto as Exhibit A.

Grantor also grants to Grantees a temporary construction easement over the property described in Exhibit B attached hereto for the purpose of constructing the drainage improvements in the permanent easement area. Said temporary construction easement shall expire automatically without the necessity for any further action by Grantor or Grantees six (6) months from the date hereof.

In connection with the construction of the new drainage facility, Grantees may make such alterations to the existing drainage ditch on Grantor's property as are reasonably necessary for the completion of the new drainage facility. Following completion of construction, insofar as reasonably practical, Grantees shall restore the construction easement area and the existing wood fence on Grantor's property to the same condition as existed prior to construction.

Grantees shall have the full right and authority at any time after installation of said drainage facility to enter upon Grantor's land for the purpose of repairing, replacing, or removing said drainage facility, or for the purpose of doing any other work necessary for the proper maintenance of said drainage facility.

The Permanent Drainage Easement granted hereby shall burden Grantor's land and run with the land, shall benefit and be an easement appurtenant to Grantees' property more particularly described in Exhibit C attached hereto, and shall inure to the benefit of Grantees, their successors in office, and assigns.

So long as Grantees are using the easement granted hereby, Grantees shall be responsible for maintaining the drainage ditch in good order and repair, including the removal of any debris which might impede the flow of surface drainage water through said ditch.

IN WITNESS WHEREOF, Grantor has executed this Permanent
Drainage Easement this 21 day of July, 1995.

Joe Lyndall Sanford
JOE LYNDALL SANFORD

STATE OF MISSISSIPPI)
COUNTY OF Windsor

This day personally appeared before me, the undersigned
authority in and for said State and County aforesaid, the within
named JOE LYNDALL SANFORD who acknowledged that he signed and
delivered the foregoing on the day and year therein mentioned.

Given under my hand and official seal of office, this 21st
day of July, 1995.

Diane C. Meadows
Notary Public

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires October 19, 1998
BONDED THRU HEIDEN-MARCHETTI, INC.

Grantor's Address:

Joe Lyndall Sanford

105 GARAYWA COVE
CLINTON, Mississippi 39056

Grantee's Address:

First United Methodist
Church of Clinton

Clinton, Mississippi 39056

A 10.00 foot wide drainage easement consisting of 0.054 acres situated in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 6 North, Range 1 West, Hinds County, Mississippi, being more particularly described as follows, to-wit:

Commencing at the Northwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29, thence run East along the Half Section for a distance of 2124.70 feet; thence run South for a distance of 455.50 feet to the South right-of-way line of Highway 80; thence run South 85 degrees 56 minutes 50 seconds East, along said South right-of-way line, for a distance of 150.30 feet to a found iron pipe at the intersection of said South right-of-way line with the West right-of-way line of Stonegate Drive; thence run South 00 degrees 04 minutes 19 seconds West, along said West right-of-way line, for a distance of 304.66 feet to the Northeast corner of Lot 27, Stonegate Subdivision, Part 1, thence run North 89 degrees 36 minutes 52 seconds West, along the North line of Stonegate Subdivision Part 1 and Part 2 for a distance of 252.40 feet to a found iron pipe and the POINT OF BEGINNING of the drainage easement herein described; thence continue North 89 degrees 36 minutes 52 seconds West, along the North line of said subdivision for a distance of 237.22 feet; thence run North 00 degrees 23 minutes 09 seconds East for a distance of 10.00 feet; thence run South 89 degrees 36 minutes 52 seconds East for a distance of 237.12 feet; thence run South 00 degrees 12 minutes 00 seconds East for a distance of 10.00 feet to the Point of Beginning.

P95-11

EXHIBIT "A"

0004

City of Clinton

08/03/99 TUE 10:36 FAX 6019248532

A 40.00 foot wide construction easement consisting of 0.217 acres situated in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 6 North, Range 1 West, Hinds County, Mississippi, being more particularly described as follows, to wit:

Commencing at the Northwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29, thence run East along the Half Section for a distance of 2124.70 feet; thence run South for a distance of 455.50 feet to the South right-of-way line of Highway 80; thence run South 85 degrees-56 minutes 50 seconds East, along said South right-of-way line, for a distance of 150.30 feet to a found iron pipe at the intersection of said South right-of-way line with the West right-of-way line of Stonegate Drive; thence run South 00 degrees 04 minutes 19 seconds West, along said West right-of-way line, for a distance of 304.66 feet to the Northeast corner of Lot 27, Stonegate Subdivision, Part 1; thence run North 89 degrees 36 minutes 52 seconds West, along the North line of Stonegate Subdivision Part 1 and Part 2 for a distance of 252.40 feet to a found iron pipe; thence run North 00 degrees 12 minutes 00 seconds West for a distance of 20.00 foot to the POINT OF BEGINNING of the construction easement herein described; thence run North 89 degrees 36 minutes 52 seconds West for a distance of 237.01 feet; thence run North 00 degrees 23 minutes 09 seconds East for a distance of 40.00 foot; thence run South 89 degrees 36 minutes 52 seconds East for a distance of 236.60 feet; thence run South 00 degrees 12 minutes 00 seconds East for a distance of 40.00 feet to the Point of Beginning.

A tract of land consisting of 1.819 acres situated in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 29, Township 6 North, Range 1 West, Hinds County, Mississippi, being more particularly described as follows, to wit:

Commencing at the Northwest corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of said Section 29, thence run East along the Half Section for a distance of 2124.70 feet; thence run South for a distance of 455.50 feet to the South right-of-way line of Highway 80 and the POINT OF BEGINNING of the property herein described; thence run South 85 degrees 56 minutes 50 seconds East, along said South right-of-way line, for a distance of 150.30 feet to a found iron pipe at the intersection of said South right-of-way line with the West right-of-way line of Stonegate Drive; thence run South 00 degrees 04 minutes 19 seconds West, along said West right-of-way line, for a distance of 304.66 feet to the Northeast corner of Lot 27, Stonegate Subdivision, Part 1; thence run North 89 degrees 36 minutes 52 seconds West for a distance of 252.40 feet to a found iron pipe; thence run North 00 degrees 12 minutes 00 seconds West for a distance of 320.95 feet to a found iron rod on the aforementioned South right-of-way line of Highway 80; thence run South 85 degrees 56 minutes 50 seconds East, along said South right-of-way line, for a distance of 104.24 feet to the Point of Beginning.

STATE OF MS
COUNTY OF HINDS
FILED - RECORDED

JUL 25 2 51 PM '95

BOOK 4470
PAGE 689
ALICE JAMES
CHANCERY CLERK

EXHIBIT C

9000

CITY OF CLINTON

08/03/99 TUE 10:38 FAX 6019248532

Melvin H. Chaney, Jr.

REAL ESTATE APPRAISER - SINCE 1978

5339 Interstate 55 North, Suite 29

Jackson, Mississippi 39206

Phone / Fax (601) 366-8202

AFFIDAVIT

STATE OF MISSISSIPPI COUNTY OF HINDS

I, the undersigned, Melvin H. Chaney, Jr., am currently a licensed State Certified General Real Estate Appraiser and a licensed Real Estate Broker by the State of Mississippi. I have been a full-time real estate appraiser since 1978. I have broad experience appraising most all types of both commercial properties and single-family residences.

At the request of Hannon's Food Service, Inc., I have personally inspected the above captioned commercial site for the purpose of formulating an opinion as to the impact of the proposed development of this Property as a modern, attractive Kentucky Fried Chicken Restaurant, in the traditional KFC design and motif, upon the single-family residences in the Stonegate Subdivision, south of and adjacent to the site.

The Property fronts along the south side of U.S. Highway 80, about one-fourth of a mile east of Springridge Road. The Property has 180 feet of frontage along the south side of U.S. Highway 80, a uniform depth of slightly more than 320 feet and contains 1.33 acres or about 57,935 square feet of land area. The site is currently zoned C-2, Highway Commercial District by the City of Clinton and has all major utilities and city services available to it.

The Property currently has a rather steep slope from north to south. According to the survey map and the proposed site plan, the very front of the site has an elevation around 350 feet MSL and slopes downward to an elevation around 340 feet MSL near the rear of the site. U.S. Highway 80 has an elevation in front of the site of 363 MSL.

The proposed development of the Property will consist of filling the front 190 feet (34,200 sq. ft. or 0.7851 ac.) of the site to an elevation of 362 feet MSL. The foundation of the proposed building will be 363 feet MSL. The proposed building will be a very attractive KFC restaurant building. The site will be paved to accommodate a drive-thru window and 36 angle parking spaces. The site will be very attractively landscaped and will have adequate access via a 30 foot wide access ramp to U.S. Highway 80.

At the present time, there is 30 inch underground culvert, that runs under U.S. Highway 80, at the northwest corner of the site and an 18 inch culvert that runs along the front of the site. These culverts drain properties to the north of the subject site and the water

APPRAISALS • SALES • COUNSELING
Mississippi Licensed General Appraiser • License Number - GA - 31

collects at the northwest corner of the site and flows south along the west property boundary to an existing concrete bottom and rip-rapped ditch just south of the southwest corner of the Property.

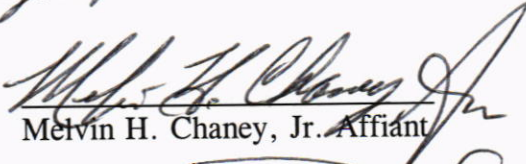
In order to control any potential drainage or water problems, the rear 135 feet (0.5579 ac. or 24,300 sq. ft.) of the site will be dedicated to controlling drainage and as a landscape buffer between the subject restaurant building and the Stonegate Subdivision to the south. A four foot wide, concrete ditch will be constructed along the west boundary line to channel drainage to the previously mentioned concrete bottom ditch. In addition, a water detention pond will be constructed along the rear of the site to handle surface drainage. It is my understanding that this proposed detention pond will have twice the capacity as will actually be needed by the subject site. It is also my understanding that a solid, six-foot high wood fence will be constructed along the rear of the proposed parking lot and the rear of the site and the detention pond will have planted trees and will be very adequately landscaped. The rear of the parking lot and wood fence will be about 135 feet from the rear property line and the rear of the restaurant building will be about 195 feet to the rear property line.

According to the City of Clinton Zoning Ordinance, the proposed use of the Property as a restaurant is an allowable use under the C-2, Highway Commercial District zoning. The adjacent property to the west is currently utilized as a rental car lot and the property adjacent to the east is currently utilized as a medical clinic. Adjacent to the west side of the rental car lot is a modern convenience store with a restaurant on the rear. East of the medical clinic is First United Methodist Church. Located along the north side of U.S. Highway 80 are a branch bank facility and numerous other retail properties.

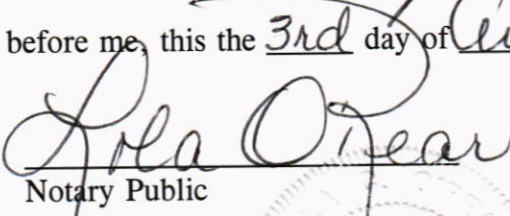
The development of the subject site as a modern and attractive Kentucky Fried Chicken Restaurant is very compatible and consistent with the existing patterns of development long either side of U.S. Highway 80.

Therefore, it is my opinion that development of the Property as proposed, would not have any measurable adverse effect on any part of the Stonegate Subdivision, south of the subject site.

This the 3rd day of August, 1999.


Melvin H. Chaney, Jr. Affiant

SWORN to and subscribed before me, this the 3rd day of August, 1999.


Notary Public

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: September 1, 2000
Bonded Thru Heiden, Brooks & Gariano, Inc.

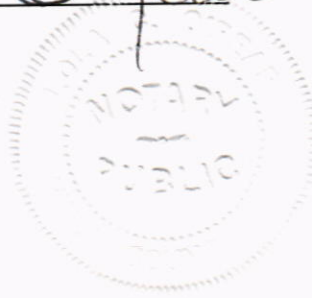


EXHIBIT "A"

A CERTAIN PARCEL OF LAND BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST, CITY OF CLINTON, HINDS COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 29, TOWNSHIP 6 NORTH, RANGE 1 WEST AND RUN THENCE EAST ALONG SAID ONE-HALF SECTION LINE FOR A DISTANCE OF 1,015 FEET TO A FENCE; RUN THENCE SOUTH ALONG SAID FENCE FOR A DISTANCE OF 770 FEET TO A FENCE; RUN THENCE EAST ALONG SAID FENCE FOR A DISTANCE OF 707 FEET TO AN EXISTING ONE-HALF INCH IRON PIN MARKING THE SOUTHWEST CORNER OF THE JOE MARTIN SANFORD PROPERTY AS DESCRIBED IN DEED RECORDED IN DEED BOOK 4908 AT PAGE 384, ON FILE AND OF RECORD IN THE OFFICE OF THE CHANCERY CLERK OF HINDS COUNTY AT JACKSON, MISSISSIPPI; RUN THENCE SOUTH 89 DEGREES 51 MINUTES EAST ALONG THE SOUTH LINE OF SAID SANFORD PROPERTY FOR A DISTANCE OF 120.00 FEET TO AN EXISTING IRON PIN MARKING THE SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 00 DEGREES 15 MINUTES 18 SECONDS WEST ALONG THE EAST LINE OF SAID SANFORD PROPERTY FOR A DISTANCE OF 323.15 FEET TO AN EXISTING IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80 (AS NOW LAID OUT AND IMPROVED); RUN THENCE SOUTH 89 DEGREES 06 MINUTES 07 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80 FOR A DISTANCE OF 180.00 FEET TO AN EXISTING ONE-HALF INCH IRON PIN MARKING THE NORTHWEST CORNER OF THE FIRST UNITED METHODIST CHURCH PROPERTY AS DESCRIBED IN DEED RECORDED IN DEED BOOK 3424 AT PAGE 127, ON FILE AND OF RECORD IN THE AFORESAID CHANCERY CLERK'S OFFICE; LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 80, RUN THENCE SOUTH 00 DEGREES 15 MINUTES 38 SECONDS EAST ALONG THE WEST LINE OF SAID FIRST UNITED METHODIST CHURCH PROPERTY FOR A DISTANCE OF 320.80 FEET TO AN EXISTING ONE-HALF INCH PIN MARKING THE SOUTHWEST CORNER THEREOF; SAID POINT FURTHER BEING ON THE NORTH LINE OF STONEGATE SUBDIVISION, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF, ON FILE AND OF RECORD IN THE AFORESAID CHANCERY CLERK'S OFFICE, AS NOW RECORDED IN PLAT BOOK 24 AT PAGE 41; RUN THENCE NORTH 89 DEGREES 51 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID STONEGATE SUBDIVISION AND ITS WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.330 ACRES, MORE OR LESS.

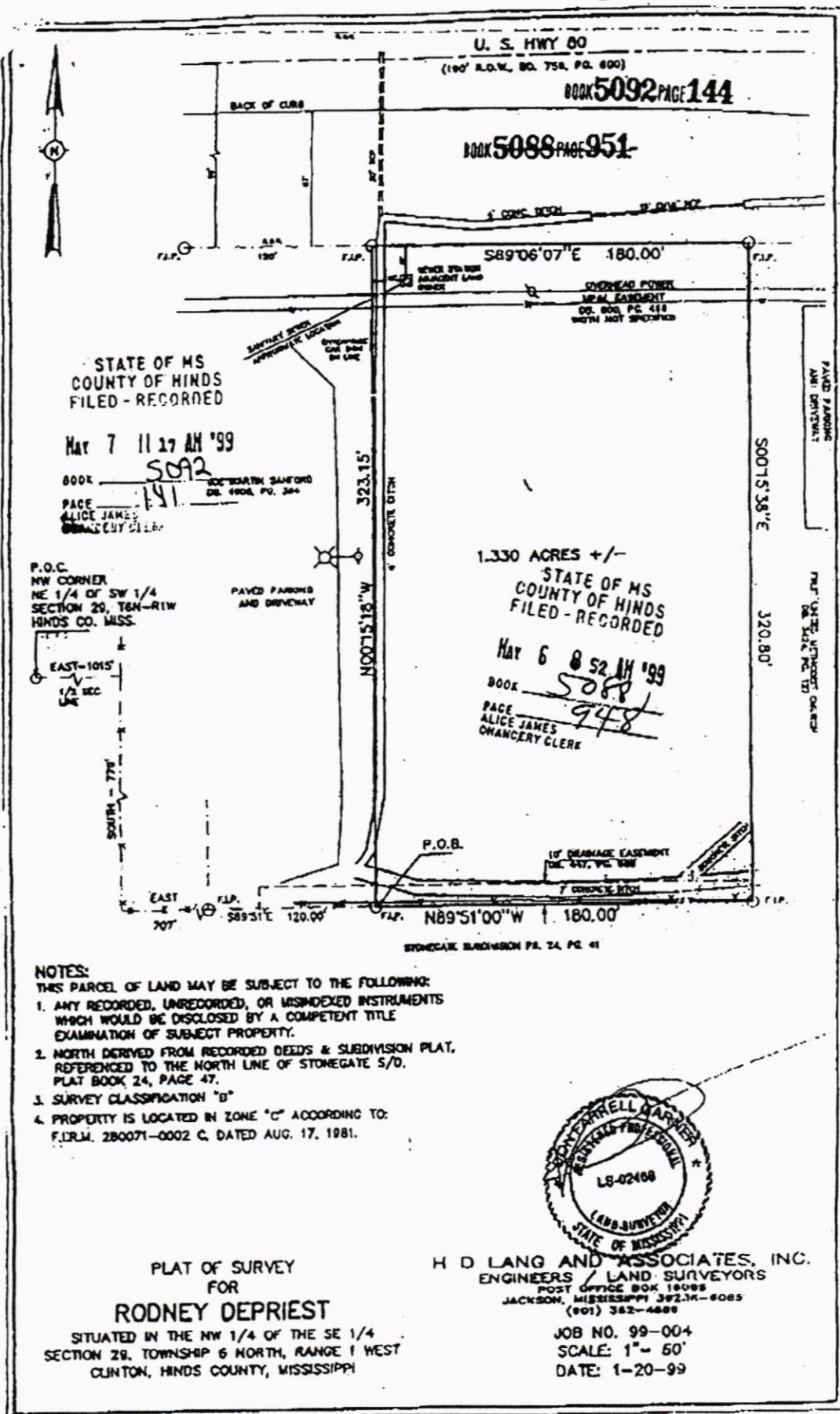
SIGNED FOR IDENTIFICATION ON THIS THE 6TH DAY OF MAY, 1999.

HANNON FAMILY PROPERTIES, L. P.

BY: JOHN L. HANNON, GENERAL PARTNER

BY: MITCHELL DEW HANNON, GENERAL PARTNER

BY: WILLIAM KIRK HANNON, GENERAL PARTNER



EX "A"



A view facing east along U.S. Highway 80 in front of the subject site.



A view of the commercial development along the north side of U.S. Highway 80, in front of the subject site.



A view of the commercial development along the north side of U.S. Highway 80, in front of the subject site.



A view of the rent-a-car lot, convenience store, and restaurant on the west side of the subject site.



A view of the medical clinic and church on the east side of the subject site.



A view of the single-family residences on Rock Glen Drive, south of and adjacent to the subject site.

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A view of the single-family residences on Rock Glen Drive, south of and adjacent to the subject site.

INTEROFFICE MEMORANDUM

To: Mayor Rosemary G. Aultman
 CC: Tim Rogers, Public Works Director
 From: Richard L. Broome, P.E., City Engineer
 Date: July 28, 1999
 Subject: KFC Site Plan

Richard

Tim Roger's and I met yesterday with Colvin Mann, KFC's engineer, and reviewed their site plan.

It is my opinion that the site plan meets the requirements of the City of Clinton, including the detention storage of excess storm water runoff that is generated on their site.

The only detail remaining is the exact location of the force main from their pump station to our sanitary sewer on Stonegate Drive. If the site plan is approved, Tim and I agree that a building permit would not be issued until this route is finalized.

If you have any questions or comments regarding this matter, please let me know.

FROM THE DESK OF...

RICHARD L. BROOME, P.E.
 CITY ENGINEER
 CITY OF CLINTON
 P. O. Box 156
 CLINTON, MS 39060

601-924-5462
 Fax: 601-925-4605

INDEXING INSTRUCTION:

PART OF THE NW ¼ OF SECTION 32, T6N,
R1W, CLINTON, HINDS COUNTY, MS

This instrument prepared by:
Mark T. Davis, Esq.
Watkins Ludlam Winter & Stennis, P.A.
P. O. Box 427
Jackson, MS 39205-0427
(601) 949-4900

AMENDED AND RESTATED
UTILITY EASEMENT

WHEREAS, JOE T. DEHMER, JR. AND DIANE D. DINKINS are the owners and holders of the lands described as Easement A and Easement B in Exhibit "A" attached hereto (Joe T. Dehmer, Jr., Diane D. Dinkins are hereinafter referred to as "Grantors"); and

WHEREAS, the CITY OF CLINTON, MISSISSIPPI (hereinafter called the "City"), is desirous of obtaining a permanent utility easement in aid of construction and development of Grantors' property; and

WHEREAS, Grantors, in order to more effectively utilize the real property owned by them and for the betterment of the public good, deem it necessary and desirable to grant the Easement to the City.

NOW, THEREFORE, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant and convey unto the City a permanent utility easement for the purposes herein set forth in, to and over the following described land situated in the First Judicial District, County of Hinds, State of Mississippi, to-wit:

See property description attached hereto as Exhibit "A" incorporated herein by reference.

The permanent utility easement is granted for right-of-way and the construction, installation, maintenance, repair, operation and use of all public utilities, including, but not limited to, water lines, sewer lines, storm drains and drainage improvements, in, over, upon and through such easement. All utility improvements herein shall be underground.

Grantors reserve the right to locate fences, driveways, parking lots, sidewalks and utilities within the easement area granted.

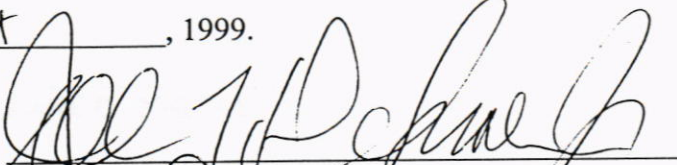
Immediately following the disturbance of the surface for maintenance, City will cause to be removed from the property hereinabove described, all debris, surplus material and construction equipment and leave the premises in a neat and presentable condition. In the event there is any damage to the property of the Grantors, City will cause said damages to be repaired and restored to a condition fully equivalent to that existing before construction or maintenance operations were commenced.

514810.3/07958.98704

TO HAVE AND TO HOLD said Easement, together with all and singular rights, privileges and hereditaments thereunto in anywise belonging, unto City, its successors and assigns, upon the terms and conditions hereinabove set forth.

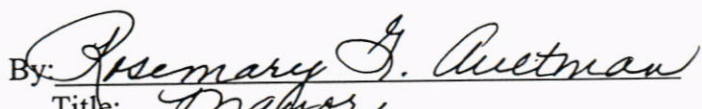
This Utility Easement is executed for the purpose of amending and restating that certain Utility Easement executed by Joe T. Dehmer, Jr. and Diane D. Dinkins, dated February 5, 1996, and recorded in Book 4568 at Page 565, with actual execution on the date set forth below.

THIS the 3rd day of August, 1999.

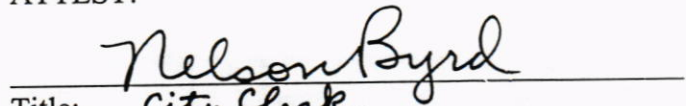

JOE T. DEHMER, JR.


DIANE D. DINKINS

CITY OF CLINTON, MISSISSIPPI

By: 
Title: Mayor

ATTEST:

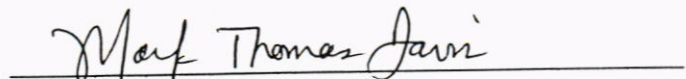

Title: City Clerk

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 3rd day of August, 1999, within my jurisdiction, the within named JOE T. DEHMER, JR., who acknowledged that he executed the above and foregoing instrument.



514810.3/07958.98704


NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF HINDS

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 3rd day of August, 1999, within my jurisdiction, the within named DIANE D. DINKINS, who acknowledged that she executed the above and foregoing instrument.



Mark Thomas Davis
NOTARY PUBLIC

STATE OF MISSISSIPPI
COUNTY OF HINDS

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of AUGUST, 1999, within my jurisdiction, the within named Rosemary G. Aulman and NELSON BYRD, duly identified before me, who acknowledged that they are MAYOR and CITY CLERK, respectively, of the City of Clinton, a body politic and corporate, and that for and on behalf of said entity, and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said entity so to do.

Quentin J. Edwards
NOTARY PUBLIC

My Commission Expires:
Notary Public State of Mississippi At Large
My Commission Expires: August 10, 2002
Bounded Thru Heiden, Brooks & Garland, Inc.
(Affix official seal)

GRANTORS' ADDRESS:

Joe T. Dehmer, Jr.
Diane D. Dinkins
4095 Eastwood Drive
Jackson, MS 39211
Business Phone: (601) 981-0705
Residence Phone: (601) 982-7330

GRANTEES' ADDRESS:

City of Clinton
Post Office Box 156
Clinton, MS 39060
Business Phone: (601) 924-5462
Residence Phone: None

EXHIBIT "A"

LEGAL DESCRIPTION

A storm drainage easement situated in the NW ¼ of Section 32, T6N-R1W, City of Clinton, Hinds County, Mississippi, and being more particularly described as follows:

EASEMENT A

Commencing at the northwest corner of Lot 1, Joe T. Dehmer Development Phase One, Part Two, according to the plat of record in the office of the Chancery Clerk of Hinds County in Plat Book 37 at Page 7, said point being on the west right-of-way line of Clinton Center Drive, an existing public street, and said point further being the POINT OF BEGINNING of the parcel more particularly described to wit:

From said POINT OF BEGINNING run thence S 47°10'19" W along the west line of said Lot 1 for a distance of 357.53 feet to a point; run thence N 37°08'58" W for a distance of 20.10 feet to a point; run thence N 47°10'19" E along a line 20 feet away from and parallel to west line of said Lot 1 for a distance of 254.52 feet to a point; run thence S 42°49'41" E for a distance of 15 feet to a point which is 5 feet perpendicular to the west line of said Lot 1; run thence N 47°10'19" E along a line 5 feet away from and parallel to the west line of said Lot 1 for a distance of 79.71 feet to a point; run thence N 42°49'41" W for a distance of 15 feet to a point; run thence N 47°49'41" E along a line 20 feet away from and parallel to the west line of said Lot 1 for a distance of 23.29 feet to a point on the south right-of-way line of Clinton Center Drive; run thence S 37°08'56" E along said right-of-way line for a distance of 20.10 feet to the POINT OF BEGINNING of the described parcel of land, said parcel containing 5,955 square feet.

EASEMENT B

Commencing at the northwest corner of Lot 1, Joe T. Dehmer Development Phase One, Part Two, according to the plat of record in the office of the Chancery Clerk of Hinds County in Plat Book 37 at Page 7, said point being on the west right-of-way line of Clinton Center Drive, an existing public street, run S 47°10'19" W along the west line of said Lot 1 for a distance of 357.53 feet to the POINT OF BEGINNING of the parcel more particularly described to wit:

From said POINT OF BEGINNING continue S 47°10'19" W along the west line of said Lot 1 for a distance of 130.94 feet to a point on the north right-of-way line of an existing public street; run thence S 88°21'16" W along said right-of-way line for a distance of 22.78 feet to a point; leaving said right-of-way run thence N 47°10'19" E along a line 15 feet away from and parallel to the west line of said Lot 1 for a distance of 149.58 feet to a point; run thence S 37°08'58" E for a distance of 15.07 feet to the POINT OF BEGINNING of the described parcel of land, said parcel containing 2,104 square feet.

RESOLUTION

There came on for public hearing before the Mayor and Board of Aldermen of the City of Clinton, Mississippi, the matter of unclean property located at 312 Indian Mound, Clinton, Mississippi, and after full consideration of the matter, Alderman BRABHAM 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 312 INDIAN MOUND, 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 312 Indian Mound, Clinton, Mississippi, may constitute a menace to the public health and safety of the community because of its present condition and state of uncleanliness; 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., August 3, 1999, 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 uncleanliness, 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 312 Indian Mound, 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.
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 LOTT 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:	<u>Aye</u>
Alderman Hisaw voted:	<u>Aye</u>
Alderman DePriest voted:	<u>Absent</u>
Alderman Brantley voted:	<u>Aye</u>
Alderman Fisher voted:	<u>Aye</u>
Alderman Touchton voted:	<u>Absent</u>
Alderman Lott voted:	<u>Aye</u>

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

The foregoing Resolution was approved this the 3rd day of August, 1999.

CITY OF CLINTON

BY: Rosemary J. Aultman
ROSEMARY AULTMAN, Mayor

ATTEST:

Nelson Byrd
NELSON BYRD, City Clerk

(SEAL)

CITY OF CLINTON
REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN
TUESDAY, AUGUST 3, 1999 - 7:00 P.M.
MUNICIPAL COURTROOM - 305 MONROE STREET

Due to the lack of a quorum because of the City's observance of National Night Out, no meeting was held.

APPROVED:

Rosemary G. Aultman
Rosemary G. Aultman, Mayor

Date

August 9, 1999

ATTEST:

Nelson Byrd
Nelson Byrd, City Clerk

Date

August 9, 1999

SEAL:

**CITY OF CLINTON
SPECIAL MEETING OF THE MAYOR AND BOARD OF ALDERMEN
TUESDAY, AUGUST 3, 1999 - 5:30 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 Mayor Aultman followed by the Pledge of Allegiance to the Flag led by Alderman Brantley.

ROLL CALL - City Clerk Nelson Byrd

Present: Jehu Brabham - Alderman-At-Large
Tony Hisaw - Alderman Ward 1
Clint Brantley - Alderman Ward 3
Phil Fisher - Alderman Ward 4
Sharbert Lott - Alderman Ward 6
Ken Dreher - City Attorney
Nelson Byrd - City Clerk
Absent: Rodney DePriest - Alderman Ward 2
Herb Touchton - Alderman Ward 5

APPROVAL OF CONSENT AGENDA ITEMS A-P

MOTION made by Alderman Brantley and **SECONDED** by Alderman Lott to approve Consent Agenda Items A-P listed on page 169 of this Minute Book AA. Items E & P will serve to advertise favorably the opportunities, possibilities, and resources of the City of Clinton. Quotes listed in Item K can be found in the Office of the City Clerk. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF ADDITION TO 313 E. COLLEGE STREET

MOTION made by Alderman Lott and **SECONDED** by Alderman Brabham to accept the recommendation of the Historical Preservation Commission and the Planning & Zoning Board and to approve the addition to 313 E. College Street. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF PRELIMINARY SITE PLAN FOR KFC ON HWY 80

MOTION made by Alderman Brabham and **SECONDED** by Alderman Fisher to accept the site plan of Kentucky Fried Chicken as presented on Highway 80. **MOTION CARRIED 4-1** with Alderman Lott voting "NO." Items asked to be made a part of the record by KFC representatives can be found on pages 171-192 of this Minute Book AA.

APPROVAL OF RESTATED DRAINAGE EASEMENT AT APPLEBEE'S GRILL

Upon recommendation of City Attorney Ken Dreher, **MOTION** made by Alderman Hisaw and **SECONDED** by Alderman Brantley to accept the amended and restated utility easement from Dehmer and Dinkins located at Applebee's Neighborhood Grill and found on pages 193-196 of this Minute Book AA. **MOTION CARRIED UNANIMOUSLY**

HAL MONCRIEF APPOINTED TO OLDE TOWNE COMMISSION

Upon recommendation of Mayor Rosemary Aultman, **MOTION** made by Alderman Hisaw and **SECONDED** by Alderman Lott to appoint Hal Moncrief to a four year term on the Olde Towne Commission as a property owner. **MOTION CARRIED UNANIMOUSLY**

PUBLIC HEARING - UNKEPT PROPERTY AT 312 INDIAN MOUND

Upon recommendation of Zoning Administrator Gary Ward, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Lott to approve that Resolution found on pages 197-199 authorizing the City to clean the unkept property located at 312 Indian Mound.
MOTION CARRIED UNANIMOUSLY

ADJOURN 6:00 p.m.

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

Copy of Agenda, Notice of Special Meeting, and Return of Police Officer can be found on pages 169-170 of this Minute Book AA.

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

Date August 4, 1999

ATTEST: Nelson Byrd
Nelson Byrd, City Clerk

Date August 4, 1999

SEAL: