REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN
TUESDAY, APRIL 7, 1998 - 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 Brantley followed by the Pledge of Allegiance to the Flag led by Alderman Fisher.

ROLL CALL - City Clerk Nelson Byrd

Present: Jehu Brabham - Alderman-At-Large
Tony Hisaw - Alderman Ward 1
Rodney DePriest - 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
Nelson Byrd - City Clerk

AGENDA CHANGES

Item 7E will be postponed until the next meeting on 4/21/98.

APPROVAL OF CONSENT AGENDA ITEMS A-II

MOTION made by Alderman Brantley and **SECONDED** by Alderman Lott to approve Consent Agenda Items A-II listed on pages 491-492 of this Minute Book Z. Items C, D, & E will serve to advertise favorably the opportunities, possibilities, and resources of the City of Clinton. Quotes listed in Items J, X, & AA may be found in the office of the City Clerk. **MOTION CARRIED UNANIMOUSLY**

APPROVAL TO UPGRADE MANUFACTURED HOME - 1774 MIDWAY ROAD

MOTION made by Alderman DePriest, **SECONDED** by Alderman Brabham to approve the recommendation of the Planning and Zoning Commission to permit Mrs. Shirley Herron to upgrade her existing manufactured home located at 1774 Midway Road, Clinton, Mississippi, pursuant to Section 1119 of the Zoning Ordinance subject to the following conditions:

1. The existing mobile home will be replaced with a doublewide manufactured home and will be located approximately as shown on the site plan/legal description found on page 493 of this Minute Book Z.

2. The existing mobile home will be removed from the property within 60 days of placement of the new manufactured home.

3. The upgraded manufactured home will be owner occupied and located on property owned by the applicant. **MOTION CARRIED UNANIMOUSLY**

REZONING DENIED FOR 851 EAST NORTHSIDE DRIVE

MOTION made by Alderman Fisher, **SECONDED** by Alderman Brantley to approve the recommendation of the Planning and Zoning Commission denying the rezoning request of Mr. Najar for the property described on page 494 of this Minute Book Z from C-2 to C-3, it being the finding of the Mayor and Board of Aldermen that the rezoning applicant failed to show the necessary changes in the character of the neighborhood and the public need for rezoning as required under Section 2406.03 of the Zoning Ordinance. **MOTION CARRIED UNANIMOUSLY**

ORDINANCE AND RESOLUTION ADOPTED FOR NORTHSIDE DRIVE BAPTIST HEALTH SYSTEMS

MOTION made by Alderman Fisher and **SECONDED** by Alderman Touchton to adopt that Ordinance and Proofs of Publication found on pages 495-500 of this Minute Book Z and pages 774-779 of Ordinance Book II rezoning 56.1 acres on Northside Drive from R-1 and C-2 to S-1 for Mississippi Baptist Health Systems. **MOTION CARRIED UNANIMOUSLY**

MOTION made by Alderman Touchton and **SECONDED** by Alderman Brantley to adopt that Resolution found on pages 501-504 designating the above mentioned property as Quasi-Public. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF 104 CLINTON CENTER DRIVE PRELIMINARY SITE PLAN

MOTION made by Alderman Touchton and **SECONDED** by Alderman Lott to approve the recommendation of the Planning and Zoning Commission to approve the preliminary site plan for Dr. Ryan Tracy at 104 Clinton Center Drive. **MOTION CARRIED UNANIMOUSLY**

APPROVAL TO CONSTRUCT HOUSE IN OLDE TOWNE DISTRICT

MOTION made by Alderman Touchton and **SECONDED** by Alderman Lott to approve the request of Miss Stacy Dungan to construct a house on Jefferson Street north of Leake Street as recommended by the Historic Preservation Commission and the Planning and Zoning Commission contingent upon approval of color of bricks. **MOTION CARRIED UNANIMOUSLY**

APPROVAL TO CHANGE EXTERIOR OF BUILDING AT 202 WEST LEAKE STREET

MOTION made by Alderman Touchton and **SECONDED** by Alderman Brantley to approve the request to change the exterior of the building at 202 West Leake Street recommended by the Historic Preservation Commission and the Planning and Zoning Commission. **MOTION CARRIED UNANIMOUSLY**

APPROVAL TO CHANGE EXTERIOR OF BUILDING AT 204 WEST LEAKE STREET

MOTION made by Alderman DePriest and **SECONDED** by Alderman Brabham to approve the request to change the exterior of the building at 204 West Leake Street recommended by the Historic Preservation Commission and the Planning and Zoning Commission. **MOTION CARRIED UNANIMOUSLY**

PRELIMINARY SITE PLAN APPROVED FOR 4-STORY BUILDING AT MISSISSIPPI COLLEGE CAMPUS

Upon approval of City Engineer Richard Broome and the Planning and Zoning Commission, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Touchton to approve the preliminary site plan for a new 4-story building on the Mississippi College Campus. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF AUDIT REPORT FOR FISCAL YEAR ENDING 9/30/97

Upon presentation of an audit report with an unqualified opinion by Walter Murphy, CPA for the 9/30/97 fiscal year for the City of Clinton, **MOTION** made by Alderman Fisher and **SECONDED** by Alderman Brantley to accept the audit as presented. **MOTION CARRIED UNANIMOUSLY**

BIDS ADVERTISED AND RECEIVED - PUBLIC WORKS DEPARTMENT (TRACTOR/LOADER/BACKHOE)

Upon recommendation of the Public Works Director Tim Rogers, **MOTION** made by Alderman Brantley and **SECONDED** by Alderman Fisher to reject all bids on the tractor/loader/backhoe received on March 6, 1998 and readvertise at a later date. Copy of bids can be found in the office of the City Clerk. **MOTION CARRIED UNANIMOUSLY**

HYDRAULIC FEED BRUSH CHIPPER - PUBLIC WORKS DEPARTMENT

Upon recommendation of Public Works Director Tim Rogers, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Lott to accept as the lowest and best bid for a Hydraulic Feed Brush Chipper the bid of Vermeer Sales and Service, Inc. of Jackson, Mississippi in the amount of $24,802.00, it being the finding of this board that the bid meets all safety and mechanical requirements. **MOTION CARRIED UNANIMOUSLY** (Copy of Bid Tabulation and Proof of Publication can be found on pages 505-507 of this Minute Book Z.)

HEAVY EQUIPMENT TRAILER - PUBLIC WORKS DEPARTMENT

Upon recommendation of Public Works Director Tim Rogers, **MOTION** made by Alderman Touchton and **SECONDED** by Alderman Lott to accept as the lowest and best bid for a Heavy Equipment Trailer, the bid of Tubb Equipment of Jackson, Mississippi in the amount of $6,200.00. **MOTION CARRIED UNANIMOUSLY** (Copy of Bid Tabulation and Proof of Publication can be found on pages 508-510 of this Minute Book Z.)

RESOLUTION APPROVED TO NAME PAYING AGENT FOR BONDS

MOTION made by Alderman Hisaw and **SECONDED** by Alderman Lott to adopt that resolution found on pages 511-514 of this Minute Book Z naming Merchants and Farmers Bank, Kosciusko, Mississippi, as the paying agent for 1998 GO Bonds for $1,600,000. **MOTION CARRIED UNANIMOUSLY**

TOMMIE CARDIN APPOINTED TO OLDE TOWNE COMMISSION

Upon recommendation of Mayor Rosemary Aultman, **MOTION** made by Alderman Brantley and **SECONDED** by Alderman Hisaw to appoint Tommie Cardin to the Olde Towne Commission with term expiring 7/1/99. **MOTION CARRIED UNANIMOUSLY**

MAYOR AUTHORIZED TO EXECUTE DEEDS FOR SOUTH FRONTAGE ROAD AREA

Upon recommendation of City Engineer Richard Broome, **MOTION** made by Alderman Hisaw and **SECONDED** by Alderman Touchton to authorize the Mayor to execute documents found on pages 515-524 required to convey property to MDOT for Clinton-Raymond Road improvements and relocation of a portion of I-20 South Frontage Road. **MOTION CARRIED UNANIMOUSLY**

VARIANCE AND REZONING FEES INCREASED

Upon recommendation of Zoning Administrator Gary Ward, **MOTION** made by Alderman Touchton and **SECONDED** by Alderman Fisher to increase variance and rezoning fees to $250.00 each due to increased costs in labor, equipment, and publishing. Fees are posted in the Public Works Department and Zoning Administration Office per Section 2412.01 of the Zoning Ordinance. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF CORRECTED QUITCLAIM DEED

Upon recommendation of City Attorney Ken Dreher, **MOTION** made by Alderman Hisaw and **SECONDED** by Alderman Brantley to approve the Corrective Quitclaim Deed found on pages 525-528 of this Minute Book Z. **MOTION CARRIED UNANIMOUSLY**

EXECUTIVE SESSION

MOTION made by Alderman Lott and **SECONDED** by Alderman Touchton to consider entering executive session to discuss litigation matters. **MOTION CARRIED UNANIMOUSLY**

MOTION made by Alderman Brantley and **SECONDED** by Alderman Lott at 8:37 PM to enter executive session for the stated matter. **MOTION CARRIED UNANIMOUSLY**

Present for the executive session were the Mayor and seven Aldermen, City Attorney, Police Chief Byington, and City Engineer Richard Broome.

MOTION made by Alderman Brabham and **SECONDED** by Alderman Brantley to exit executive session at 8:45 PM. **MOTION CARRIED UNANIMOUSLY**

APPROVAL OF ENTRY OF JUDGEMENT IN RATLIFF MATTER

MOTION made by Alderman Touchton and **SECONDED** by Alderman Lott to authorize the Mayor and City Attorney to enter into a judgement in the pending eminent domain matter against Ed and Barbara Ratliff, et at., that $192,000 is the value of the subject property and to permit the property owners up to 120 days from entry of judgement to vacate the property. Title to the property is to be taken by the City as soon as possible. **MOTION CARRIED UNANIMOUSLY**

1998 STREET IMPROVEMENTS PROGRAM APPROVED

Upon recommendation of City Engineer Richard Broome, **MOTION** made by Alderman DePriest and **SECONDED** by Alderman Fisher to accept the low bid of Superior Asphalt, Inc. as the lowest and best bid in the amount of $460,248.00 on a unit price contract and that the City Engineer notify Superior Asphalt that the amount should not exceed $400,000.00 without further notice from the City of Clinton. **MOTION CARRIED UNANIMOUSLY** (Copy of Bid Tabulation and Proof of Publication can be found on pages 529-530 of this Minute Book Z.)

RECESS 8:49 PM

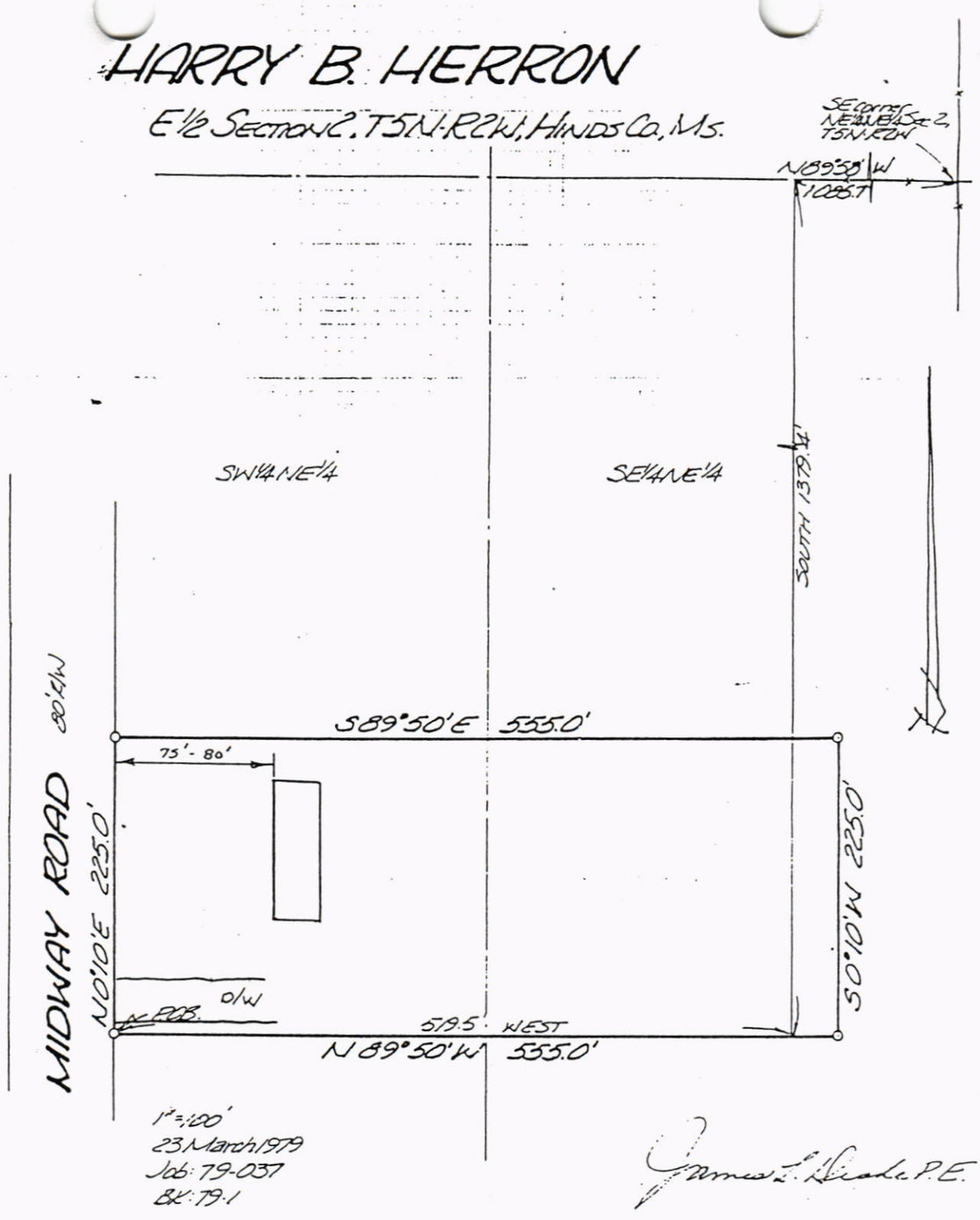
MOTION made by Alderman Brabham and **SECONDED** by Alderman Fisher to recess to April 21, 1998 - 7 PM. **MOTION CARRIED UNANIMOUSLY**

Copy of Agenda can be found on pages 491-492 of this Minute Book Z.

APPROVED: Rosemary G. Aultman April 13, 1998
Rosemary G. Aultman, Mayor Date

ATTEST: Nelson Byrd April 13, 1998
Nelson Byrd, City Clerk Date

SEAL:



Beginning at the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 2, Township 5 North, Range 2 West, and run North 89 degrees 58 minutes West for 1085.7 feet to an iron pin; run South 1379.4 feet; run West for 519.5 feet to a point on the East line of the Midway Road, said point being 40 feet from the centerline and is the POINT OF BEGINNING for the parcel herein described; run thence, North 0 degrees 10 minutes East and along said East line of the Midway Road for 225.0 feet; run thence, South 89 degrees 50 minutes East for 555.0 feet; run thence, South 0 degrees 10 minutes West for 225.0 feet; run thence, North 89 degrees 50 minutes West for 555.0 feet to the point of beginning, containing 2.87 acres, more or less, being situated in the East Half of Section 2, Township 5 North, Range 2 West, Second Judicial District of Hinds County, Mississippi.

Begin at the intersection of the Southerly Right-of-Way line of Northside Drive and the Westerly Right-of-Way line of Old Vicksburg Road as both streets are now laid out and improved and from said point of beginning run along the West boundary of Old Vicksburg Road South 7° 17' East for a distance of 118.95 feet to a point. Continue along the curvature of said West boundary line for a chord distance of 31.05 feet to a point, run thence North 89° 31' 30" West for a distance of 150 feet to a point, run thence North 7° 55' 30" West 150 feet to a point; run thence South 89° 31' East along the South boundary line of Northside Drive for a chord distance of 150 feet to the point of beginning. All of said property being located in the Northeast quarter of the Southeast quarter of Section 20, Township 6 North, Range 1 West, Hinds County, Mississippi.

Being the same property conveyed to Gulf Oil Corporation by Deed dated October 19, 1966 and recorded in the office of the Chancery Clerk of Hinds (First Judicial District) County, Mississippi in Book 1666, Page 243.

Signed for Identification:

Ex. 'A'

RESOLUTION APPROVING DESIGNATION OF QUASI-PUBLIC FACILITY FOR COLUMBIA PACIFIC MANAGEMENT, INC. AND MISSISSIPPI BAPTIST HEALTH SYSTEMS FOR PROPERTY LOCATED AT NORTHSIDE DRIVE, CLINTON, MISSISSIPPI

WHEREAS, Columbia Pacific Management, Inc. and Mississippi Baptist Health Systems did file a request for a designation of the property described in Exhibit "A" attached hereto as a public/quasi-public facility; and,

WHEREAS, all notice requirements of the Zoning Ordinance of the City of Clinton were accomplished and a public hearing was held on March 24, 1998, as required; and,

WHEREAS, the Planning and Zoning Commission upon conclusion of the public hearing on March 24, 1998, adopted a motion to approve the request for public/quasi-public facility designation and that the motion be forwarded to the next meeting of the Mayor and Board of Aldermen for their consideration.

WHEREAS, the Mayor and Board of Aldermen of the City of Clinton, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinances; and,

WHEREAS, the Mayor and Board of Aldermen are fully familiar with the request and the area involved in the request; and,

BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Clinton, Mississippi that the request of Columbia Pacific Management, Inc. and Mississippi

501

Baptist Health Systems for designation of the property described in Exhibit "A" attached as a public/quasi-public facility is hereby granted and such action is taken pursuant to the findings of fact set out as follows:

1. The Mayor and Board of Aldermen of the City of Clinton, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.

2. The recommendation of the Planning and Zoning Commission is advisory in nature.

3. The Mayor and Board of Aldermen are knowledgeable of the area involved and are aware of the need for the public/quasi-public facility designation.

4. The requested designation meets the definitions of Conditional Use and Facilities and Utilities, Public/Quasi-Public of the Zoning Ordinance.

5. The designation of public/quasi-public facility will promote the general welfare of the City of Clinton and will not adversely affect adjacent property. Future projects within the designation area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the City to continue to monitor the area.

6. The Mayor and Board of Aldermen find that Section 402 of the Zoning Ordinance has been complied with and that the requirements of Section 2405.01 of the Zoning Ordinances are satisfied based upon the presentation of the applicants and the site plan presented to the Planning Commission and to the Mayor and Board of Aldermen.

7. The granting of this designation does not relieve the requestor from compliance with any applicable law, court order, covenants or contracts.

The forgoing Resolution, having been reduced to writing, Alderman TOUCHTON moved that said Resolution be adopted. Alderman BRANTLEY seconded. The vote was as follows:

Alderman Brabham voted: AYE

Alderman Hisaw voted AYE

Alderman DePriest voted: AYE

Alderman Brantley voted: AYE

Alderman Fisher voted: AYE

Alderman Touchton voted: AYE

Alderman Lott voted: AYE

Approved on the 7TH day of APRIL, 1997.

CITY OF CLINTON, MISSISSIPPI

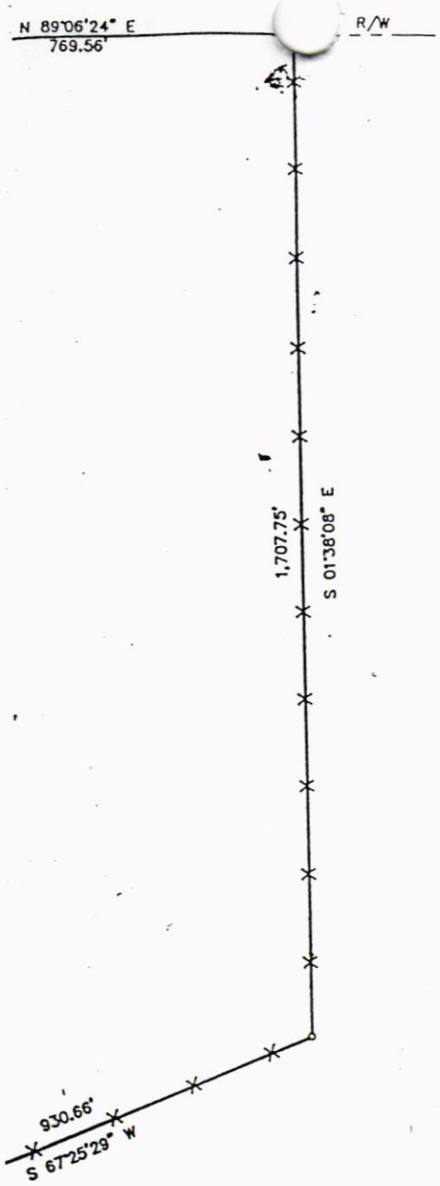
Rosemary D. Aultman
ROSEMARY AULTMAN, Mayor

ATTEST:

Nelson Byrd
NELSON BYRD, City Clerk

(S E A L)

c:\wp60\clinton\cpmi.res\jb



LEGAL DESCRIPTION

Commence at the Northeast corner of Lot 1 Hester Subdivision, Part 1, Clinton, Hinds County, Mississippi, thence North 1 degree 46 minutes 20 seconds West 192.97 feet; thence North 62 degrees 48 minutes 23 seconds East 325.16 feet to the Point of Beginning; thence North 0 degrees 19 minutes 37 seconds East 440.51 feet; thence North 89 degrees 40 minutes 23 seconds West 800.00 feet to a point on the West line of the East 1/2 of the SW 1/4 Section 20, Township 6 North Range 1 West; thence North 0 degrees 19 minutes 37 seconds East along said West line of the East 1/2 of the Southwest 1/4) 582.00 feet to a point on the boundary of Kentwood Subdivision; thence along said Kentwood Subdivision boundary the following calls and distances:
South 88 degrees 04 minutes 23 seconds East 74.98 feet; thence
South 88 degrees 44 minutes 23 seconds East 75.08 feet; thence
North 89 degrees 26 minutes 37 seconds East 75.00 feet; thence
North 89 degrees 56 minutes 37 seconds East 75.00 feet; thence
South 89 degrees 19 minutes 23 seconds East 75.08 feet; thence
North 88 degrees 39 minutes 37 seconds East 77.96 feet; thence
South 88 degrees 49 minutes 23 seconds East 50.00 feet; thence
North 86 degrees 57 minutes 37 seconds East 99.70 feet; thence
North 86 degrees 21 minutes 37 seconds East 79.50 feet; thence
North 87 degrees 16 minutes 37 seconds East 152.65 feet; thence
North 85 degrees 39 minutes 37 seconds East 237.40 feet; thence
North 83 degrees 33 minutes 37 seconds East 210.15 feet; thence
North 2 degrees 26 minutes 37 seconds East 201.33 feet; thence
North 1 degree 04 minutes 37 seconds East 747.00 feet; thence leaving said boundary of Kentwood Subdivision North 1 degree 04 minutes 37 seconds East 264.27 feet to a point on the south right-of-way line of Northside Drive; thence North 89 degrees 06 minutes 24 seconds East along said south right-of-way 769.56 feet; thence leaving said south right-of-way South 1 degree 38 minutes 08 seconds East 1,707.75 feet; thence South 67 degrees 25 minutes 29 seconds West 930.66 feet; thence South 62 degrees 48 minutes 23 seconds West 530.90 feet to the Point of Beginning containing 56.117 acres, more or less, and being part of the West 1/2 of the Southeast 1/4 Section 20, Township 6 North, Range 1 West, Clinton, Hinds County, Mississippi.

Rev 12/31/97 to show West line of the East 1/2 of the Southwest 1/4: Per Mississippi Valley Title Company.

Reference Meridian Hester Subd. Plat

This Property Is In A Special Flood Hazard Area (Zone C) According to HUD/FIA Map Community Panel Number 280071-0002 C Dated August 17, 1981.

WILLIFORD, GEARHART & KNIGHT, INC.
CLINTON, MISSISSIPPI

Plat of Part of
W 1/2 of the SE 1/4 &
E 1/2 of the SW 1/4
Sec. 20, T-6-N, R-1-W,
Clinton, Hinds County, MS

SCALE: 1" = 300'	DRAWN: B.N.W
DATE: 10/24/97	c:\tfr48\price97a.dwg

504

7C

OFFICIAL FORM

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF CLINTON, HINDS COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF CLINTON, MISSISSIPPI FOR 56.1 ACRES (MORE OR LESS) LOCATED ON NORTHSIDE DRIVE, CLINTON, MISSISSIPPI, AND DESCRIBED IN EXHIBIT "A" FROM R-1 AND C-2 TO S-1

WHEREAS, Columbia Pacific Management and Mississippi Baptist Health Systems (the "Applicants") did file a Petition to Rezone certain property from its present R-1 and C-2 use district classifications to a S-1 use district classification; and,

WHEREAS, a public hearing, pursuant to Section 2406.05 of the Zoning Ordinance of the City of Clinton, Mississippi, was set for the 24th day of March, 1998, at 7:30 o'clock P.M.; and,

WHEREAS, the City of Clinton did cause notice of said hearing to be published in the *Clarion Ledger*, a newspaper published in Hinds County, Mississippi, in the manner and for the time required by law, and did post notice upon the affected property in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Planning Commission of the City of Clinton, Mississippi, did conduct a full and complete hearing, and thereafter, did recommend that the petition of the applicants be approved, pursuant to Section 2406 of the Zoning Ordinance; and,

WHEREAS, the matter was presented to the Mayor and Board of Aldermen of the City of Clinton, along with the recommendation of the Planning Commission, and after discussion thereof, Alderman Fisher offered the following ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Clinton, Hinds County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by §2406 of the City of Clinton Zoning Ordinance and that the Mayor and Board of Aldermen hereby find that this request meets the requirements of §2406.03(b) Criteria for Rezoning, the Mayor and Board of Aldermen specifically finding that the character of the neighborhood has changed with the development of the Clinton Parkway Project, the designation of the City of Clinton as a Certified Retirement Community, the development of the Clinton Nature Center and that there is a public need for retirement facilities within the City of Clinton.

Section 3. That pursuant to Article XX of the Zoning Ordinance, the proposed facility shall be "S-1, Special Use District."

Section 4. That the following described tract of real property be, and the same is, hereby rezoned from its present R-1 and C-2 use district classifications to S-1 use district classification and that said rezoning is consistent with the current Comprehensive Plan of the City of Clinton, to-wit:

> A tract of land situated in the City of Clinton, the First Judicial District of Hinds County, Mississippi and more completely described in Exhibit "A" attached hereto and made a part thereof.

Section 5. That the City of Clinton Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing change in the zoning of the above-described real property.

Section 6. That this ordinance shall take effect thirty days from and after passage.

ORDAINED, ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF CLINTON, MISSISSIPPI, at a meeting thereof held on the 7TH day of April, 1998.

A Motion for adoption was seconded by Aldermen Touchton and the foregoing ordinance having been first reduced to writing, and no request being made by the Mayor or any member of the Board of Aldermen that the Ordinance be read by the City Clerk, before any note 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: AYE

Alderman Hisaw voted: AYE

Alderman DePriest voted: AYE

Alderman Brantley voted: AYE

Alderman Fisher voted: AYE

Alderman Touchton voted: AYE

Alderman Lott voted: AYE

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

The foregoing ordinance was approved this the 7th day of April, 1998.

CITY OF CLINTON

BY: Rosemary D. Aultman
ROSEMARY AULTMAN, Mayor

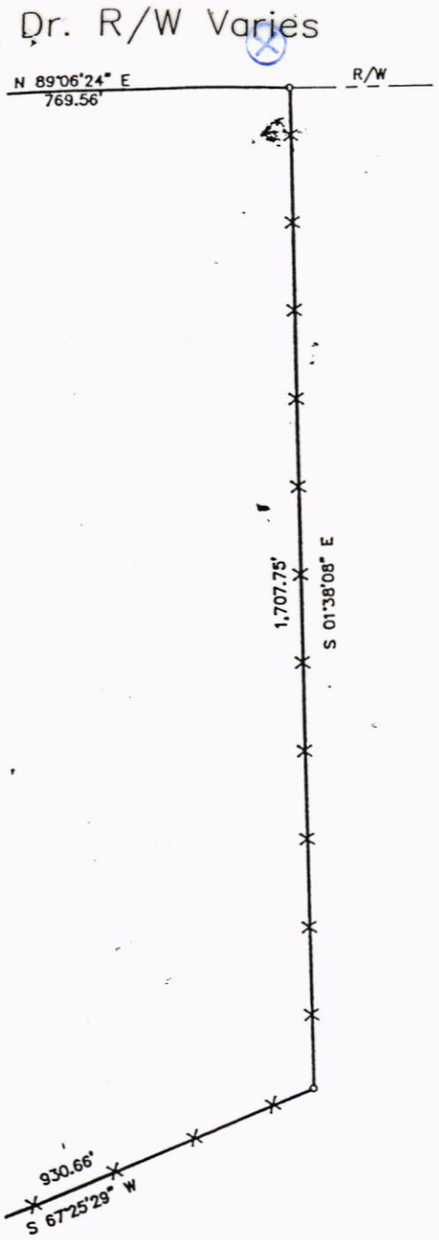
ATTEST:

Nelson Byrd
NELSON BYRD, City Clerk

(S E A L)

c:\wp60\clinton\56north.ord\jb

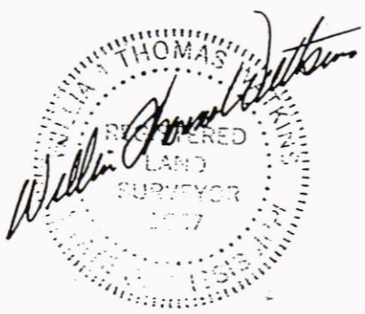
PUBLISH ONCE ASAP IN LEGAL.
2 PROOFS TO NELSON BYRD (9245462)



LEGAL DESCRIPTION

Commence at the Northeast corner of Lot 1 Hester Subdivision, Part 1, Clinton, Hinds County, Mississippi, thence North 1 degree 46 minutes 20 seconds West 192.97 feet; thence North 62 degrees 48 minutes 23 seconds East 325.16 feet to the Point of Beginning; thence North 0 degrees 19 minutes 37 seconds East 440.51 feet; thence North 89 degrees 40 minutes 23 seconds West 800.00 feet to a point on the West line of the East 1/2 of the SW 1/4 Section 20, Township 6 North Range 1 West; thence North 0 degrees 19 minutes 37 seconds East along said West line of the East 1/2 of the Southwest 1/4 582.00 feet to a point on the boundary of Kentwood Subdivision; thence along said Kentwood Subdivision boundary the following calls and distances:
South 88 degrees 04 minutes 23 seconds East 74.98 feet; thence
South 88 degrees 44 minutes 23 seconds East 75.08 feet; thence
North 89 degrees 26 minutes 37 seconds East 75.00 feet; thence
North 89 degrees 56 minutes 37 seconds East 75.00 feet; thence
South 89 degrees 19 minutes 23 seconds East 75.08 feet; thence
North 88 degrees 39 minutes 37 seconds East 77.96 feet; thence
South 88 degrees 49 minutes 23 seconds East 50.00 feet; thence
North 86 degrees 57 minutes 37 seconds East 99.70 feet; thence
North 86 degrees 21 minutes 37 seconds East 79.50 feet; thence
North 87 degrees 16 minutes 37 seconds East 152.65 feet; thence
North 85 degrees 39 minutes 37 seconds East 237.40 feet; thence
North 83 degrees 33 minutes 37 seconds East 210.15 feet; thence
North 2 degrees 26 minutes 37 seconds East 201.33 feet; thence
North 1 degree 04 minutes 37 seconds East 747.00 feet; thence leaving said boundary of Kentwood Subdivision North 1 degree 04 minutes 37 seconds East 264.27 feet to a point on the south right-of-way line of Northside Drive; thence North 89 degrees 06 minutes 24 seconds East along said south right-of-way 769.56 feet; thence leaving said south right-of-way South 1 degree 38 minutes 08 seconds East 1,707.75 feet; thence South 67 degrees 25 minutes 29 seconds West 930.66 feet; thence South 62 degrees 48 minutes 23 seconds West 530.90 feet to the Point of Beginning containing 56.117 acres, more or less, and being part of the West 1/2 of the Southeast 1/4 Section 20, Township 6 North, Range 1 West, Clinton, Hinds County, Mississippi.

Rev 12/31/97 to show West line of the East 1/2 of the Southwest 1/4: Per Mississippi Valley Title Company.



Reference Meridian Hester Subd. Plat

This Property Is In A Special Flood Hazard Area (Zone C) According to HUD/FIA Map Community Panel Number 280071-0002 C Dated August 17, 1981.

WILLIFORD, GEARHART & KNIGHT, INC.
CLINTON, MISSISSIPPI

Plat of Part of
W 1/2 of the SE 1/4 &
E 1/2 of the SW 1/4
Sec. 20, T-6-N, R-1-W,
Clinton, Hinds County, MS

SCALE: 1" = 300'	DRAWN: B.N.W
DATE: 10/24/97	c:\tfr48\price97a.dwg

E AD HERE

OFFICIAL FORM

AN ORDINANCE BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF CLINTON, HINDS COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE AND THE ZONING MAP OF THE CITY OF CLINTON, MISSISSIPPI FOR 56.1 ACRES (MORE OR LESS) LOCATED ON NORTHSIDE DRIVE, CLINTON, MISSISSIPPI, AND DESCRIBED IN EXHIBIT "A" FROM R-1 AND C-2 TO S-1

WHEREAS, Columbia Pacific Management and Mississippi Baptist Health Systems (the "Applicants") did file a Petition to Rezone certain property from its present R-1 and C-2 use district classifications to a S-1 use district classification; and,

WHEREAS, a public hearing, pursuant to Section 2406.05 of the Zoning Ordinance of the City of Clinton, Mississippi, was set for the 24th day of March, 1998, at 7:30 o'clock P.M.; and,

WHEREAS, the City of Clinton did cause notice of said hearing to be published in the Clarion-Ledger, a newspaper published In Hinds County, Mississippi, in the manner and for the time required by law, and did post notice upon the affected property in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Planning Commission of the City of Clinton, Mississippi, did conduct a full and complete hearing, and thereafter, did recommend that the petition of the applicants be approved, pursuant to Section 2406 of the Zoning Ordinance; and,

WHEREAS, the matter was presented to the Mayor and Board of Aldermen of the City of Clinton, along with the recommendation of the Planning Commission and, after discussion thereof Alderman fisher offered the following Ordinance and moved that it be adopted, to-wit:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the City of Clinton, Hinds County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by §2406 of the City of Clinton Zoning Ordinance and that the Mayor and Board of Aldermen hereby find that this request meets the requirements of §2406.03(b) Criteria for Rezoning, the Mayor and Board of Aldermen specifically finding that the character of the neighborhood has changed with the development of the Clinton Parkway Project, the designation of the City of Clinton as a Certified Retirement Community, the development of the Clinton Nature Center and that there is a public need for retirement facilities within the City of Clinton.

Section 3. That pursuant to Article XX of the Zoning Ordinance, the proposed facility shall be "S-1, Special Use District."

Section 4. That the following described tract of real property be, and the same is, hereby rezoned from its present R-1 and C-2 use district classifications to S-1 use district classification and that said rezoning is consistent with the current Comprehensive Plan of the City of Clinton, to-wit:

A tract of land situated in the City of Clinton, the First Judicial District of Hinds County, Mississippi and more completely described in Exhibit "A" attached hereto and made a part thereof.

LEGAL DESCRIPTION

Commence at the Northeast corner of Lot 1 Hester Subdivision, Part 1, Clinton, Hinds County, Mississippi, thence North 1 degree 46 minutes 20 seconds West 192.97 feet; thence North 62 degrees 48 minutes 23 seconds East 325.18 feet to the Point of Beginning, thence North 0 degrees 19 minutes 37 seconds East 440.51 feet; thence North 89 degrees 40 minutes 23 seconds West 800.00 feet to a point on the West line of the East 1/2 of the SW 1/4 Section Township 6 North, Range 1 West, thence North 0 degrees 19 minutes 37 seconds East (along said West line of the Eat 1/2 of the southwest 1/4) 582.00 feet to a point on the boundary of Kentwood Subdivision; thence along said Kentwood Subdivision boundary the following calls and distances:

South 88 degrees 04 minutes 23 seconds East 74.98 feet; thence South 88 degrees 44 minutes 23 seconds East 75.08 feet; thence North 89 degrees 26 minutes 37 seconds East 75.00 feet; thence North 89 degrees 56 minutes 37 seconds East 75.00 feet; thence South 89 degrees 19 minutes 23 seconds East 75.08 feet; thence North 88 degrees 39 minutes 37 seconds East 77.96 feet; thence South 88 degrees 49 minutes 23 seconds East 50.00 feet; thence North 86 degrees 57 minutes 37 seconds East 99.70 feet; thence North 85 degrees 21 minutes 37 seconds East 79.50 feet; thence North 87 degrees 18 minutes 37 seconds East 152.64 feet; thence North 85 degrees 39 minutes 37 seconds East 237.40 feet; thence North 83 degrees 33 minutes 37 seconds East 210.15 feet; thence North 2 degrees 26 minutes 37 seconds East 201.33 feet; thence North 1 degrees 04 minutes 37 seconds East 747.00 feet; thence leaving said boundary of Kentwood Subdivision North 1 degrees 04 minutes 37 seconds East 264.27 feet to a point on the south right-of-way line of Northside Drive; thence North 89 degrees 06 minutes 24 seconds East along said south right-of-way 769.56 feet; thence leaving said south right-of-way South 1 degrees 38 minutes 08 seconds East 1,707.75 feet; thence South 67 degrees 25 minutes 29 seconds West 930.66 feet; thence South 62 degrees 48 minutes 23 seconds West 530.90 feet to the Point of Beginning containing 56.117 acres, more or less, and being part of the West 1/2 of the Southeast 1/4 Section 20, Township 6 North, Range 1 West, Clinton, Hinds county, Mississippi.

Rev. 12/31/97 to show West line of the East 1/2 of the Southwest 1/4; Per Mississippi Valley Title company

Section 5. That the City of Clinton Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing change in the zoning of the above-described real property.

Section 6. That this ordinance shall take effect thirty days from and after passage.

ORDAINED, ADOPTED AND APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF CLINTON, MISSISSIPPI, at a meeting thereof held on the 7th day of April, 1998.

A Motion for adoption was seconded by Aldermen Touchton and the foregoing ordinance having been first reduced to writing, and no request being made by the Mayor or any member of the Board of Aldermen that the Ordinance be read by the City Clerk, before any note 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: Aye
Alderman Hisaw voted: Aye
Alderman DePriest voted: Aye
Alderman Brantley voted: Aye
Alderman Fisher voted: Aye
Alderman Touchton voted: Aye
Alderman Lott voted: Aye

Whereupon the Mayor declared the Motion carried and the, ordinance approved and adopted.

The foregoing ordinance was approved this the 7th day of April, 1998.

CITY OF CLINTON
BY: /s/ Rosemary G. Aultman
ROSEMARY AULTMAN, Mayor

ATTEST:
/s/ Nelson Byrd
NELSON BYRD, City Clerk
SEAL
April 15, 1998

PROOF OF PUBLICATION
THE STATE OF MISSISSIPPI
HINDS COUNTY

PERSONALLY appeared before me, the undersigned notary public in and for Hinds County, Mississippi,

Shirley Mize,

an authorized clerk of THE CLARION-LEDGER, a daily newspaper as defined and prescribed in Sections 13-3-31 and 13-3-32, of Mississippi Code of 1972, as amended, who, being duly sworn, states that the notice, a true copy of which is hereto attached, appeared in the issues of said newspaper as follows:

Date April 15, 19 98

Date _____, 19 ____

Date _____, 19 ____

Date _____, 19 ____

Date _____, 19 ____

Number of Lines/Words 240/1,161

Published 1 Times

Total $ 94.88

Signed _____
Authorized Clerk
of The Clarion-Ledger

Sworn to and subscribed before me the 15 day of April 19 98.

_____
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: Nov. 8, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

500

(SEAL)

505

BID OPENING REPORT

Project: Brush Chipper

Bid Date: 3-6-98 at 10:00 (a.m.) p.m.

Location: City Hall
300 Jefferson Street
Clinton, MS 39056

Owner: City of Clinton

Engineer: _____

Pre Bid Estimate: _____

1250

BIDDER		Brush Chipper					
Vermeer Sales+Service		$24,802.00					
Deviney Equip. Co.		WC-17 Wood Chuck $19,925.00					
							975 913

The above bid amounts have not been checked. The bid totals are subject to correction after the bids have been completely reviewed.

Signed: _____

Date: _____

505

9B
78

NEW HYDRAULIC FEED BRUSH CHIPPER

The following are minimum specifications for Hydraulic Feed Brush Chipper. All equipment offered in bids must meet or exceed these specifications in both performance and quality. These specifications are not intended to exclude any manufacturer; any references to manufacturer's make or series of equipment are intended only to establish acceptable standards and are not intended to limit the bidding.

The Specifications are minimum requirements.	Dealer	Vermeer	Devine
	model	1250	WC-17
	Price	24,802.00	19,925
Chasis			
Must have 6" channel frame sufficient to carry unit		Yes	Yes
Must have with 7,000 axle with electric brake and 16" tires		Yes	Yes
Must have Pintle ring hitch and safety chains		Yes	Yes
Must have telescoping tongue and adjustable hitch height		Yes	Yes
Must have DOT rated safety lights, sealed for life		Yes	Yes
Must have lockable battery and tool box		Yes	Yes
Must have rear jackstand		Yes	Yes
Feed System			
Must have 16 1/2" diameter vertical feed rollers		Yes	No
Must have 12" limb capacity with a manually variable speed feed - rate from 0 to 131 FPM		Yes	NO
Must have feed table 26" from ground and a minimum of 94" to pinch-point of feed rollers		Yes	NO
Must have hydraulically controlled curbside feed table to move 45 degrees from-from street to curb		Yes	NO
Must have electronically controlled autofeed to regulate feed rollers in - relationship to engine RPM		Yes	NO
Must have 42" diameter disc with 4 knives 90 degree apart		Yes	No
Hydraulic System			
Must have live hydraulics with pump driven from engine			
Must have oil tank with 11 gallon capacity		Yes	Yes
Engine			
Must have diesel with 80HP and be liquid cooled		Yes	Yes
Must have 24 gallon fuel tank		Yes	Yes
Must have oil pressure and water temperature shutdown switches		Yes	Yes

"Yes" = meets Specs.

"NO" = Does Not meet Specs.

506

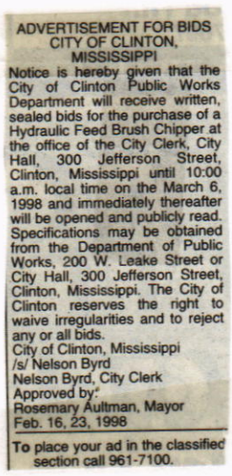
9B
~~7B~~

Proof of Publication

The State of Mississippi

Hinds County

PASTE PROOF HERE



ADVERTISEMENT FOR BIDS
CITY OF CLINTON,
MISSISSIPPI

Notice is hereby given that the City of Clinton Public Works Department will receive written, sealed bids for the purchase of a Hydraulic Feed Brush Chipper at the office of the City Clerk, City Hall, 300 Jefferson Street, Clinton, Mississippi until 10:00 a.m. local time on the March 6, 1998 and immediately thereafter will be opened and publicly read. Specifications may be obtained from the Department of Public Works, 200 W. Leake Street or City Hall, 300 Jefferson Street, Clinton, Mississippi. The City of Clinton reserves the right to waive irregularities and to reject any or all bids.

City of Clinton, Mississippi
/s/ Nelson Byrd
Nelson Byrd, City Clerk
Approved by:
Rosemary Aultman, Mayor
Feb. 16, 23, 1998

To place your ad in the classified section call 961-7100.

PERSONALLY appeared before me, the undersigned notary public in and for Hinds County, Mississippi,

Shirley Mize

an authorized clerk of THE CLARION-LEDGER, a daily newspaper as defined and prescribed in Sections 13-3-31 and 13-3-32, of the Mississippi Code of 1972, as amended, who, being duly sworn, states that the notice, a true copy of which is hereto attached, appeared in the issues of said newspaper as follows:

Dates of Publication:

Monday, February 16, 1998
Monday, February 23, 1998

Lines:	28
Words:	126
Issues:	2
Total:	$18.38

Signed Shirley Mize
Authorized Clerk
of The Clarion-Ledger

SWORN to and subscribed before me on 02/23/98

Marie Mills
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: Nov. 8, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

(SEAL)

508

BID OPENING REPORT

Project: Heavy Equip. Trailer

Bid Date: 3-6-98 at 10:00 a.m. p.m.

Location: City Hall
300 Jefferson Street
Clinton, MS 39056

Owner: City of Clinton

Engineer: _____

Pre Bid Estimate: _____

BIDDER	[redacted]	Bell					
Bucket Mach.	Bell	$7,095.00					
Truck Equip Sales, Inc.	McGilvray	$6,969.00					
GST	Fontaine	$7,201.75					
Vermeer Sales/Service	Bell	$8,000.00					
Deviney Equip.	Hudson	$5555.00					
Tub Equip.	Holden C218KT	$6200.00					

The above bid amounts have not been checked. The bid totals are subject to correction after the bids have been completely reviewed.

Signed: Tim Rogers CMB

Date: 3-6-98

509

The following are minimum specifications for Heavy Equipment Trailer. All equipment offered in bids must meet or exceed these specifications in both performance and quality. These specifications are not intended to exclude any manufacturer; any references to manufacturer's make or series of equipment a intended only to establish acceptable standards and are not intended to limit th bidding.

SPECIFICATIONS

Dealer	Pucket	Truck Equip.	GST	Vermeer	Denney	Tubb-
Model	Belshe	McElrath	Fontaine	Belshe	Hudson	H
LENGTH.....29' overall with 18' flat and 5' dovetail	Yes	Yes	Yes	Yes	Yes	Yes
WIDTH.....8'	Yes	Yes	Yes	Yes	Yes	Yes
RUNNING GEAR.....Two Hayes 9,000-lb dual axles with oil seal hubs	Yes	Yes	Yes	Yes	Yes	Yes
BRAKES.....12 1/2" x 3 1/2" electric brakes on both axles	Yes	Yes	Yes	Yes	Yes	Yes
LANDING GEAR.....12,000-LB. drop leg jack	Yes	Yes	Yes	Yes	Yes	Yes
WHEELS.....16.5" 8-hole Budd type	Yes	Yes	Yes	Yes	Yes	Yes
TIRES.....8.75 x 16.5 10 ply	NO	Yes	Yes	NO	Yes	Yes
COUPLING SYSTEM.....2 1/2" adjustable pintle eye	Yes	Yes	Yes	Yes	Yes	Yes
BREAKAWAY SYSTEM.12-volt wet cell with built-in charging system	Yes	Yes	Yes	Yes	Yes	Yes
RAMPS.....5' all steel self-supporting, self-cleaning, double hinged	Yes	Yes	Yes	Yes	Yes	Yes
DOVETAIL.....5' all steel cleaning	Yes	Yes	Yes	Yes	NO	Yes
DECK.....2" nominal pressure treated oak	Yes	Yes	Yes	Yes	Yes	Yes
D-RINGS.....3 per side	Yes	Yes	Yes	Yes	Yes	Yes
LIGHTS.....Sealed beam tail lights & clearance lights	Yes	Yes	Yes	Yes	Yes	Yes
waterproof wire harness installed in conduit	Yes	Yes	Yes	Yes	Yes	Yes
G.V.W.R.....24,500 lbs.	Yes	Yes	Yes	Yes	Yes	Yes
EMPTY WEIGHT.....Approximately 6,000	Yes	Yes	Yes	Yes	Yes	Yes
PAYLOAD CAPACITY.....18,000 lbs.	Yes	Yes	Yes	Yes	Yes	Yes
Reverse Spring Assist ramps, (Up and Down), with Ramp Clamps	Yes	Yes	Yes	Yes	Yes	Y
Price	7,095.00	6,969.00	7201.75	8,000.00	5,555.00	6,200.00

"Yes" = meets Specs.

"NO" = Does Not meet Specs.

509

9C

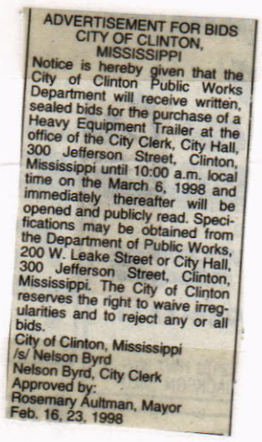
9C

Proof of Publication

The State of Mississippi

Hinds County

PASTE PROOF HERE



ADVERTISEMENT FOR BIDS
CITY OF CLINTON,
MISSISSIPPI

Notice is hereby given that the City of Clinton Public Works Department will receive written, sealed bids for the purchase of a Heavy Equipment Trailer at the office of the City Clerk, City Hall, 300 Jefferson Street, Clinton, Mississippi until 10:00 a.m. local time on the March 6, 1998 and immediately thereafter will be opened and publicly read. Specifications may be obtained from the Department of Public Works, 200 W. Leake Street or City Hall, 300 Jefferson Street, Clinton, Mississippi. The City of Clinton reserves the right to waive irregularities and to reject any or all bids.

City of Clinton, Mississippi
/s/ Nelson Byrd
Nelson Byrd, City Clerk
Approved by:
Rosemary Aultman, Mayor
Feb. 16, 23, 1998

PERSONALLY appeared before me, the undersigned notary public in and for Hinds County, Mississippi,

Shirley Mize

an authorized clerk of THE CLARION-LEDGER, a daily newspaper as defined and prescribed in Sections 13-3-31 and 13-3-32, of the Mississippi Code of 1972, as amended, who, being duly sworn, states that the notice, a true copy of which is hereto attached, appeared in the issues of said newspaper as follows:

Dates of Publication:

Monday, February 16, 1998
Monday, February 23, 1998

Lines:	28
Words:	125
Issues:	2
Total:	$18.25

Signed Shirley Mize
Authorized Clerk
of The Clarion-Ledger

SWORN to and subscribed before me on 02/23/98

Marie Mills
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: Nov. 8, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

(SEAL)

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF CLINTON IN CONNECTION WITH THE ISSUANCE OF THE CITY'S $1,600,000 GENERAL OBLIGATION BONDS, SERIES 1998.

Whereas the Board of Aldermen (the "Board"), acting for and on behalf of the City of Clinton, Mississippi (the "City" or "Issuer"), does resolve, find, determine and adjudicate as follows:

Section 1. Definitions

Unless otherwise expressly provided or unless the context clearly requires otherwise in this resolution, the following terms shall have the meanings specified below:

"Bond" or "Bonds" means the City's general obligation bonds authorized by the Bond Resolution to be issued in the aggregate principal amount of $1,600,000.

"Paying Agent" or "Paying Agent/Registrar" means Merchants & Farmers Bank, Kosciusko, Mississippi, or any successor appointed by the Board.

"Underwriter" means Duncan-Williams, Inc., the purchaser of the Bonds.

Section 2. Authorization

(a) The Board on February 17, 1998, did adopt a resolution awarding the sale of the $1,600,000 City of Clinton, Clinton, Mississippi, General Obligation Bonds, Series 1998 (the "Bonds") to Duncan-Williams, Inc. (the "Purchaser" or the "Underwriter").

(b) The Board should approve the appointment of a bank or other financial institution to serve as Paying and Transfer Agent (the "Paying Agent") on the Bonds.

(c) The Purchaser has requested that Merchants & Farmers Bank, Kosciusko, Mississippi, be named as Paying Agent on the Bonds, and the Board has determined that it is in the best interest of the City to name such bank as Paying Agent on the Bonds.

Section 3. Paying Agent

(a) The appointment of Merchants & Farmers Bank, Kosciusko, Mississippi, as the initial Paying and Transfer Agent on the Bonds is hereby approved, and such Paying Agent shall serve in such capacity pursuant to the provisions of the Bond Resolution regarding the Bonds. For its services, Merchants & Farmers Bank shall be paid according to the attached fee schedule.

(b) The execution and delivery by the Mayor of the attached standard agreement is hereby approved and ratified.

Section 4. Repealing Clause

All orders, resolutions or proceedings of the Board in conflict with the provisions of this resolution shall be, and the same are hereby repealed, rescinded and set aside, but only to the extent of such conflict.

Section 5. Time of Effect

For cause this resolution shall become effective immediately upon the adoption hereof.

Following a reading of the resolution, upon motion of Alderman HISAW, seconded by Alderman LOTT, and following discussion, the resolution was passed and adopted by the following roll call vote:

Alderman Tony Hisaw	Voted: AYE
Alderman Rodney W. DePriest	Voted: AYE
Alderman Clint Brantley	Voted: AYE
Alderman Phil Fisher	Voted: AYE
Alderman Herb Touchton	Voted: AYE
Alderman Sharbert K. Lott	Voted: AYE
Alderman Jehu W. Brabham	Voted: AYE

The motion having received the affirmative vote of a majority of the members present, the Mayor of the City of Clinton, Mississippi, declared the motion carried and the resolution adopted on this the 7th day of April, 1998.

Rosemary D. Quattlebaum
Mayor of the City of Clinton

ATTEST:

Nelson Byrd
City Clerk of the City of Clinton

AGREEMENT CONCERNING THE CITY OF CLINTON
G/O WATER AND SEWER BONDS, SERIES 1998
CLINTON, MISSISSIPPI

Merchants and Farmers Bank, Kosciusko, Mississippi (the "Bank"), hereby accepts the designation by the Board of Aldermen of Clinton, Mississippi (the "Board" of the "City"), as transfer agent (the "Transfer Agent") for the G/O Water and Sewer Bonds, Series 1998, of the City. The Bank further acknowledges that it has reviewed the Bond Resolution for the bonds adopted on January 20, 1998, and agrees to act as Transfer Agent and Paying Agent pursuant to the provisions thereof.

A copy of the Bank's schedule of compensation which details its current bond registrar/transfer/paying agent fees is attached. However, the Bank reserves the right to adjust the fees upon sixty (60) days prior written notice to the Board of Aldermen of the City.

This the 25th day of March, 1998.

Merchants & Farmers Bank
Kosciusko, Mississippi

Trust Officer

The foregoing Agreement Concerning G/O Water and Sewer Bonds, Series 1998, of City of Clinton, Mississippi, has been accepted by the Board of Alderman of Clinton, Mississippi, and entered on its minutes.

This the 25th day of March, 1998.

Rosemary D. Quattman

MERCHANTS AND FARMERS BANK
KOSCIUSKO, MISSISSIPPI

FEE SCHEDULE

$1,600,000
CITY OF CLINTON, MISSISSIPPI G/O
WATER AND SEWER BONDS, SERIES 1998

PAYING AGENT FEES:

Interest	-	1/2 of 1% of interest due
Principal	-	1/8 of 1% of principal due

REGISTRAR:

Initial Registry - $1.00 per bond registered
$500.00 minimum

ANNUAL ADMINISTRATION:

Each Account, per annum	-	$2.00
Transfer Activity	-	$1.50 per bond issued
Bond or interest check replacement	-	$5.00 per transaction
Audit confirmations	-	$10.00 per occurance
Minimum Annual Fee	-	$1,000.00

514

12

ROW-640 A

59136005Q 02/11/98
City of Clinton, Mississippi
005-0-00-Q

QUITCLAIM DEED

STATE OF MISSISSIPPI

County of Hinds

For and in consideration of Ten and no

/100 Dollars ($ 10.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and quitclaim and release unto the Mississippi Transportation Commission the following described land:

INDEX: E ½ of the SW ¼ of Sec. 30, T-6-N, R-1-W

Begin at the point of intersection of the Grantor's Eastern property line with the centerline of survey for the relocation of I-20 Frontage Road at Station 90+86.19 as shown on the plans for Federal Aid Project No. 59-0020-01-136-10; from said point of beginning run thence South 13°38'35" West along said property line, a distance of 77.32 feet to a property corner; thence run North 89°15'18" West along a Southern property line, a distance of 94.73 feet; thence leaving said property line, run North 00°24'00" East, a distance of 223.94 feet to a point 70 feet Easterly of measured radially to the centerline of survey for said Road at Station 88+95.27; thence run South 53°56'14" East, a distance of 155.39 feet to the said Eastern property line; thence run South 13°38'35" West along said property line, a distance of 60.25 feet to the point of beginning containing 0.47 acres of land, more or less, and being situated in and a part of the East ½ of the Southwest ¼ of Section 30, Township 6 North, Range 1 West, Hinds County, Mississippi.

515

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed Highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness this signature the 8th Day of April, A.D., 1998.

Rosemary D. Quattlebaum
Mayor, City of Clinton

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-1919
Account No. 97-0002-02-052-10

Grantor Address:
City of Clinton, Mississippi
P. O. Box 156
Clinton, Mississippi 39058
Phone Number: (601)-924-5462
Business Number:

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of April, 19 98, within my jurisdiction, the within named

_____

_____ who

acknowledged that ~~(he)~~ (she) is MAYOR Of said representative capacity ~~(he)~~ (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

Christine E. Walls (NOTARY PUBLIC)

My commission expires:

My Commission Expires July 24, 1998

(SEAL)

ROW-005A

59136003W 02/11/98
City of Clinton, Mississippi
003-0-00-W

WARRANTY DEED

STATE OF MISSISSIPPI

County of Hinds

For and in consideration of Sixteen Thousand, Eight Hundred

Twenty-four and no /100 Dollars ($ 16,824.00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and warrant unto the Mississippi Transportation Commission the following described land:

INDEX: E ½ of the SW ¼ and the NW ¼ of the SE ¼ of Sec. 30, T-6-N, R-1-W

Begin at a point being a found iron pin on the present Western right-of-way line for the existing Clinton-Raymond Road that is located North 89°15'18" West, a distance of 49.88 feet from the centerline of survey for the relocation of Clinton-Raymond Road at Station 104+86.29 as shown on the plans for Federal Aid Project No. 59-0020-01-136-10; from said point of beginning run thence North 89°15'18' West along the Grantor's Southern property line, a distance of 241.84 feet to a point Southerly of and perpendicular to the centerline of survey for the relocation of I-20 Frontage Road at Point of Tangency Station 91+28.13 as shown on said plans and hereby designated as Point "F" for future reference; thence continue to run along said property line North 89°15'18" West, a distance of 42.93 feet to a property corner; thence run North 13°38'35" East along a Western property line, a distance of 137.57 feet; thence leaving said property line, run South 53°56'14" East, a distance of 45.39 feet to a line that is parallel with and 45 feet Northerly of the centerline of survey for said Frontage Road at Station 91+28.13; thence run South 76°14'40" East along said parallel line, a distance of 71.87 feet to a point perpendicular at Station 92+00 and hereby designated as Point "G" for future reference; thence continue to run along said parallel line South 76 °14'40" East, a distance of 115.00 feet to a point perpendicular at Station 93+15; thence run North 50°39'50" East, a distance of 69.24 feet to a line being parallel with and 60 feet Westerly of measured radially to the centerline of survey for said Clinton-Raymond Road at Station 105+84.84; thence run

Northeasterly along said parallel line being the circumference of a circle to the left with a radius of 2,804.79 feet, a distance of 63.80 feet to a point radial at Station 106+50 and hereby designated as Point "H" for future reference; thence continue to run Northeasterly along said parallel line being the circumference of a circle to the left with a radius of 2,804.79 feet, a distance of 55.89 feet to a point perpendicular at Point of Tangency Station 107+07.53; thence continue to run along said parallel line North 12°41'12" East, a distance of 62.91 feet to a point perpendicular at Station 107+70 and hereby designated as Point "I" for future reference; thence continue to run along said parallel line North 12°41'12" East, a distance of 168.26 feet to a Northern property line; thence run South 88°07'30" East along said property line, a distance of 10.63 feet to a found iron pin on the said present Western right-of-way line; thence run along said present right-of-way line courses of South 12°49'56" West, a distance of 274.58 feet and South 14°17'01" West, a distance of 96.16 feet and South 15°28'51" West, a distance of 93.88 feet to the point of beginning containing 0.69 acres of land, more or less, and being situated in and a part of the East ½ of the Southwest ¼ and the Northwest ¼ of the Southeast ¼ of Section 30, Township 6 North, Range 1 West, Hinds County, Mississippi and

Together with any and all abutter's right of access if any, in, to, over, on and across the above described parcel of land, except that such remaining property shall have access between Point "F" and Point "G" and between Point "H" and Point "I" as designated above and shown on the plans for said Project and

Should the remaining property cease to be utilized as a City of Clinton Fire Station, the abutter's right of access if any, in, to, over, on and across the above described parcel of land between Point "H" and Point "I" as designated above and shown on the plans for said Project, is terminated and

The above consideration in the amount of Sixteen Thousand, Eight Hundred Twenty-four Dollars ($16,824.00) is reimbursement for the actual cost of closing access from the North Parking Lot to Clinton-Raymond Road and constructing access from the Western side of said Parking Lot to the said relocated Frontage Road.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed Highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness this signature the 8th Day of April, A.D. 1998.

Rosemary D. Chatman
Mayor, City of Clinton

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-1919
Account No. 59-0020-01-136-10

Grantor Address:
City of Clinton
P. O. Box 156
Clinton, MS 39058
Phone Number: (601) 924-5462
Business Number:

520

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of April, 1998, within my jurisdiction, the within named

_____

_____ who

acknowledged that ~~(he)~~ (she) is MAYOR of

_____ and that in

said representative capacity (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

Christine E. Walls

(NOTARY PUBLIC)

My commission expires:

My Commission Expires July 24, 1998

(SEAL)

ROW-640 A

59136004Q 03/11/98
City of Clinton, Mississippi
004-0-00-Q

QUITCLAIM DEED

STATE OF MISSISSIPPI

County of Hinds

For and in consideration of Ten and 00/100 ——

—— /100 Dollars ($ 10 00)

the receipt and sufficiency of which is hereby acknowledged, I/or we, the undersigned, hereby grant, bargain, sell, convey and quitclaim and release unto the Mississippi Transportation Commission the following described land:

INDEX: NW ¼ of the SE ¼ and NE ¼ of the SW ¼ of Sec. 30, T-6-N, R-1-W

Begin at a point on the present Western right-of-way line for the existing Clinton-Raymond Road that is located courses of North 87°58'16" West, a distance of 36.96 feet and North 12°04'14" East, a distance of 78.60 feet from the centerline of survey for the relocation of Clinton-Raymond Road at Station 109+49.58 as shown on the plans for Federal Aid Project No. 59-0020-01-136-10; from said point of beginning run thence South 52°09'23" West along the Grantor's Southerly easement line, a distance of 36.11 feet; thence leaving said easement line, run North 12°41'12" East, a distance of 84.03 feet to the Grantor's Northerly easement line; thence run North 16°49'10" East along the said easement line, a distance of 264.81 feet to the said Western right-of-way line; thence run South 12°04'14" West along said right-of-way line, a distance of 320.30 feet to the point of beginning containing 0.11 acres of land, more or less, and being situated in and a part of the Northwest ¼ of the Southeast ¼ and Northeast ¼ of the Southwest ¼ of Section 30, Township 6 North, Range 1 West, Hinds County, Mississippi.

The grantor herein further warrants that the above described property is no part of his/or her homestead.

It is further understood and agreed that the consideration herein named is in full, complete and final payment and settlement of any claims or demands for damage accrued, accruing, or to accrue to the grantors herein, their heirs, assigns, or legal representatives for or on account of the construction of the proposed Highway, change of grade, water damage, and/or any other damage, right or claim whatsoever.

It is further understood and agreed that this instrument constitutes the entire agreement between the grantor and the grantee, there being no oral agreements or representations of any kind.

Witness this signature the 8th Day of APRIL, A.D. 1998.

Rosemary S. Chatman
Mayor, City of Clinton

Grantee, Prepared by and return to:
Miss. Department of Transportation
Right of Way Division
P. O. Box 1850
Jackson, Mississippi 39215-1850
Phone Number: (601) 359-1919
Account No. 97-0002-02-052-10

Grantor Address:
City of Clinton, Mississippi
P. O. Box 156
Clinton, Mississippi 39058
Phone Number: (601)-924-5462
Business Number:

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of April, 1998, within my jurisdiction, the within named

_____

_____ who

acknowledged that ~~(he)~~ (she) is MAYOR Of said representative capacity (he) (she) executed the above and foregoing instrument, after first having been duly authorized so to do.

Christine E. Walls (NOTARY PUBLIC)

My commission expires:

My Commission Expires July 24, 1998

(SEAL)

524

Indexing instructions:
SECT. 25, T6N, R2W, 2nd Jud. Dist.
HINDS COUNTY, MISSISSIPPI

Prepared by:
William C. Smith III
Taylor, Covington & Smith, P.A.
315 Tombigbee Street, 3rd Floor
Jackson, MS 39201
(601) 969-7817

CORRECTION QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the **CITY OF CLINTON, MISSISSIPPI**, a Mississippi municipality, acting by and through its governing authority, the Mayor and Board of Aldermen, as set forth in Minute Book V, Pages 293 and 924, does grant, bargain, sell, convey, release and quitclaim unto **CLINTON PARTNERSHIP**, Clinton, Mississippi, any and all interest the City of Clinton has in, over and upon the following described land situated in the Second Judicial District of Hinds County, Mississippi, as indicated and more particularly described on **Exhibit "A"** attached hereto, which description is made a part of this conveyance the same as if copied verbatim herein.

The undersigned governing authority of the CITY OF CLINTON does hereby convey to CLINTON PARTNERSHIP that interest conveyed by the CLINTON PARTNERSHIP, by and through documents recorded in Book 382 at Page 358 through Page 361 and in Book 386 at Page 609 in the land records of the Chancery Clerk of the Second Judicial District of Hinds County, Mississippi.

This Correction Quitclaim Deed is given to correct a Scriveners error whereby reference to Book 386 at Page 609 was inadvertently omitted.

525

IN WITNESS WHEREOF, the Grantor has executed this instrument on the 7TH day of APRIL, 1998.

CITY OF CLINTON, MISSISSIPPI

By: Rosemary D. Aultman
ROSEMARY AULTMAN, MAYOR

ATTEST:

Nelson Byrd
Nelson Byrd, City Clerk

STATE OF MISSISSIPPI

COUNTY OF Hinds

Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the above named ROSEMARY AULTMAN, who states upon her oath that she is the Mayor of the City of Clinton, Mississippi, and who acknowledged that for and on behalf of the said municipality she signed and delivered the foregoing Quitclaim Deed on the day and year therein mentioned as the act and deed of the City of Clinton, Mississippi, being first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 13th day of April, 1998.

Denise B. Goble
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 24, 2001 BONDED THRU STEGALL NOTARY SERVICE

GRANTOR:

Post Office Box 156
Clinton, Mississippi 39060
(601) 924-5462

GRANTEE:

Post Office Box 16667
Jackson, Mississippi 39236
(601) 362-0502

D:\DOC\WM\DEEDS\CLNTPSHP.CQC\March 24, 1998\CMH

EXHIBIT "A"

BOOK 0386 PAGE 611

Commence at the Westernmost corner of the Clinton Partnership property according to a description thereof on file and of record in Deed Book 345 at Page 118 in the office of the Chancery Clerk of the Second Judicial District of Hinds County at Raymond, Mississippi, reference to which is hereby made in aid of and as a part of this description, said point being also on the East right-of-way line of the Natchez Trace Parkway as said road is now (April, 1990) laid out and established; run thence in a Easterly direction along the South line of said Clinton Partnership property for a distance of 170.0 feet to the point of beginning for the description of the centerline of a 15.0 feet wide strip of land, the centerline of which is described as follows:

Run thence North 63 degrees 12 minutes East for a distance of 50.0 feet to a point; run thence North 82 degrees 42 minutes East for a distance of 400.0 feet to a point; run thence South 86 degrees 33 minutes East for a distance of 400.0 feet to a point; run thence South 86 degrees 03 minutes East for a distance of 400.0 feet to a point; run thence North 86 degrees 57 minutes East for a distance of 400.0 feet to a point; run thence South 88 degrees 03 minutes East for a distance of 400.0 feet to a point; run thence South 74 degrees 33 minutes East for a distance of 400.0 feet to a point; run thence South 78 degrees 03 minutes East for a distance of 335.0 feet to a point on the East line of said Clinton Partnership property and the West line of the Mississippi College property according to a description thereof on file and of record in Deed Book 278 at Page 189 in the office of the Chancery Clerk of the First Judicial District of Hinds County at Jackson, Mississippi, reference to which is hereby made in aid of and as a part of this description.

STATE OF MISSISSIPPI, County of Hinds:

I, certify that the within instrument was filed for record in my office this 24 day of September, 1990, at 11:10 o'clock A M., and was duly recorded on the 24 day of September, 1990. Book No. 386 Page 609

PETE MCGEE, CHANCERY CLERK By: Hield D.C.

EXHIBIT "A"

529

BID TABULATION
1998 STREET IMPROVEMENTS PROGRAM

CITY OF CLINTON, MS
March 2, 1998
10:00 A.M.

Item Number	Item Description	Proposal Quantity	Item Unit	Superior Asphalt, Inc.		Dickerson & Bowen, Inc.		Clear River Con. Co., Inc.		APAC - Mississippi, Inc.		Adcamp, Inc.	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
S-403-C	Hot Bituminous Pavement Surface Course, SC-1, Type 2	14,000	Tons	$29.84	$417,760.00	$30.45	$426,300.00	$34.25	$479,500.00	$29.85	$417,900.00	No	Bid
S-301-A	Base Failure Repair Dig Out and Repair with BB-1	300	Tons	$40.00	$12,000.00	$30.45	$9,135.00	$48.00	$14,400.00	$36.50	$10,950.00		
S-304	Granular Material Class 5, Group C (For Shoulder Work)	300	Tons	$14.00	$4,200.00	$11.00	$3,300.00	$15.00	$4,500.00	$13.00	$3,900.00		
406-A	Cold Milling of Bituminous Pavement (All Depths)	15,000	Square Yards	$1.30	$19,500.00	$2.05	$30,750.00	$2.00	$30,000.00	$2.25	$33,750.00		
901-S-619-C	Traffic Stripe (Continuous White)	15,400	Feet	$0.20	$3,080.00	$0.17	$2,618.00	$0.20	$3,080.00	$0.20	$3,080.00		
901-S-619-D	Traffic Stripe (Continuous Yellow)	18,540	Feet	$0.20	$3,708.00	$0.17	$3,151.80	$0.20	$3,708.00	$0.20	$3,708.00		
TOTAL BID PRICE				**$460,248.00**		**$475,254.80**		**$535,188.00**		**$473,288.00**			

THIS IS TO CERTIFY THAT THE ABOVE BID AMOUNTS ARE A TRUE AND ACCURATE TABULATION OF THE CONSTRUCTION BIDS RECEIVED ON THIS PROJECT.

RICHARD LEE BROOME REGISTERED PROFESSIONAL ENGINEER #7848 STATE OF MISSISSIPPI

BY: Richard L. Broome **DATE:** 3/2/98

RICHARD L. BROOME, P.E., CITY ENGINEER
CITY OF CLINTON, MS

529

529

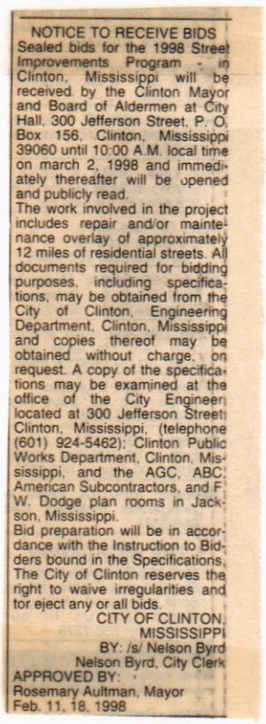
16

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI

HINDS COUNTY

PASTE PROOF HERE



NOTICE TO RECEIVE BIDS

Sealed bids for the 1998 Street Improvements Program - in Clinton, Mississippi will be received by the Clinton Mayor and Board of Aldermen at City Hall, 300 Jefferson Street, P. O. Box 156, Clinton, Mississippi 39060 until 10:00 A.M. local time on march 2, 1998 and immediately thereafter will be opened and publicly read.

The work involved in the project includes repair and/or maintenance overlay of approximately 12 miles of residential streets. All documents required for bidding purposes, including specifications, may be obtained from the City of Clinton, Engineering Department, Clinton, Mississippi and copies thereof may be obtained without charge, on request. A copy of the specifications may be examined at the office of the City Engineer, located at 300 Jefferson Street, Clinton, Mississippi, (telephone (601) 924-5462); Clinton Public Works Department, Clinton, Mississippi, and the AGC, ABC, American Subcontractors, and F. W. Dodge plan rooms in Jackson, Mississippi.

Bid preparation will be in accordance with the Instruction to Bidders bound in the Specifications. The City of Clinton reserves the right to waive irregularities and tor eject any or all bids.

CITY OF CLINTON, MISSISSIPPI
BY: /s/ Nelson Byrd
Nelson Byrd, City Clerk
APPROVED BY:
Rosemary Aultman, Mayor
Feb. 11, 18, 1998

PERSONALLY appeared before me, the undersigned notary public in and for Hinds County, Mississippi, Shirley Mize, an authorized clerk of THE CLARION-LEDGER, a daily newspaper as defined and prescribed in Sections 13-3-31 and 13-3-32, of the Mississippi Code of 1972, as amended, who, being duly sworn, states that the notice, a true copy of which is hereto attached, appeared in the issues of said newspaper as follows:

Date FEbruary 11, 1998

Date February 18, 1998

Date _____, 19____

Date _____, 19____

Date _____, 19____

Number of Lines/Words 47/206

Published 2 Times

Total $ 28.78

Signed Shirley Mize
Authorized Clerk
of The Clarion-Ledger

SWORN to and subscribed before me the 7 day of April, 1998.

Marie Mills
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE.
MY COMMISSION EXPIRES: Nov. 8, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

(SEAL)

530