

CITY OF CLINTON
REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN
TUESDAY, APRIL 1, 2014 - 7:00 P.M.
MUNICIPAL COURTROOM – 305 MONROE STREET

WELCOME AND CALL TO ORDER Mayor Phil Fisher

INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG

The invocation was led by Alderwoman Cossitt followed by the pledge of allegiance to the flag led by Alderman Cashion.

ROLL CALL City Clerk, Russell Wall

Present: Jehu Brabham – Alderman-at-Large
 David Ellis – Alderman Ward 1
 Jim Martin – Alderman Ward 2
 William O Barnett – Alderman Ward 3
 Greg Cronin – Alderman Ward 4
 Jan Cossitt – Alderwoman Ward 5
 Mike Cashion – Alderman Ward 6

RECOGNITION

The Mayor read an e-mail from a citizen thanking Wallis Schutt with the Public Works Department for stopping and helping him change a flat tire. The citizen appreciated that a city worker took time out of his work day to help.

APPROVAL OF CONSENT AGENDA ITEMS A - X

MOTION made by Alderman Cashion and **SECONDED** by Alderman Ellis to approve the Consent Agenda Items A-X. Item M will serve favorably the opportunities, possibilities and resources of the City of Clinton. **MOTION CARRIED UNANIMOUSLY**

DEPARTMENT HEAD REPORTS

Mike Warren, Police Chief reported to the board the statistics for calls for service, traffic stops, number of tickets written, and number of arrests for the period March 10, 2014 through March 23, 2014 as compared to the same period in 2013. He also updated the board on recent arrests made for burglary, that no major instances occurred during the Will Graham Celebration weekend, and that his department would be working the upcoming Parkway 5k run. He also informed the board of his department's help with the Hinds County Sheriff's office with the recent riot at the county jail.

Barry Burnside, Fire Chief reported the statistics on the number of service calls including medical and fire calls for the period January 1, 2014 through March 31, 2014 as compared to the same period in 2013. He also updated the board that his department had worked the recent Mud Heights event and that only two minor injuries were handled by the Fire Department Medics. He also informed the board that on April 9, 2014 there would be an after action review held on the major accident that happened on I-55 in March 2014, and a after action report would be held on the active shooter session that was held earlier this year. Also, he announced that Sara Frazier had passed her CPAT exam to enter the fire fighter training academy.

Mike Parker, Director of Public Works gave the board an update on the City Wide Cleanup event being held March 29, 2014 through April 5, 2014. He also updated the board on the NRCS drainage projects progress, and also let the board know that recent letters being received by citizens stating they needed to obtain insurance on their water lines was a scam and that citizens should throw away these letters.

The Mayor thanked the Police Department, Fire Department, and Parks and Recreation Department for their efforts during the recent Will Graham Celebration.

BOARD OF ALDERMEN DISCUSSION AND REPORTS

There were no items from the Board of Aldermen.

MAYOR'S DISCUSSION AND REPORTS

SITE REVIEW AND CERTIFICATE OF APPROPRIATENESS – MEME'S BRICK STREET BAKERY – GERALD SMITH

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Cashion the board approved the site request and Certificate of Appropriateness request by Gerald Smith for two (2) signs for Meme's Brick Street Bakery to be located at 104 West Leake Street in the City of Clinton, Mississippi. The Historical Preservation Committee, the Architectural Review Committee and the Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

SITE PLAN – FAIRFIELD INN

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Cashion and **SECONDED** by Alderman Cronin the board approved the Site Plan requested by Fairfield Inn to build a hotel to be located on Hampstead Boulevard in the City of Clinton, Mississippi. The Architectural Review Committee and the Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

**SITE REVIEW AND CERTIFICATE OF APPROPRIATENESS – MISSISSIPPI
COLLEGE EAST CAMPUS – MISSISSIPPI COLLEGE**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Brabham and **SECONDED** by Alderwoman Cossitt the board approved the site review plan and the Certificate of Appropriateness requested by Mississippi College to build new student residences to be located on the Mississippi College East Campus in the City of Clinton, Mississippi and furthermore made the approval contingent upon meeting all federal, state, and local regulations especially drainage and traffic patterns being met. During the discussion of this item Alderman Martin had some issues concerning traffic entering and leaving College Street. Jeff Stevens, Vice President of the East College Historical District addressed items concerning the increased traffic that would result as a result of this project and of drainage issues. The Mayor informed Mr. Stevens that these items would be looked at and solved before construction would be allowed to begin. Steve Stanford with Mississippi College and Tim Getty with Dean and Dean Architects answered the board's questions concerning the traffic patterns and parking problems that may result from this project. The Historical Preservation Committee, the Architectural Review Committee and the Planning and Zoning Commission recommended approval. **MOTION CARRIED UNANIMOUSLY**

**APPROVE AN ORDER APPROVING THE BILLBOARD REDUCTION AND
ENHANCEMENT PETITION SUBMITTED BY THE LAMAR COMPANY, LLC**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Cashion and **SECONDED** by Alderman Barnett the board approved an Order approving the Billboard Reduction and Enhancement Petition submitted by The Lamar Company, LLC. Alderman Ellis questioned the wording of the resolution concerning how many digital signs would be erected and expressed concerns about the relocation of the signs. Marty Ellrod, Vice President with Lamar Signs informed the board that there would be only two digital signs erected in the City and that after approval they could begin work within thirty (30) days. **MOTION CARRIED UNANIMOUSLY**

**APPROVE SETTING A PUBLIC HEARING FOR SCOTT AND SHAUNA PEACOCK
FOR A CONDITIONAL USE REQUEST FOR APRIL 22, 2014 AT 6:30 PM IN THE
MUNICIPAL COURTROOM LOCATED AT 305 MONROE STREET**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Ellis and **SECONDED** by Alderman Cashion the board approved setting a Public Hearing for Scott and Shauna Peacock for a Conditional Use Request for April 22, 2014 at 6:30 pm in the Municipal Courtroom located at 305 Monroe Street. **MOTION CARRIED UNANIMOUSLY**

**APPROVE SETTING A PUBLIC HEARING FOR BRANDIE LEWIS FOR A
CONDITIONAL USE REQUEST FOR APRIL 22, 2014 AT 6:30 PM IN THE
MUNICIPAL COURTROOM LOCATED AT 305 MONROE STREET**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Martin and **SECONDED** by Alderman Cashion the board approved setting a Public Hearing for Brandie Lewis for a Conditional Use Request for April 22, 2014 at 6:30 pm in the Municipal Courtroom located at 305 Monroe Street. **MOTION CARRIED UNANIMOUSLY**

**APPROVE SETTING A PUBLIC HEARING FOR KICKAPOO PROPERTIES, LP
FOR A CONDITIONAL USE REQUEST FOR APRIL 22, 2014 AT 6:30 PM IN THE
MUNICIPAL COURTROOM LOCATED AT 305 MONROE STREET**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Ellis and **SECONDED** by Alderman Cashion the board approved setting a Public Hearing for Kickapoo Properties, LP for a Conditional Use Request for April 22, 2014 at 6:30 pm in the Municipal Courtroom located at 305 Monroe Street. **MOTION CARRIED UNANIMOUSLY**

**APPROVE SETTING A PUBLIC HEARING FOR TAMARA JONES FOR A
CONDITIONAL USE REQUEST FOR APRIL 22, 2014 AT 6:30 PM IN THE
MUNICIPAL COURTROOM LOCATED AT 305 MONROE STREET**

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Cashion and **SECONDED** by Alderman Martin the board approved setting a Public Hearing for Tamara Jones for a Conditional Use Request for April 22, 2014 at 6:30 pm in the Municipal Courtroom located at 305 Monroe Street. **MOTION CARRIED UNANIMOUSLY**

UNKEMPT PROPERTY LOCATED AT 612 PARKER DRIVE

Upon presentation by Roy Edwards, Director of Community Development, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Ellis the board approved a resolution determining the necessity for cleaning the property located at 612 Parker Drive, under the authority granted to municipalities by Section 21-19-11, Mississippi Code of 1972, as amended and other applicable statutes and ordinances. Furthermore, the board agreed to give the property owner thirty (30) days until May 1, 2014 to comply with the ordinances of the City relating to the cleanup of his property. In the event the property was not cleaned up within that time the City would move in and cleanup the property and attach a lien on the property for the costs of the cleanup. A public hearing was held and Carl Landry the owner of the property addressed the board telling them that he was willing to comply with whatever he needed to do to comply with the ordinances. He also stated that he was not made aware of all of the violations and requested sixty (60) to ninety (90) days to clean the property. The board denied

his request for more than thirty (30) days. The resolution is on file with the City Clerk.

MOTION CARRIED UNANIMOUSLY

APPROVE THE HIRING OF RAMIE FORD AS A CONSULTANT IN THE CITY OF CLINTON'S PARKS AND RECREATION DEPARTMENT

Upon presentation by Phil Fisher, Mayor, **MOTION** made by Alderman Barnett and **SECONDED** by Alderman Cronin the board approved the hiring of Ramie Ford as a consultant in the City of Clinton's Parks and Recreation Department. **MOTION CARRIED UNANIMOUSLY**

AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT BETWEEN THE CITY OF CLINTON, MISSISSIPPI AND THE RETAIL COACH TO CONSULT WITH THE CITY ON ECONOMIC DEVELOPMENT ISSUES

Upon presentation by Phil Fisher, Mayor, **MOTION** made by Alderwoman Cossitt and **SECONDED** by Alderman Cashion the board authorized the Mayor to execute a contract between the City of Clinton, Mississippi and The Retail Coach to consult with the City on Economic Development issues and approved payment option number 2. **MOTION CARRIED UNANIMOUSLY**

APPROVE A PROCLAMATION DECLARING APRIL 11, 2014 AS PARKINSON'S DISEASE AWARENESS DAY AND APRIL 2014 AS PARKINSON'S DISEASE AWARENESS MONTH

Upon presentation by Phil Fisher, Mayor, **MOTION** made by Alderman Barnett and **SECONDED** by Alderman Martin the board approved a Proclamation declaring April 11, 2014 as Parkinson's Disease Awareness Day and April 2014 as Parkinson's Disease Awareness Month. **MOTION CARRIED UNANIMOUSLY**

APPROVE ACCEPTING THE CITY OF CLINTON'S 2013 COMPREHENSIVE ANNUAL FINANCIAL REPORT

Upon presentation by Scott Hodges, Partner with Tann, Brown & Russ Co., PLLC, **MOTION** made by Alderwoman Cossitt and **SECONDED** by Alderman Brabham the board approved accepting the City of Clinton's 2013 Comprehensive Annual Financial Report. **MOTION CARRIED UNANIMOUSLY**

APPROVE A REQUEST FROM THE CLINTON POLICE DEPARTMENT TO ORDER FIVE (5) NEW POLICE PATROL VEHICLES

Upon presentation by Michael Warren, Police Chief, **MOTION** made by Alderman Barnett and **SECONDED** by Alderman Martin the board approved a request from the Clinton Police Department to order five (5) new Police Patrol Vehicles. **MOTION CARRIED UNANIMOUSLY**

APPROVE THE PURCHASE OF COMPUTERS, SOFTWARE, CODE BOOKS AND OTHER ITEMS FOR USE BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE FIRE PREVENTION OFFICE OF THE CLINTON FIRE DEPARTMENT USING FIRE PREVENTION INSURANCE REBATE MONEY

Upon presentation by Barry Burnside, Fire Chief, **MOTION** made by Alderman Ellis and **SECONDED** by Alderman Martin the board approved the purchase of computers, software, code books and other items for use by the Community Development Department and the Fire Prevention Office of the Clinton Fire Department using Fire Prevention Insurance Rebate money. **MOTION CARRIED UNANIMOUSLY**

APPROVE A CASH DONATION OF \$20.00 FROM MR. AND MRS. J. E. RIGSBY TO THE CLINTON PARKS AND RECREATION DEPARTMENT

Upon presentation by Chandra Fontenot, Interim Director of Parks and Recreation, **MOTION** made by Alderman Ellis and **SECONDED** by Alderman Cashion the board approved accepting a cash donation of \$20.00 from Mr. and Mrs. J. E. Rigsby to the Clinton Parks and Recreation Department. **MOTION CARRIED UNANIMOUSLY**

OTHER BUSINESS

AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO THE NRCS DRAINAGE PROJECTS

Upon presentation by Mike Parker, Director of Public Works, **MOTION** made by Alderman Brabham and **SECONDED** by Alderman Ellis the board approved authorizing the Mayor to execute all documents related to the NRCS Drainage Projects. **MOTION CARRIED UNANIMOUSLY**

The Mayor reminded everyone of the Fresh at Five Farmers Market that will begin on Tuesday June 3, 2014 and is sponsored by the City of Clinton Main Street Association.

Alderwoman Cossitt recognized former Alderwoman Nancy Davis and that today was her birthday.

ADJOURN 8:58 P.M.

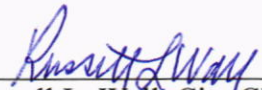
MOTION made by Alderman Brabham and **SECONDED** by Alderman Ellis to adjourn until the next regular meeting of the Mayor and Board of Aldermen to be held April 15, 2014 at 7:00 p. m. **MOTION CARRIED UNANIMOUSLY**

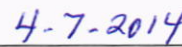
APPROVED: _____


Philip R. Fisher, Mayor


Date

ATTEST: _____


Russell L. Wall, City Clerk


Date



Date: 3/6/2014

Name of

Applicant: GERALD SMITHContact: MEME'S BRICK STREET BAKERYAddress: 104 W. LEAKE
CLINTON, MS 39056Phone # 601-278-0635Applicant Signature: [Signature]Property Owner: MATT WIGGINS

Address: _____

Phone: 832-721-8031*Sign Contractor: SIGNS FIRST*Address: 4157 ROBINSON RD
JACKSON, MS*Phone: 601-922-6709***Please note:**

1. *Rendering of sign **must** be attached
2. *If replacing a sign, a rendering of the existing sign **must** also be attached

Location of SignPORCH - SANDBLASTED - HANGING
GRASS AREA - BETWEEN WOOD & POTTERTotal square footage of existing signs to
remain: 0*Will this Sign be lighted? NO***New Sign Dimensions**

Wall:

Height: 30 in Width: 40 inTotal Sq. Ft. 8.3

Monument:

Height: 4 Width: 2.5Total Sq. Ft. 4.50*Lineal Ft. of building or space to be leased that
faces public street: 44 feet*Contract Cost: \$ 2,700⁰⁰

Zoning District: _____

ALL FIELDS MUST BE COMPLETEDSign is: APPROVED: _____ DENIED: _____ By: _____
(Date) (Date)

Reason for denial: _____

Permit Cost: _____ Received by: _____

Revised October 19, 2012

For office use only

Admin. Fee: _____

Lighted: _____

Size: _____

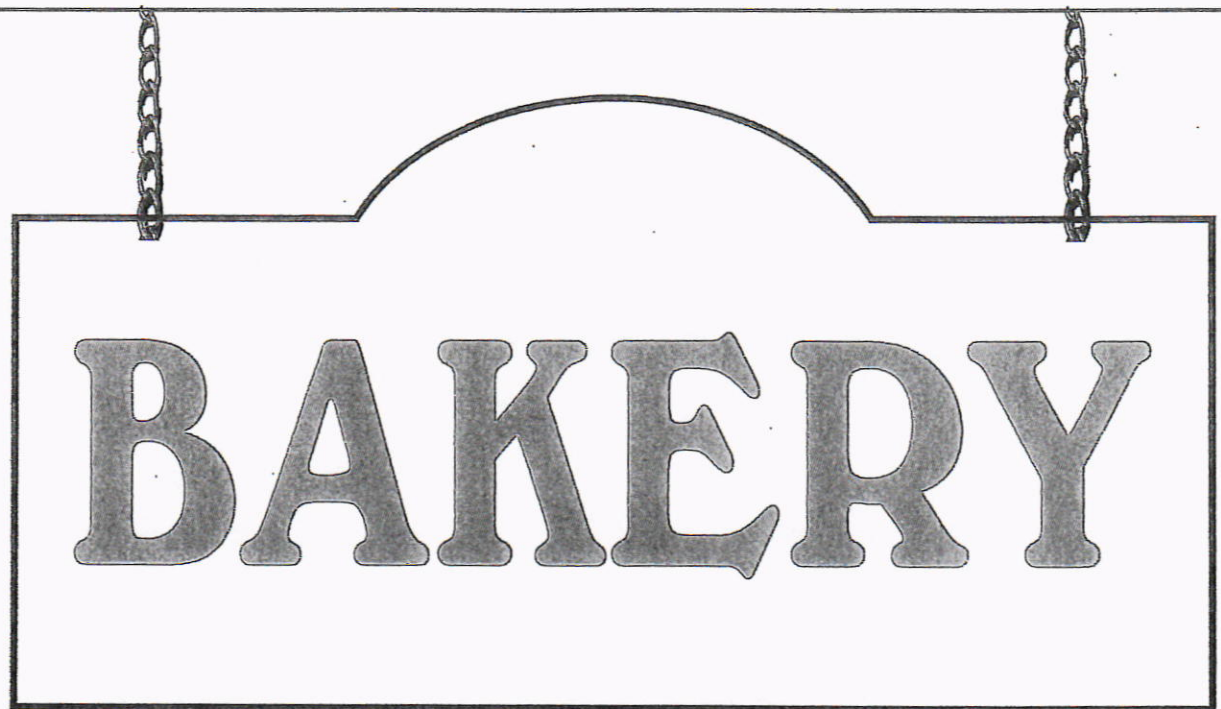
Banner: _____

Total: _____

2.3 square feet



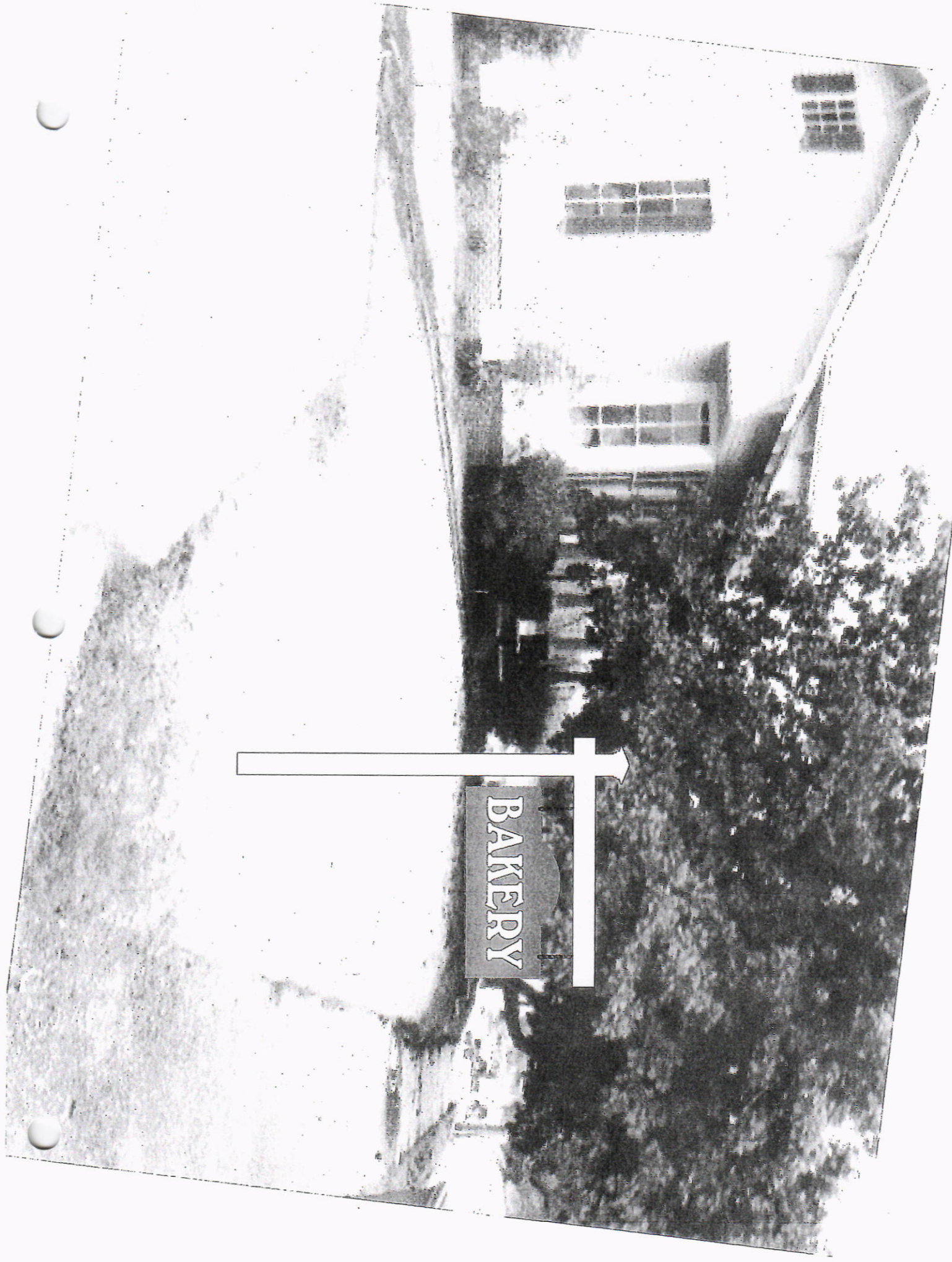
WHITE



18" X 36"

4.5 SQUARE FEET





BAKERY

POTTER
HOUSE

104 WEST LEAKE



Hanging sign (SANDBLAST)

ALUMINUM



LEAK ST

City of Clinton

Mississippi

Community Development

Planning & Zoning Commission
March 25, 2014
6:30 p.m.
Municipal Courtroom

- I. Call to Order
- II. Consideration and Approval of February 25, 2014 minutes
- III. New Considerations:
 - A. Meme's Brick Street Bakery – Certificate of Appropriateness
 - B. Fairfield Inn – Site Plan Review
 - C. MC East Campus – Site Plan Review
- IV. Other Business
- V. Next Meeting

The next meeting will be held on Tuesday, April 22, 2014
- VI. Adjournment

**City of Clinton
Planning & Zoning Commission**

March 25, 2014
6:30 p.m.
Municipal Courtroom

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: Mark Williams, Bettye King, Christine Whitton, Lisa Shoemaker, Nancy Davis, Benjie Barham

City Officials present: Roy Edwards (Director of Community Development), Ken Dreher (City Attorney) and Mark Jones (Director of Communications/Videographer)

Guests: Glen Worley (MC), Steve Stanford (MC), Tim Gettie (MC/Dean & Dean), Gary Haygood (MC/Haygood Group), Chico Patel (Fairfield Inn)

The meeting was called to order at 6:30 p.m. by Mr. Williams.

The minutes of the February 25, 2014 meeting were reviewed. As there were no changes to be made Christine Whitton motioned and was seconded by Benjie Barham to approve the minutes as presented. After a unanimous vote the motion to approve the minutes from the February 25, 2014 meeting carried.

New Considerations

A. 104 W. Leake Street – Meme's Brick Street Bakery – Site Plan / Certificate of Appropriateness

Gerald Smith has requested approval for two signs to be placed at the bakery which has opened at 104 West Leake Street. The first sign is an oval sign of 8.3 square feet that will hang from the roof of the front porch. The second sign is a 4.5 square foot sign that will be hung from a post next to the sidewalk in front of the bakery. The Historical Preservation & Architectural Review committee suggested the addition of a two-line border and the cupcake symbol to the post-mounted sign. Ms. Whitton commented that the addition of the border would be a nice touch. Mr. Williams then opened the meeting for public comment or discussion. There being none, Nancy Davis made the motion and was seconded by Benjie Barham to forward the request for a Certificate of Appropriateness and the site plan on to the Mayor and Board with our recommendation for approval. The vote was unanimous in favor and the motion carried.

B. Fairfield Inn – Hampstead Place – Site Plan Review

The Fairfield Inn will be a four-story, eighty-six room hotel on Hampstead Place, which will be developed along with the hotel. It is zoned C-2 and a conditional use was granted for this project in 2008. Chico Patel was present and explained that the project was delayed because they were waiting for the economy to improve before beginning work. His company already operates the Hampton Inn and Comfort Inn in Clinton. Benjie Barham asked if Benchmark Engineering, who developed the site plan, is local and was told that they are out

of Brandon, Mississippi. Mr. Patel will act as project manager. At this time Mr. Williams opened the meeting for public comments and discussion. There being none, Bettye King made the motion and was seconded by Christine Whitton to forward the site plan to the Mayor and Board of Alderman with our recommendation for approval. The vote was unanimous in favor and the motion carried.

C. Mississippi College East Campus – Revised Site Plan Review

Tim Gettie, of Dean and Dean Architects, presented a revised site plan for the new student residences to be built on the East Campus. While no recommendations were made at the Historical Preservation & Architectural Review committee meeting, the site plan has been revised to address many of the concerns expressed at that meeting. The original plan showed eight residence buildings oriented east to west on the property. The new plan has changed the orientation to north-south. The residences will be arranged in two quadrangles with a green space in the center; the new plan provides an additional eighteen parking spaces more than the original site plan. They are still working on plans for storm water management, erosion control and sprinklers. When asked why the area to the east of the residences was not being utilized Mr. Gettie said it was being held back by MC for future academic expansion. Mr. Barham asked if the parking lots would be asphalt or concrete; Mr. Gettie said that a decision is pending the receipt of results from soil borings. He also noted that they have changed access to the small parking lot on the northwest portion of the property; access will be from within the property and the entrance onto East College has been removed to alleviate traffic congestion near the Landrum Street intersection. The street connecting East College to Fairmont will remain; Steve Stanford of MC explained that due to heavy traffic on East College they are working with the City to determine if a 3-way stop will be placed at the intersection to help slow down traffic coming over the hill from the east and improve safety. MC will maintain this street. Due to concerns over the noise generated by the mechanical building and yard, it has been moved to the northeast side of the property. Mr. Williams then opened the meeting for public comments and discussion.

Margie Dean, of 311 East College Street, presented comments from the East College Historic District which held a meeting to discuss the pros and cons of this project related to their community. (See attachment to minutes for complete comments.)

Pros: new construction and removal of old school building; growth of MC and presence of students in the area; opportunity to improve the area, especially if the style of the residences reflects the historic quality of the neighborhood.

Cons: Safety of children and pedestrians due to increased vehicular traffic, storm water management where there are already problems during heavy rain, lighting from the project and vehicle headlights coming onto East College may be a disruption, loss of privacy if off-street walkways or bike paths are not provided, and loss of green space (i.e. old growth trees). Mr. Gettie noted that several of their concerns have already been addressed by the latest site plan or will be addressed when the landscaping plan is finalized by the Haygood Group. Mrs. Ann Mackey, 312 East College Street, stated that she hoped the green space between the sidewalks and East College Street would be continued, as it offers extra visibility of oncoming traffic when residents are exiting their driveways. She noted that the sidewalks were part of a plan approved in Washington, DC when this historic area was first developed. Bettye King asked if the elementary building would remain; Mr. Gettie stated that it would not be removed as part of this project but could not speak to any future plans that MC may have.

Mrs. Mackey noted that the elementary school building is eligible for historic preservation. With no further comments, Lisa Shoemaker asked Mr. Edwards what format was needed to make a motion to move this project forward and was informed that approval could be recommended provided all city ordinances, state and federal requirements are met. Benjie Barham asked if there would be any signage concerns and was told that if any signage is needed it must comply with the City's sign ordinances. Benjie Barham moved and was seconded by Lisa Shoemaker to approve the revised site plan for MC's East Campus Student Residences provided all City, State and Federal requirements are met. The vote was unanimous in favor and the motion carried.

Other Business

There was no other business for discussion.

Next Meeting

The date for the next regular meeting of the Planning & Zoning Commission will be Tuesday, April 22, 2014. Lisa Shoemaker noted that this is also the date of MC's Scholarship Banquet and she may not be able to attend.

At this time Bettye King made the motion to adjourn and was seconded by Christine Whitton. The vote was unanimous in favor and the motion carried. The meeting was adjourned at 7:15 p.m.

**Historical Preservation Commission
&
Architectural Review**

March 10, 2014
5:00 p.m.
Community Development Office

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: George Ewing, Mike Ballard, Tara Lytal and Tim McCartney, Bettye King

City Officials: None

Guests: Tim Getti/Dean & Dean Architects

The meeting was called to order at 5:00 p.m. by Mrs. King.

The minutes of the February 10, 2014 meeting were reviewed. There being no further changes, motion was made by Tara Lytal, seconded by Mike Ballard, to approve the minutes as written. The vote was unanimous in favor and the motion carried approving the minutes of the January 13, 2014 minutes.

Fairfield Inn – Site Review: The site plan for the new Fairfield Inn to be built on Hampstead Boulevard, next to Home Depot, was reviewed. Mr. McCartney asked if this project will include a restaurant; Ms. Lytal said they are working to bring in a restaurant that will be separate from the hotel but on the adjacent property. Mr. Ewing expressed concern that the landscaping plan has too many River Birch trees. These trees require a lot of maintenance, clean-up and do not age well as they are very brittle and tend to lose limbs. The plan also calls for Crepe Myrtle trees; Mr. Ewing would like to know what type of Crepe Myrtle trees will be used and suggested Country Red, Natchez White or Watermelon Red. He also feels that a little more variety is needed and recommended repetition of plant material from front to back. Bigger trees such as Oaks or Elms are needed along the Hampstead Boulevard side. Across the front of the hotel six small or four large trees are needed to satisfy ordinance requirements. Drainage from the site will go to either the water retention area by Home Depot or to a smaller retention area (that eventually feeds into Baker's Creek). Mrs. King asked if the various departments from the City had approved the plan and was told they would review it prior to the Planning & Zoning Committee's meeting. Mike Ballard made the motion to forward this to the Planning & Zoning Committee with our recommendation for approval of the site plan as long as the City's department heads also sign off on the site plan; the motion was seconded by George Ewing. The vote was unanimous in favor and the motion carried to forward this to Planning & Zoning with a recommendation for approval, pending approval by the appropriate City departments.

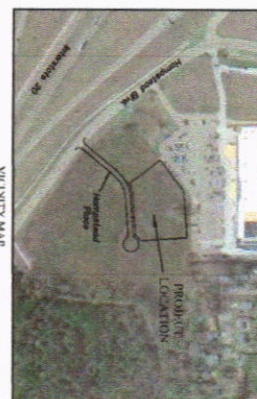
Miss. College East Campus – Site Plan Review: Tim Gettie from Dean and Dean Architects was present to answer questions related to the site plan for the new student housing on the East Campus between Fairmont Street and East College Street. He noted that the rows of dormitories have been changed from an east-west orientation to a north-south orientation on the property in order to accommodate future plans for academic buildings. They are in the process of getting soil borings done. There will be a large parking area for residents on the east side, a small parking lot on the northwest side and some parking along the fronts of each residence hall. There will be a green space in the center of the complex. There will also be a street connecting Fairmont Street and East College Street that would be maintained by the College. Several of the committee members expressed concern about this street and suggested the use of access control gates to keep it from becoming a shortcut to and from Kroger. Mr. Ballard expressed concern about the proximity of the mechanical building/yard to the residences on East College Street; when the project was first proposed Mrs. Ann Mackey, who lives in the first adjacent property, voiced strong opinions about the amount of noise and light this project would create. Mr. Ewing expressed concern that the design does not reflect the character of the neighborhood and feels that the large parking lot on the east side is too far away from the residence halls. Several committee members felt that this is overbuilding for the space available. Mr. Gettie noted that the topography of the land limits their design. After further discussion related to concerns about the new connecting street, the mechanical building/yard and the parking availability, Mrs. King asked for a motion in order to send this to the Planning & Zoning Committee. No motion was made but the committee agreed to forward this to Planning & Zoning with our concerns.

Meme's Brick Street Bakery – Sign Review: The drawings of the two signs for the new bakery on West Leake Street were presented for the committee to review. The committee felt the sign that will hang from the eaves on the porch was satisfactory but felt that the sign to be posted near the public sidewalk was too plain. Ms. Tillman suggested adding a two-line border and the same cupcake symbol that is used on the main sign. A motion was made by Debbe Tillman and seconded by Tim McCartney to approve the signs with the provision that the sign by the sidewalk have the two-line border and cupcake symbol added. The vote was unanimous in favor and the motion carried.

Other Business: None..

Mrs. King noted that the next regular meeting, if needed, would be scheduled for Monday, April 14, 2014, at 5:00 p.m.

There being no further business to come before the committee, Tim McCartney moved to adjourn and was seconded by Debbe Tillman. The vote was unanimous in favor and the motion carried to adjourn at 6:15 p.m.



LOCATION

MINIMUM BUILDING SETBACK LINES
EASEMENT LINE (TYPE AND WIDTH AS SHOWN)
PROPOSED CONCRETE PAVING
PROPOSED HEAVY DUTY ASPHALT

PROJECT SITE INFORMATION

CORRECTOR ZONING - C-2 GENERAL COMMERCIAL DISTRICT

NATHAN BERTHOFF REQUIREMENTS

FLOOR - 4th FLOOR - 0'7" FLOOR - 10'

TOTAL HEIGHT - 21.0' OR (\$6,855.80 A.S.)

BUILDING - 3.29' OR (\$2,799.84 A.S.), 1.98'
BUILT AREA - 0.10' OR (\$4,326.57 A.S.), 1.00'
TOTAL AREA - 0.10' OR (\$4,326.57 A.S.), 1.00'
GROSS AREA - 0.07' OR (\$7,286.96 A.S.), 2.00'

PAYING COURT - 33 SPACES INCLUDING 4 HANDICAPPED

[illegible]

GRAPHIC SCALE

 $1 \text{ inch} = 25.4 \text{ mm}$

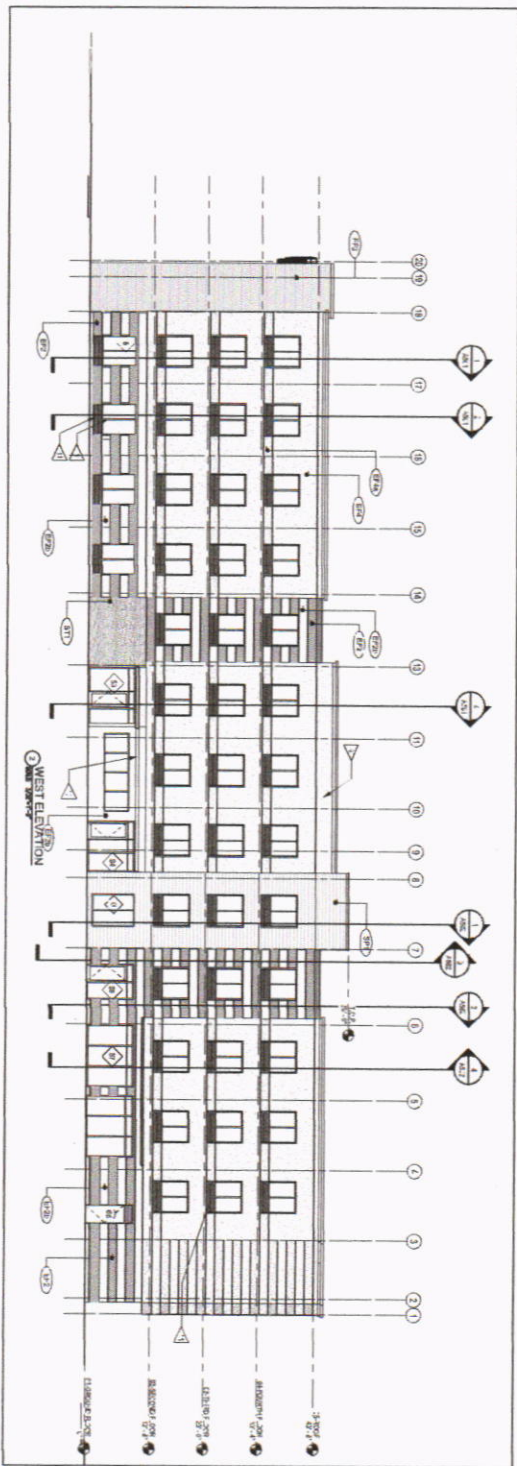
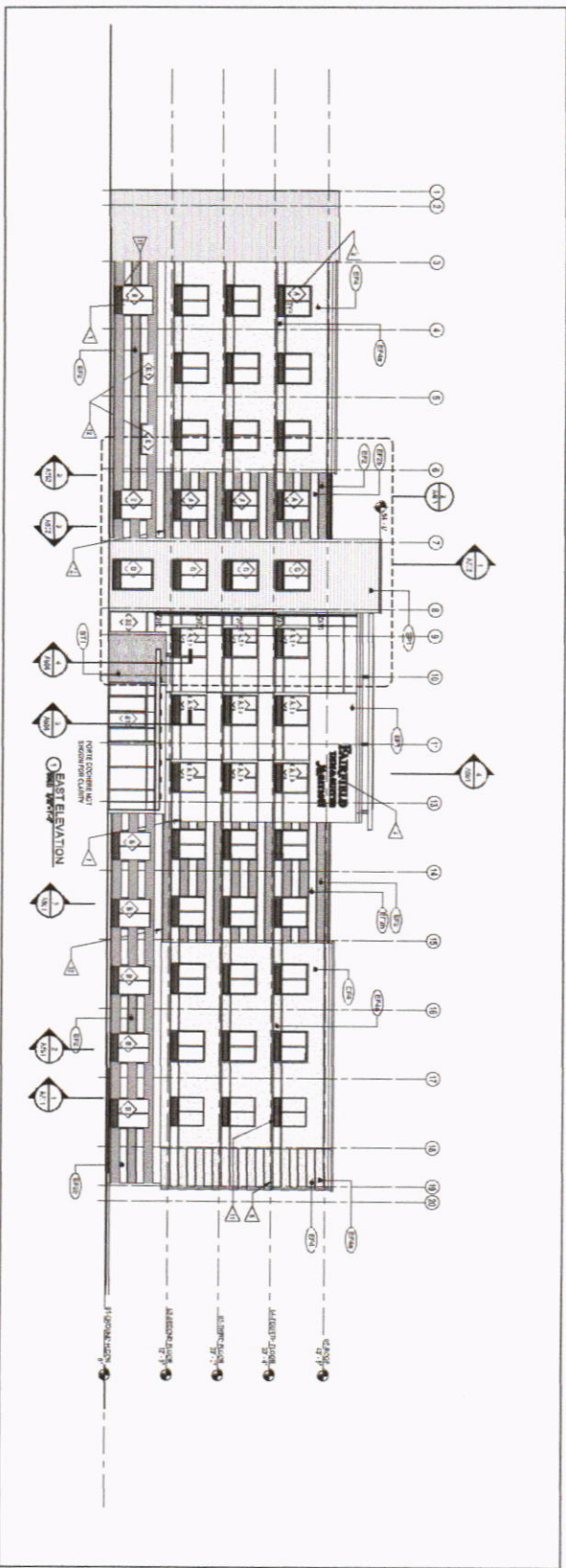
PROJECT:
FAIRFIELD INN

SHEET CONTENTS:
SITE PLAN

C2.0

R-2219

BENCHMARK
Engineering & Surveying, LLC
21 Highpointe Court, Suite B, Brandon, Mississippi 39046
Office: 601-581-1077 Fax: 601-581-0711
E-mail: benchmark@benchmarkms.net



REFERENCE NOTES

1. MATERIALS TO BE USED FOR CONSTRUCTION SHALL BE AS SHOWN ON THE DRAWINGS.
2. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
4. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.
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CRITERIA NOTES

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SIDDHARTH PAREKH LEED AP BD+C

10210 E. WINDYBEND DRIVE, CYPRESS, TX 77429
PH: (281) 575-1262 C: 504.444.4444 sidd@parekh.com

FAIRFIELD INN & SUITES
HAMPSTEAD PLACE, CLINTON, MISSISSIPPI

PREPARED FOR: MR. CHICO PATEL

A401

SHEET NUMBER:

DATE: 01-27-2014

SCALE: AS SHOWN

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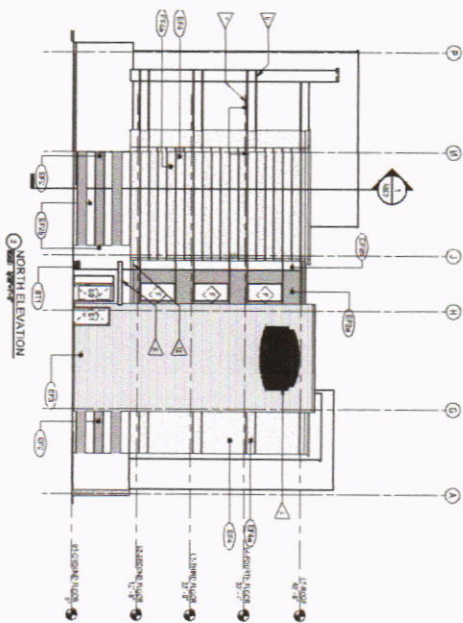
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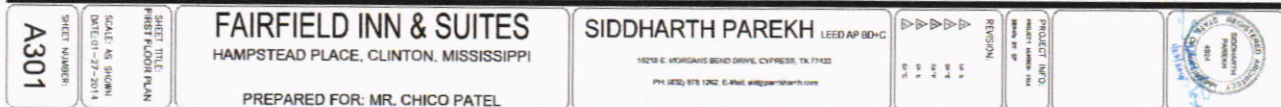
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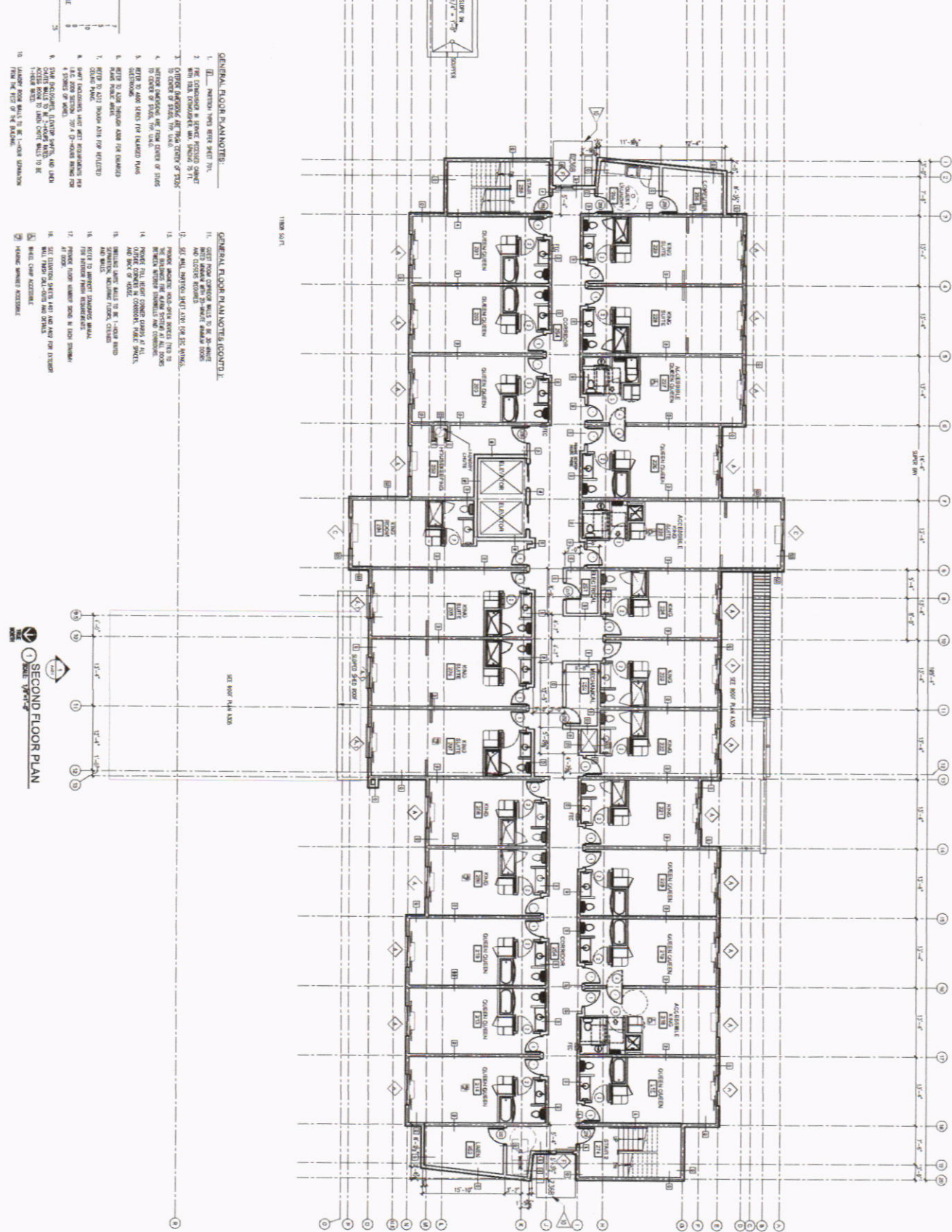
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GENERAL FLOOR PLAN NOTES:

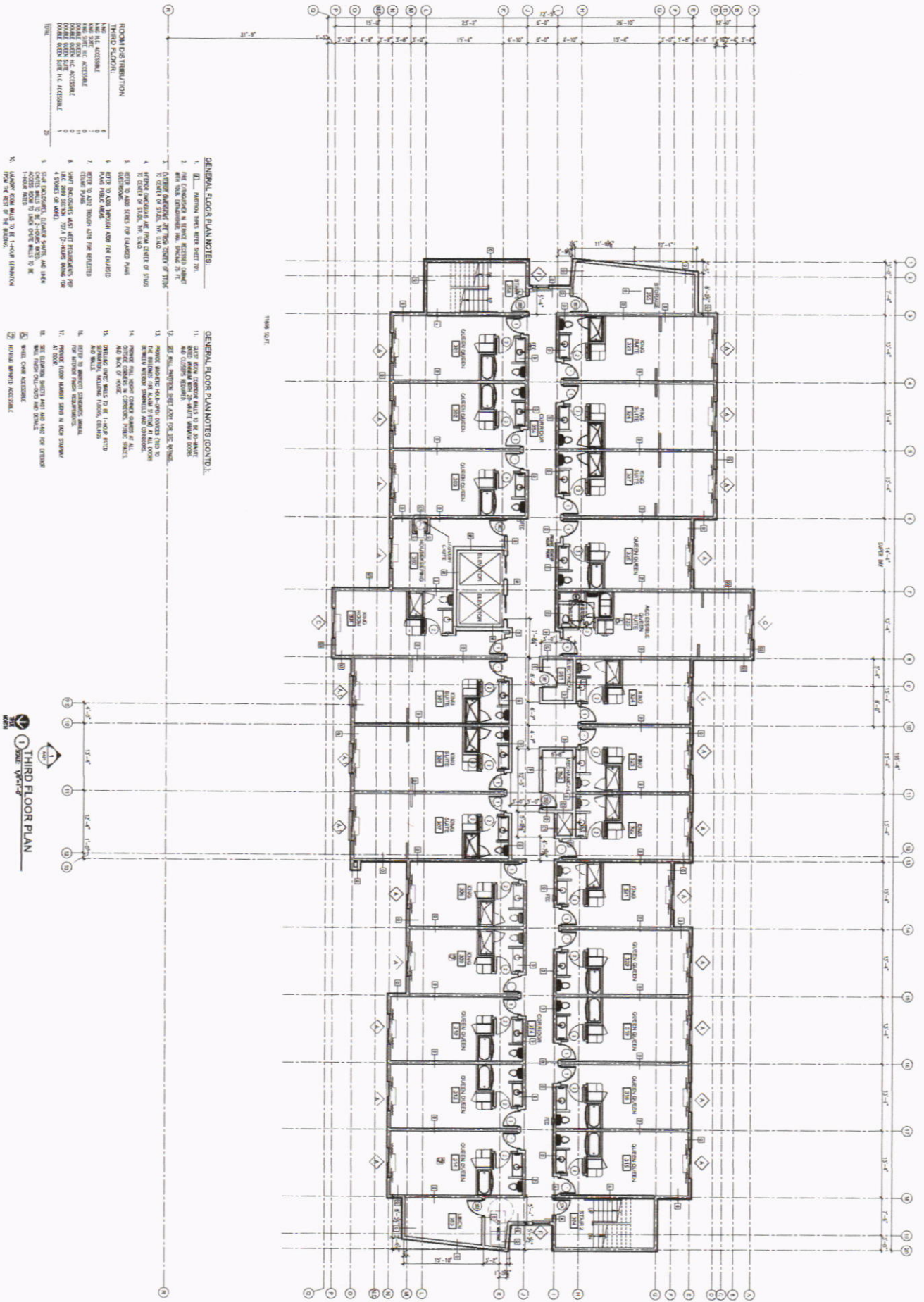
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SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 07-27-2014

SHEET NUMBER: A302

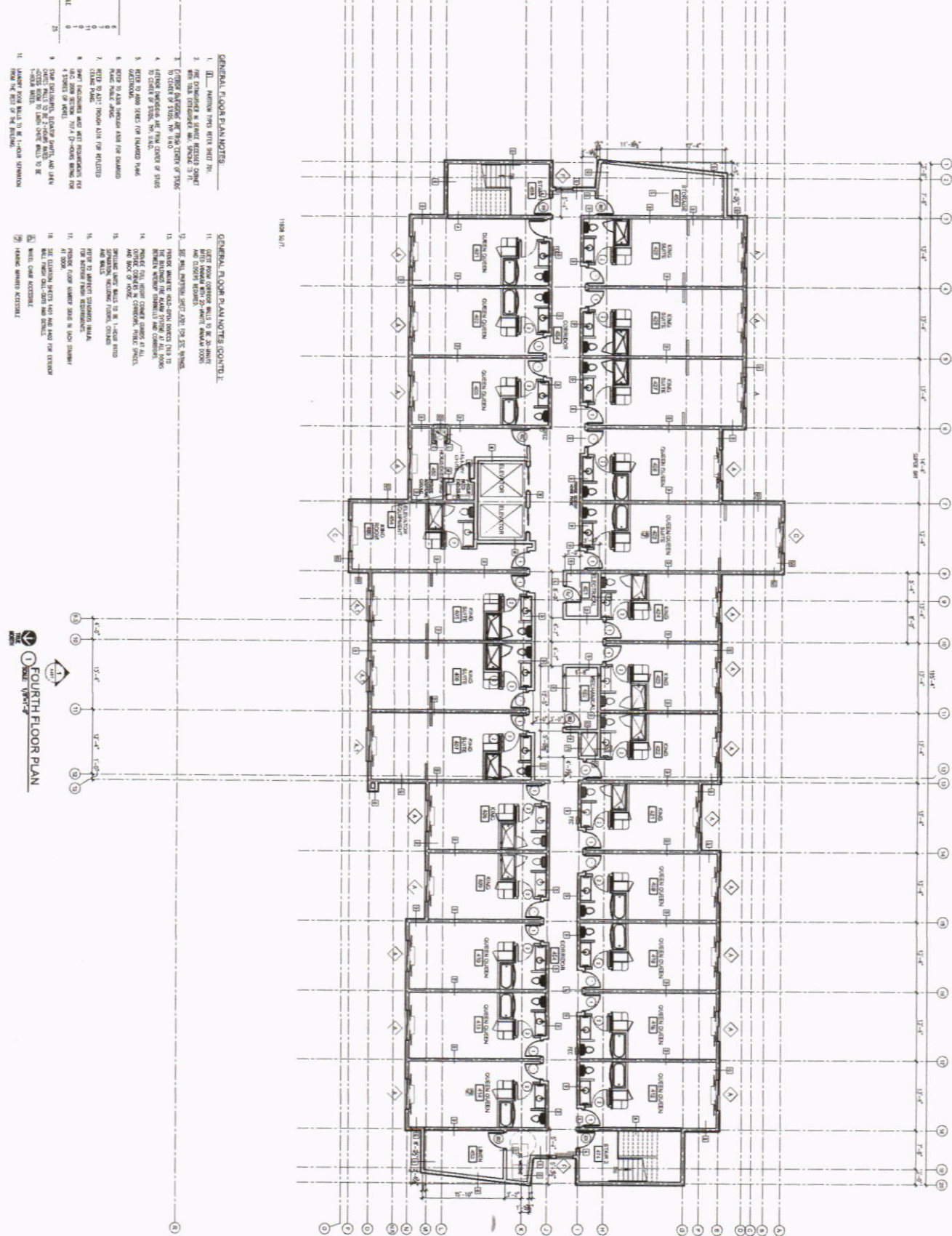


- GENERAL FLOOR PLAN NOTES:**
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THIRD FLOOR PLAN

1. THIRD FLOOR PLAN



GENERAL FLOOR PLAN NOTES:

1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES SHOWN ON THE FLOOR PLAN.
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FOURTH FLOOR PLAN

FAIRFIELD INN & SUITES

SIDDHARTH PAREKH

LEED AP BD+C

1010 E. WYOMING DRIVE, CHICAGO, IL 60601

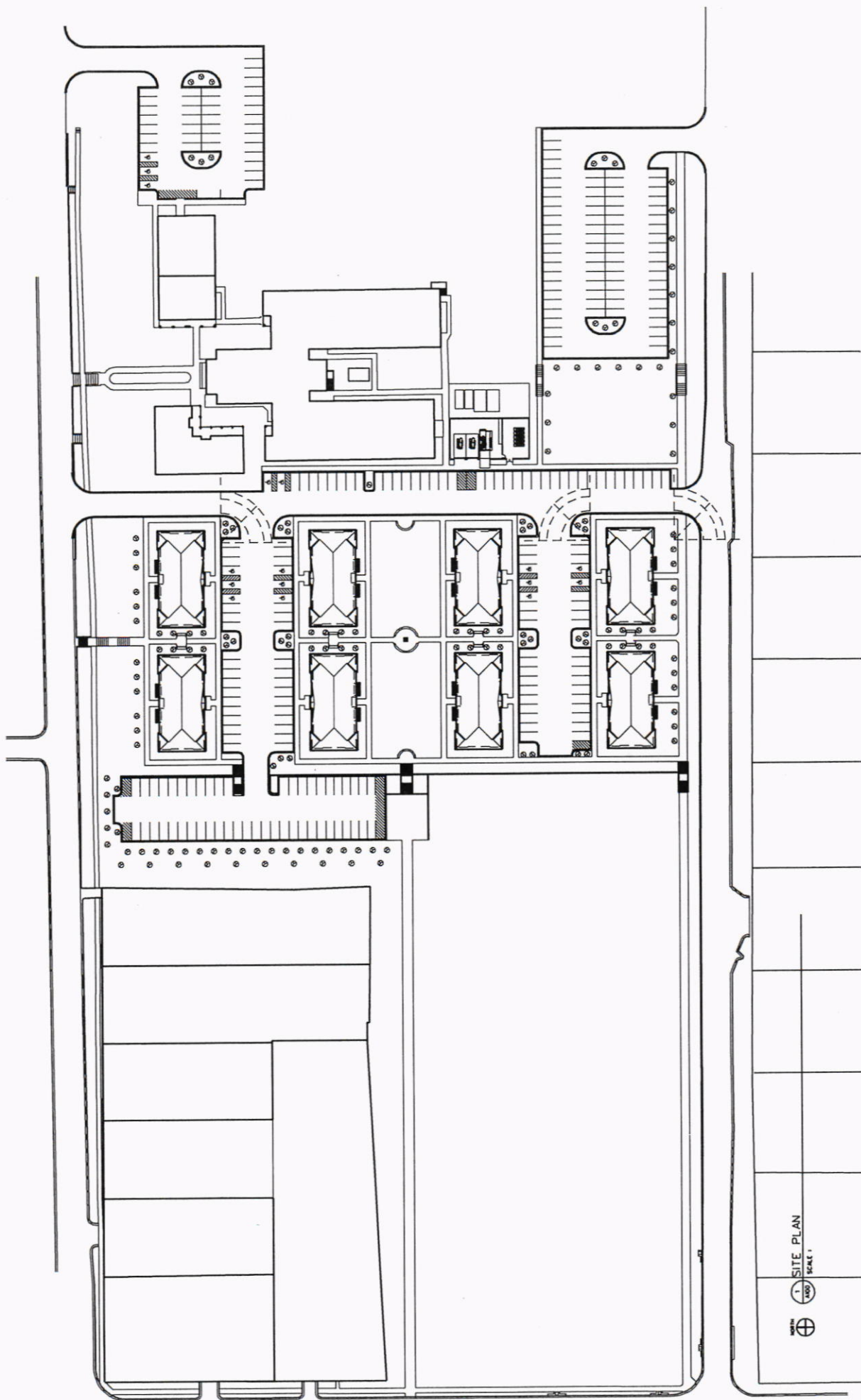
PH: (312) 578-1242, E: siddharth@parekh.com

PREPARED FOR: MR. CHICO PATEL

SCALE: AS SHOWN

DATE: 07-27-2017

SHEET NUMBER: A304



1 SITE PLAN
1/8" = 1'-0"

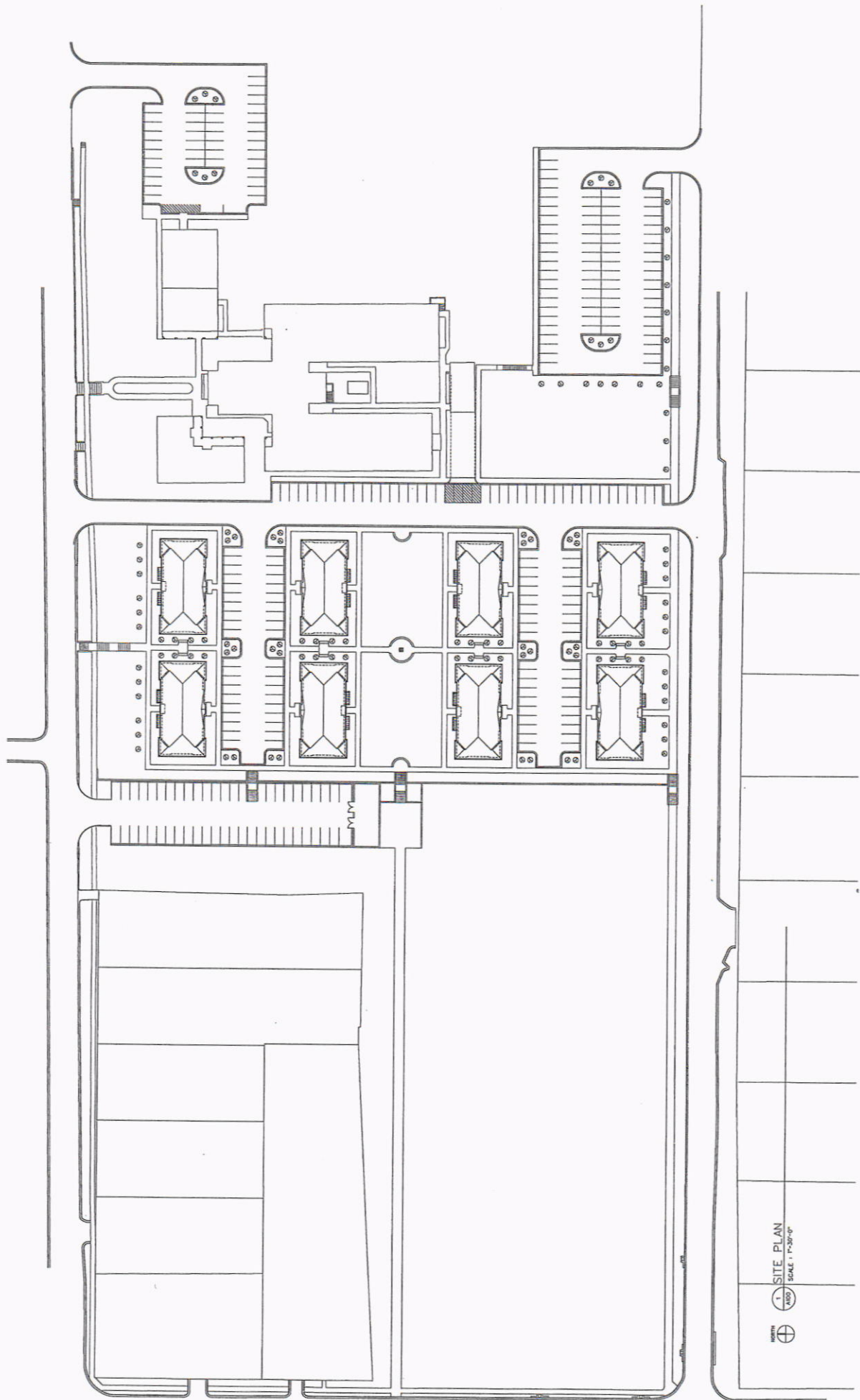


MC Residential Units - Site Plan

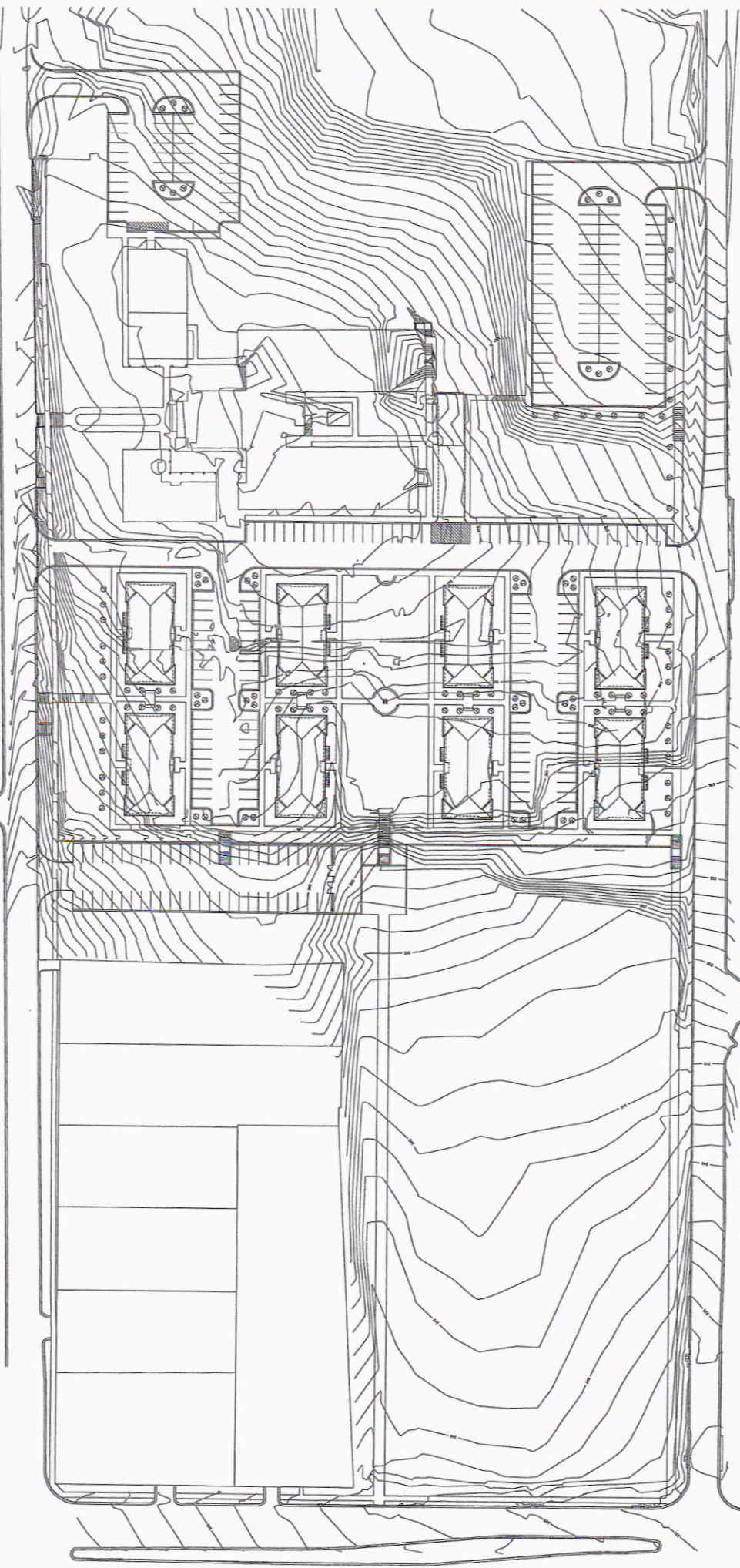
Mississippi College
Clinton, MS



Dean and Dean/Associates
architects
ARCHITECTURE
OLD FASHIONED ARCHITECTURE
NO. 1 INTERIOR DESIGN



1 SITE PLAN
N 050° 10' 30" E
SCALE: 1" = 30'-0"



1 SITE PLAN
2000 SCALE: 1"=30'-0"



CLINTON PARKWAY (NORTHBOUND LANES)

N 00°26'09" W 287.53'

N 67°14'06" E 340.22

N 02°02'00" W 73.70'

MONTICOMERY

08 4382/20

03/06/20

03 3400/20

DS 4572/34

10/20/2008 08:11

N 00754'00" E 182.31'

FAIRMOUNT STREET (60' R/W)

COLLEGE STREET (60' R/W)

OF NORTH R/W LINE OF COLLEGE ST. WITH THE E. OF LAMONIA ST.

S T R E E T

CLASIS INC.

**FOOD SERV
A SPECIAL**

East College Historic District, Clinton, MS, March 25, 2014

Subject: Comments to Mississippi College and City of Clinton Community Development on the development of residence housing between East College Street and Fairmont Street

Background: The East College Historic District met (ECHD) on March 23, 2014 to discuss the planned development of residence housing between East College Street and Fairmont Street on the old Clinton School property, based on sketches provided to us by staff at MC. The purpose of the meeting was for property owner/members in the ECHD to discuss the benefits, concerns, and recommendations related to the residence development. The following items were identified during the meeting and represent a consensus of the ECHD.

Benefits of the planned residence housing development:

- New construction and removal of the abandoned Clinton School building
- Growth of Mississippi College and increased presence of students around the ECHD
- Opportunity to develop and improve the area around ECHD, especially if the architectural style of the improvements is compatible with the historic quality of the neighborhood.

Concerns:

- **Safety.** East College St. currently has problems with drivers exceeding the speed limit in a housing area with pedestrians and a large number of young children. The current proposal will increase vehicular traffic on this road, add three additional entrances onto East College St., and result in additional student pedestrian traffic. The "middle" driveway would apparently require a steep grade and/or retaining walls, and could have very limited sight distance for exiting cars. The "west" driveway would not align with Landrum Street and could create confusion and distractions at that intersection. These proposed changes will result in an increased potential for traffic accidents, unsafe conditions for home owners, and potential for pedestrian/children vehicle accidents.
- **Rainfall Runoff and Flooding.** The East College St. currently experiences flooding during significant rainfall events. The proposed development have the potential of significantly increasing the overland flow during rain events and potentially flood the street and homes along the South side of East College St.
- **Lighting.** The additional lighting anticipated from the development and vehicles can negatively affect the conditions and lighting in neighboring homes.
- **Privacy.** The additional presence of students from the residence housing could reduce the privacy for neighboring homes in the ECHD, unless off-street walkways/bike paths are also provided.
- **Loss of Green Space.** The proposed plan will require removal of old growth trees and decrease green space by replacing a historically residential lot with a parking lot. This could negatively affect the surroundings of East College St., exacerbate flooding, and reduce privacy.

Recommendations:

1. Remove access drives from East College St. to MC East Campus and provide access through Fairmont St. only.
2. If access to East College St. is absolutely required, provide traffic controlled intersections at access drives, such as a three-way stop with pedestrian crosswalks, to increase safety of students, children and vehicles on E. College Street.
3. Plan the water management of rainfall runoff to mitigate flooding. Consider retention ponds, additional stormwater management infrastructure, pervious concrete for parking lots, and potentially relocate parking lots.
4. Lighting should be directional to avoid shining on houses. Use high efficiency, low energy, low light pollution lighting.
5. Privacy features such as fencing and landscaping should be used to mitigate any loss of privacy.
6. Planning should minimize remove of old growth trees, and where unavoidable replacement trees and landscaping should complement the ECHD and MC community.

Point of Contact: Jeffery A. Steevens, Vice-President, East College Historic District, 307 East College Street, Clinton, MS 39180. Tel: 601-488-4893; Cell: 601-831-0964; Email: LD50MAN@yahoo.com

**ORDER OF THE GOVERNING AUTHORITIES OF THE CITY OF CLINTON,
MISSISSIPPI APPROVING THE BILLBOARD REDUCTION AND ENHANCEMENT
PETITION SUBMITTED BY THE LAMAR COMPANY, LLC**

WHEREAS, the governing authorities of the City of Clinton, Mississippi, hereinafter referred to as the "City", wishes to approve the Billboard Reduction and Enhancement Petition ("Petition") submitted by The Lamar Company, L.L.C., hereinafter referred to as "Lamar", on 1st day of April, 2014 in accordance with Article XXVII Section 2705.06 of the Sign Regulations of the Zoning Ordinance of the City of Clinton, Mississippi; and

WHEREAS, Lamar currently has six (6) billboard sign structures having eleven (11)¹ sign faces located within the City; and

WHEREAS, the Petition pertains to all six (6) billboard sign locations within the City as identified in the exhibits attached hereto; and

WHEREAS, Section 2705.02 of the City's Sign Regulations declares that billboard signs are prohibited signs subject to the right to remain within the City as nonconforming billboards; and

WHEREAS, Section 2705.03 of the City Sign Regulations declares that all outdoor advertising signs (billboards) heretofore lawfully constructed within the City are declared legal nonconforming billboards and shall not be enlarged or expanded in any manner to increase their nonconformity; and

WHEREAS, all of Lamar's currently existing billboards located within the City are legal nonconforming billboards as defined by the City's Sign Regulations; and

WHEREAS, Section 2705.06 of the City's Sign Regulations provides that the owner of any

¹The billboard located at I-20 and Springridge Road was removed by Lamar in anticipation of the filing of this Petition and for purposes of this Petition is being counted in the total legal nonconforming signs owned by Lamar.

existing billboard may petition the Mayor and Board of Aldermen to allow the relocation or modification of an existing billboard and that approval of the Petition may be conditioned on an overall net reduction in the number of billboards within the City by voluntary removal; and

WHEREAS, Section 2705.06 sub-parts (a)-(f) set forth the matters and things which are required to be included in any such Petition; and

WHEREAS, Section 2706.06 provides in pertinent part that “any sign approved as a result of petition shall be a permitted use under the City of Clinton Zoning Ordinance and shall be exempt from the declaration that billboards are prohibited signs within the City of Clinton and where permitted will not be considered a non-conforming use”; and

WHEREAS, Lamar voluntarily, and to the extent compensation may have otherwise been required any such compensation is waived, with respect to its existing six (6) billboards, has petitioned to convert its static billboard at U.S. Highway 80 and Springridge to a digital billboard which will be located on the NW corner of the property where the current static billboard sign is located (Phase One) and to convert its static billboard at Northside Drive and Clinton Parkway to a digital billboard with the location of this new digital sign to be determined and subsequently approved by the City (Phase Two), and upon such conversion to remove, its existing static billboards in the City within the time framed provided herein, and that the converted digital billboards be declared legal signs and not legal nonconforming signs and/or nonconforming billboards; and

WHEREAS, in accordance with Section 2705.06 of the City’s Sign Regulations, Lamar submitted the following:

- a. **A description of any modification to an existing sign.**

- b. **The existing and proposed location of a relocated sign.**
- c. **The location of any signs proposed to be removed from within the City of Clinton.**
- d. **An acknowledgment that the request is voluntary and that to the extent that compensation may have otherwise been required any such compensation is waived.**
- e. **The time required to remove any existing signs.**
- f. **Other such information as may be requested by the Community Development Department.**

WHEREAS, Lamar will remove its existing billboards and the City will classify as a legal permitted use, the installation of the two (2) new digital billboards with each having two (2) faces and the associated structures (the "New Billboards") at the locations detailed in the exhibits attached to the Petition except with respect to the New Billboard which will replace the existing billboard at Northside Drive at Clinton Parkway, the location has yet to be determined.

WHEREAS, Lamar will remove all support structures, except if being used as a support structure for the New Billboards, and billboard faces associated with existing billboard structures (the "Existing Billboards") at the locations identified in the exhibits attached hereto and shall install and maintain the New Billboards. Such removals and installations (the "Project") shall occur as described in the exhibits attached to the Petition in two phases, it being understood and agreed that the removal of the billboard at Northside Drive and Clinton Parkway is designated as Phase Two and will occur at such time as a location for the New Billboard is determined and approved. It being agreed that the City will approve a replacement digital billboard for the current

billboard at Northside Drive and Clinton Parkway but that the location for the same has not yet been determined and that once determined and approved, Lamar shall within the time provided for the completion of Phase Two remove and convert the billboard at Northside Drive and Clinton Parkway accordingly

WHEREAS, upon completion of the Project, Lamar shall be permitted to maintain two (2) digital billboards, having four (4) faces (two (2) faces each) at the locations detailed in the exhibits attached to the Petition and as otherwise provided therein. It is recognized that changes in locations may become necessary or desired over time. It is agreed that upon approval by the Mayor and Board of Aldermen, that a digital billboard sign may be relocated. Such approval shall not be unreasonably denied.

WHEREAS, the architectural style of each New Billboard shall conform to the architectural style depicted in the drawings attached to the Petition. The overall height, measured from street grade, location, number of faces and dimensions of each New Billboard are identified in exhibits attached to the Petition and provided therein. Any New Billboard with an architectural style which does not conform to the architectural style depicted in the drawings attached to the Petition and provided therein or which does not comply with the height, location number of faces and dimensions as stated shall be submitted to the Board of Aldermen for approval and must be approved by the Board of Aldermen prior to construction beginning which approval shall not be unreasonably denied.

WHEREAS, Lamar agrees to dedicate for use by the City or its designee one (1) advertising slot on one of the New Billboards, and Lamar agrees to provide such advertising slot at no expense to advertise community related events and activities of the City, and/or not-for-profit

economic development organizations. It is understood and agreed between the parties that the City will have the option to choose its original advertising slot and shall be able to move its advertising slot to a different billboard, based upon availability. The intent of this provision is to ensure that at any given time, at least one (1) advertising slot on one of the New Billboards will be available to the City for the purposes identified herein.

WHEREAS, Lamar agrees to post community related information, including Amber Alerts, natural disaster information and other similar information on the New Billboards at no additional cost to the City on an as needed basis. Lamar also agrees to use at least half of the un-sold advertising slots of all New Billboards to advertise community related information and activities of the City and its events on an as-needed basis; however, the City shall be responsible for providing all artwork and other relevant information to Lamar in digital or other required format for such use.

WHEREAS, Lamar agrees to remove Existing Billboards as identified in the exhibits attached hereto prior to installing New Billboards within the same phase unless approved by the City. No New Billboard will be installed or permitted in the subsequent phase until the current phase is completed without the permission of the City by and through its Board of Aldermen. Provided, however, all Existing Billboards shall be removed and the New Billboards installed within twelve (12) months following the date of this Agreement.

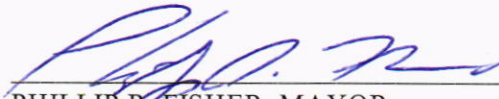
WHEREAS, Lamar agrees that any action to enforce the terms of this Order by the City or to resolve any dispute under between Lamar and the City relative to this Order shall be in the appropriate state court in Hinds County, Mississippi.

IT IS THEREFORE ORDERED that the Petition filed by Lamar should be and the same is hereby approved upon the terms and conditions as set forth therein.

This Order having been reduced to writing and no request for the same to be read by the Clerk having been made, the same was introduced by Alderman CASHION, seconded by Alderman BOKWETT and was adopted by the following vote, to wit:

Jehu Brabham, Alderman at Large	<u>AYE</u>
David Ellis, Alderman Ward 1	<u>AYE</u>
James Martin, Alderman Ward 2	<u>AYE</u>
Bill Barnett, Alderman Ward 3	<u>AYE</u>
Greg Cronin, Alderman Ward 4	<u>AYE</u>
Jan Cossitt, Alderman Ward 5	<u>AYE</u>
Mike Cashion, Alderman Ward 6	<u>AYE</u>

The Mayor thereby declared the Order adopted and approved on this the 1st day of April, A.D., 2014.


PHILLIP R. FISHER, MAYOR

ATTEST:


RUSSELL L. WALL, CITY CLERK



BILLBOARD REDUCTION AND ENHANCEMENT PETITION

This Billboard Reduction and Enhancement Petition ("Petition") is submitted on this the 15th day of April, 2014 by The Lamar Company, L.L.C. hereinafter referred to as "Lamar" in accordance with Article XXVII Section 2705.06 of the Sign Regulations of the Zoning Ordinance of the City of Clinton, Mississippi.

1. Lamar currently has six (6) billboard sign structures having eleven (11)¹ sign faces located within the City of Clinton, Mississippi hereinafter referred to as "City".
2. This Petition pertains to all six (6) billboard sign locations within the City as identified in the exhibits attached hereto.
3. Section 2705.02 of the City's Sign Regulations declares that billboard signs are prohibited signs subject to the right to remain within the City as nonconforming billboards.
4. Section 2705.03 of the City Sign Regulations declares that all outdoor advertising signs (billboards) heretofore lawfully constructed within the City are declared legal nonconforming billboards and shall not be enlarged or expanded in any manner to increase their nonconformity.
5. All of Lamar's currently existing billboards located within the City are legal nonconforming billboards as defined by the City's Sign Regulations.
6. Section 2705.06 of the City's Sign Regulations provides that the owner of any existing billboard may petition the Mayor and Board of Aldermen to allow the relocation or

¹The billboard located at I-20 and Springridge Road was removed by Lamar in anticipation of the filing of this Petition and for purposes of this Petition is being counted in the total legal nonconforming signs owned by Lamar.

modification of an existing billboard and that approval of the Petition may be conditioned on an overall net reduction in the number of billboards within the City by voluntary removal.

7. Section 2705.06 sub-parts (a)-(f) set forth the matters and things which are required to be included in any such Petition; and

8. Section 2705.06 provides in pertinent part that "any sign approved as a result of petition shall be a permitted use under the City of Clinton Zoning Ordinance and shall be exempt from the declaration that billboards are prohibited signs within the City of Clinton and where permitted will not be considered a non-conforming use".

9. Lamar voluntarily, and to the extent compensation may have otherwise been required any such compensation is waived, with respect to its existing six (6) billboards, petitions to convert its static billboard at U.S. Highway 80 and Springridge to a digital billboard which will be located on the NW corner of the property where the current static billboard sign is located (Phase One) and to convert its static billboard at Northside Drive and Clinton Parkway to a digital billboard with the location of this new digital sign to be determined and subsequently approved by the City (Phase Two), and upon such conversion to remove, its existing static billboards in the City within the time framed provided herein, and that the converted digital billboards be declared legal signs and not legal nonconforming signs and/or nonconforming billboards.

10. In accordance with Section 2705.06 of the City's Sign Regulations, Lamar submits the following:

a. **A description of any modification to an existing sign.**

See exhibits attached hereto.

b. **The existing and proposed location of a relocated sign.**

The digital sign converting the static billboard sign at U.S. Highway 80 and Springridge will be located on the NW corner of the parcel where the static billboard sign is currently located. The location of the digital sign converting the static billboard sign at Northside Drive and Clinton Parkway has not yet been determined. Lamar acknowledges that it will be required to obtain approval from the City as to the location for this new digital sign before initiating such conversion.

c. **The location of any signs proposed to be removed from within the City of Clinton.**

See exhibits attached hereto.

d. **An acknowledgment that the request is voluntary and that to the extent that compensation may have otherwise been required any such compensation is waived.**

See paragraph 9 herein-above.

e. **The time required to remove any existing signs.**

See exhibits attached hereto.

f. **Other such information as may be requested by the Community Development Department.**

Will provide as requested.

11. If granted by the City, Lamar will remove its existing billboards and the City will classify as a legal permitted use, the installation of the two (2) new digital billboards with each

having two (2) faces and the associated structures (the "New Billboards") at the locations detailed in the exhibits attached hereto except with respect to the New Billboard which will replace the existing billboard at Northside Drive at Clinton Parkway, the location has yet to be determined.

12. If granted by the City, Lamar will remove all support structures, except if being used as a support structure for the New Billboards, and billboard faces associated with existing billboard structures (the "Existing Billboards") at the locations identified in the exhibits attached hereto and shall install and maintain the New Billboards. Such removals and installations (the "Project") shall occur as described in the exhibits attached hereto in two phases as identified herein and in the exhibits attached hereto. It being understood that the removal of the billboard at Northside Drive and Clinton Parkway is designated as Phase Two and will occur at such time as a location for the New Billboard is determined and approved. It being understood that the City will approve a replacement digital billboard for the current billboard at Northside Drive and Clinton Parkway but that the location for the same has not yet been determined and that once determined and approved, Lamar shall within the time provided for the completion of Phase Two remove and convert the billboard at Northside Drive and Clinton Parkway accordingly.

13. If granted by the City, upon completion of the Project, Lamar shall be permitted to maintain two (2) digital billboards, having four (4) faces (two (2) faces each) at the locations detailed in the exhibits as provided herein and attached hereto and as provided herein, each as a permitted use. It is recognized that changes in locations may become necessary or desired over time. It is agreed that upon approval by the Mayor and Board of Aldermen, either or both of the New Billboards may be relocated. Such approval shall not be unreasonably denied.

14. The architectural style of each New Billboard shall conform to the architectural style depicted in the drawings attached hereto. The overall height, measured from street grade, location, number of faces and dimensions of each New Billboard are identified in exhibits attached hereto. Any New Billboard with an architectural style which does not conform to the architectural style depicted in the drawings attached hereto or which does not comply with the height, location number of faces and dimensions as stated shall be submitted to the Board of Aldermen for approval and must be approved by the Board of Aldermen prior to construction beginning which approval shall not be unreasonably denied.

15. If this Petition is granted, Lamar agrees to dedicate for use by the City or its designee one (1) advertising slot on one of the New Billboards, and Lamar agrees to provide such advertising slot at no expense to advertise community related events and activities of the City, and/or not-for-profit economic development organizations. It is understood and agreed between the parties that the City will have the option to choose its original advertising slot and shall be able to move its advertising slot to a different billboard, based upon availability. The intent of this provision is to ensure that at any given time, at least one (1) advertising slot on one of the New Billboards will be available to the City for the purposes identified herein.

16. Lamar agrees to post community related information, including Amber Alerts, natural disaster information and other similar information on the New Billboards at no additional cost to the City on an as needed basis. Lamar also agrees to use at least half of the un-sold advertising slots of all New Billboards to advertise community related information and activities of the City and its events on an as-needed basis; however, the City shall be responsible for

providing all artwork and other relevant information to Lamar in digital or other required format for such use.

17. Lamar agrees to remove Existing Billboards as identified in the exhibits attached hereto prior to installing New Billboards within the same phase unless approved by the City. No New Billboard will be installed or permitted in the subsequent phase until the current phase is completed, without the permission of the City by and through its Board of Aldermen. Provided, however, all Existing Billboards shall be removed and the New Billboards installed within twelve (12) months following the date of this Agreement.

18. Lamar agrees that any action to enforce the terms of any approval of this Petition by the City or to resolve any dispute under between Lamar and the City relative to this Petition shall be in the appropriate state court in Hinds County, Mississippi.

IN WITNESS WHEREOF, Lamar having executed and submitted this Billboard Reduction and Enhancement Petition on the day and year first written above.

THE LAMAR COMPANY, L.L.C.

By: Marty Earl

Title: V.P. G.M.

RESOLUTION FOR UNKEMPT PROPERTY IN THE CITY OF CLINTON, MS

There came on for public hearing before the Mayor and Board of Aldermen of the City of Clinton, Mississippi, the matter of unkempt property located at 612 Parker Drive, 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 612 Parker Drive, 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 612 Parker Drive, Clinton, Mississippi, may constitute a menace to the public health and safety of the community because of its present condition and state of uncleanness; and

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

WHEREAS, a public hearing was held at 7:00 p.m. on April 1, 2014, at the Municipal Room of the Public Safety Complex, 305 Monroe Street, Clinton, Mississippi; and

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

NOW BE IT RESOVLED, 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 612 Parker Drive, Clinton, Mississippi, in its present condition, constitutes a menace to the public health and safety of the community.
2. The Director of Community Development is hereby directed to take such action as appropriate under Section 21-19-11, Mississippi Code of 1972, as amended, and other applicable statutes and ordinances, to cut weeds and grass, and to remove junk cars, trash and debris.

3. The Director of Community Development 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, Mississippi Code of 1972, as amended, and other applicable statutes and ordinances.

A Motion for adoption was seconded by Alderman Ellis 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 Aldermen for the passage or rejection on a roll call vote upon the vote being as follows, to-wit:

Alderman Brabham voted:	AYE
Alderman Ellis voted:	AYE
Alderman Martin voted:	AYE
Alderman Barnett voted:	AYE
Alderman Cronin voted:	AYE
Alderwoman Cossitt voted:	AYE
Alderman Cashion voted:	AYE

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

The foregoing resolution was approved this 1st day of April 2014.

CITY OF CLINTON

BY: _____

Philip R. Fisher, Mayor

ATTEST: _____

Russell L. Wall, City Clerk

(SEAL)



City of Clinton Mississippi

Community Development
P.O. Box 156 Clinton, Mississippi 39060

Russell
for agenda

NOTICE OF HEARING CITY OF CLINTON, MISSISSIPPI

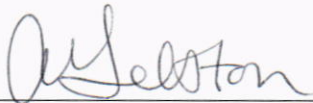
Notice is hereby given to the owner or owners of the property located at:

612 Parker

That a public hearing will be held at 7:00 p.m. on the 1st day of April, 2014, at the temporary Municipal Courtroom of the City of Clinton, Mississippi located at 111 Clinton Blvd, to determine whether or not the property identified above is in such a state of uncleanliness as to be a menace to the public health, safety and welfare of the community. If such a finding is made, the governing authorities may proceed to utilize the remedies and procedures established in Miss. Code Section 21-19-11, and may thereafter by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, or, at the option of the governing authority, an assessment against the property. An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to reenter the property or parcel of land for a period of one (1) year after the hearing without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

For further information regarding this notice, call the City of Clinton, Mississippi, Code Enforcement office at (601) 924-2256.

Dated, this the 10th day of March, 2014.



Code Enforcement Officer

City of Clinton, Mississippi

Landroll Detail

Parcel Number	Map Reference Number																																	
2862-110-456	67.14 2 59.00	☐ View Map ☐ Property Taxes ☐ Gis Map																																
Subdivision No.	Homestead Exemption Account Numbers																																	
2193	188538																																	
Assessed Owner LANDRY SUSAN M & CARL 612 PARKER DR CLINTON MS 39056	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">Assessed Values</th> </tr> <tr> <td>Land Value</td> <td style="text-align: right;">3,000</td> </tr> <tr> <td>Improvement Value</td> <td style="text-align: right;">6,585</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">9,585</td> </tr> <tr> <th colspan="2" style="text-align: center;">Appraised Values</th> </tr> <tr> <td>Land Value</td> <td style="text-align: right;">30,000</td> </tr> <tr> <td>Improvement Value</td> <td style="text-align: right;">65,850</td> </tr> <tr> <td>Total</td> <td style="text-align: right;">95,850</td> </tr> <tr> <th colspan="2" style="text-align: center;">Building Info.</th> </tr> <tr> <td>Type</td> <td style="text-align: right;">RES</td> </tr> <tr> <td>Base Area</td> <td style="text-align: right;">2,289</td> </tr> <tr> <td>Adjusted Area</td> <td style="text-align: right;">2,510</td> </tr> <tr> <td>Year Built</td> <td style="text-align: right;">1968</td> </tr> <tr> <th colspan="2" style="text-align: center;">Deed Info.</th> </tr> <tr> <td>Book & Page</td> <td style="text-align: right;">5144-0530</td> </tr> <tr> <td>Date</td> <td style="text-align: right;">09/09/1999</td> </tr> </table>		Assessed Values		Land Value	3,000	Improvement Value	6,585	Total	9,585	Appraised Values		Land Value	30,000	Improvement Value	65,850	Total	95,850	Building Info.		Type	RES	Base Area	2,289	Adjusted Area	2,510	Year Built	1968	Deed Info.		Book & Page	5144-0530	Date	09/09/1999
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Location 612 PARKER DR Legal Description LOT 9 MEADOW HILLS OF CLINTON PT 3 CITY OF CLINTON																																		
Acreage Info.																																		
Cultivated Acres	0.00																																	
Uncultivated Acres	0.00																																	

[Back](#) [Search](#)

CITY OF CLINTON
EMPLOYMENT REQUEST

This form is to be initiated upon selection of employee to fill position. Complete top portion of this form and forward to the Personnel office.

Request for employment of: Ramie W Ford
First Name Middle Name Last Name

Title/Position: Adviser to Mayor/Barr Rate: PG Step 35850.00
Annual Budget 1493.75

New Position () Vacant Position () Vacated by: Ray Holloway
Department: Parks & Recs Section: Semi-monthly

Full Time () Part Time (☒) Regular () Temporary * ()

*If temporary, state length of employment requested:

Effective date of employment requested: 4 20 3 2014
Month Day Year

Signature of Department Head: [Signature] Date: 3/29/14

FOR PERSONNEL OFFICE USE ONLY

This request has been reviewed by the Personnel Officer and the above information has been certified as being correct and in accordance with the City's position classification and salary plan.

Additional comments: Contract Employee
No Benefits - PERS employer only.
20 hours a week / 1040 hours a year

R. Cornelius 3-21-14 Reviewed by: Ramie W Ford
Signature of Personnel Officer Date 3-24-14

Distribution: Department of Administration
Original Personnel
Copy Department



RETAIL ECONOMIC DEVELOPMENT PLAN



The**RetailCoach**®

City of Clinton, Mississippi

March 14, 2014



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Corporate Headquarters

P. O. Box 7272

Tupelo, MS 38802-7272

Texas Office

P. O. Box 90744

Austin, Texas 78709-0744

800.851.0962 | info@theretailcoach.net | www.theretailcoach.net

ABOUT THE RETAIL COACH

MOVING BEYOND DATA

The Retail Coach is the premier national retail expansion and development consulting firm founded in 2000 by C. Kelly Cofer, President and Chief Executive Officer.

This fast-growing retail analytics and locational intelligence firm has developed successful retail economic development plans for local governments, chambers of commerce and economic development organizations in communities throughout the United States.

Guided by stable values and sound financial practices, The Retail Coach's team of industry specialists are experienced in all aspects of economic development and real estate including market analyses, site selection and leasing and property brokerage for national retailers and restaurants.

Our industry specialists are progressive in applying cutting-edge resources and are in a constant state of innovation. The Retail Coach is the pioneer of the Retail:360 Process, a comprehensive program that melds research and data with expertise and personalized service. This unique level of service includes a 12-month coaching period following the completion of a project to ensure that each customized strategy is implemented to fully position clients for retail expansion and development success.

“The Retail Coach is the pioneer of the Retail:360 Recruitment System, a comprehensive program that melds research and data with expertise and personalized service.”

“Our purpose is to provide an uncommon level of customized service and expertise to help communities move beyond the data to retail expansion and development results.”

C. Kelly Cofer, CCIM
President & CEO, The Retail Coach, LLC

PROJECT APPROACH

MARKET BASED SOLUTIONS

Our experience working with communities throughout the United States has taught us that no two communities are the same. Clinton has a unique retail atmosphere with its own set of development and redevelopment needs. The balance between independent and regional/national retailers is important to a community's overall retail strength and will be the focus of Clinton's Retail Economic Development Plan.

ON-THE-GROUND ANALYSIS

Area retail developments, community and consumer analytics, and a retail gap/opportunity analysis all play a role in identifying and positioning to recruit appropriate retailers. By spending time on the ground in surrounding communities and assessing Clinton's position in the marketplace, we can identify the retailers that will most likely be successful in Clinton.

This "macro to micro" approach is the most comprehensive approach to retail expansion and has led to success in numerous communities throughout the United States.

DOWNTOWN FOCUS

Downtown districts continue to be an important component behind retail economic development. We consider downtown districts to be the "core" of a community, as they are often an indicator of the vibrancy of the overall community. We place a high emphasis on not only growing downtown districts through new business recruitment, but also by building them from within. All of our plans are shared with existing independent business owners who can utilize the data in their marketing or business expansion efforts.

IMPLEMENTATION

Retail expansion is a process, not an event. We will work with Clinton to guide the implementation of the retail expansion and development strategies of our Retail Economic Development Plan. We become vested in the communities and clients we serve, and we will strive to provide an uncommon level of customized service and expertise to help Clinton achieve its retail recruitment and development success.

THIS AGREEMENT is made and entered into as of the _____ day of _____, 2014 by and between a limited liability entity, The Retail Coach, L.L.C. (hereinafter "TRC") and the City of Clinton (hereinafter "COC").

WITNESSETH:

WHEREAS, COC is seeking to attract retail and retail development to Clinton;

WHEREAS, TRC desires to provide assistance to COC with market research services and the assessment, development and execution of a targeted retail recruitment and development strategy for Clinton's Interstate 20 District, Highway 80 District and Downtown District; and

WHEREAS, the parties hereto desire to set forth their mutual understandings and agreements regarding the services to be performed by TRC.

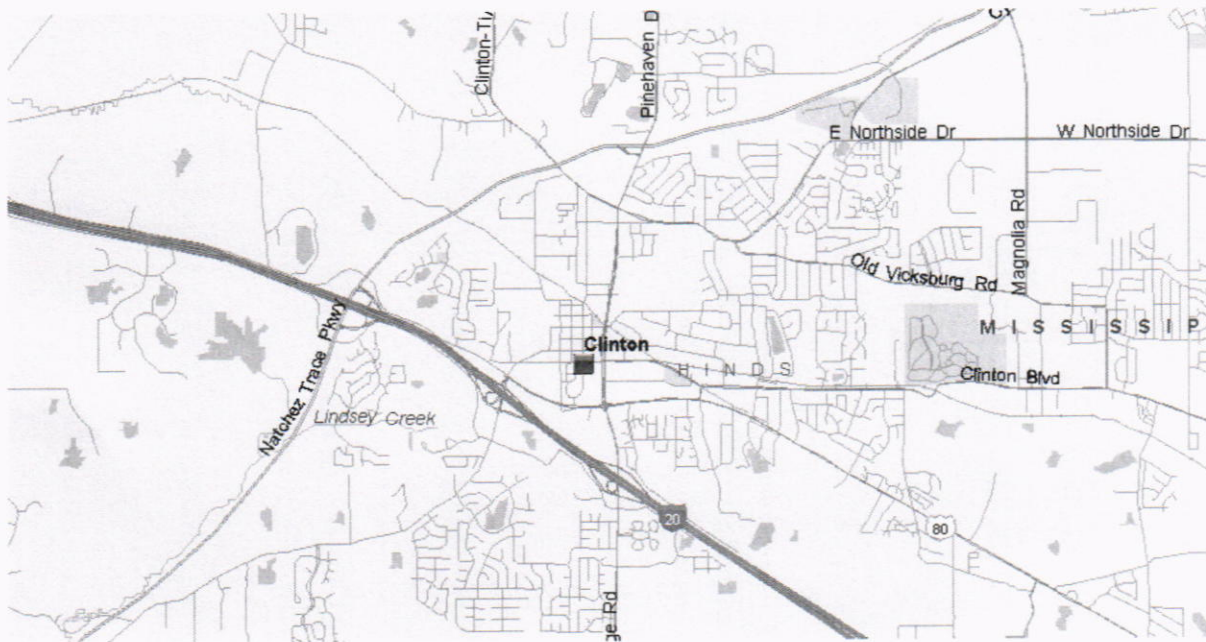
NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

The Retail Coach, L.L.C.

PHASE 1

MARKET AND LOCATIONAL INTELLIGENCE

MARKET ANALYSIS | LOCATIONAL INTELLIGENCE



A market analysis will be performed to evaluate Clinton and its surrounding area. This “macro to micro” approach enables The Retail Coach to analyze economic dynamics that may impact Clinton’s retail expansion and development goals. Market specific information will be gathered to aid in identifying Retail Trade Area boundaries, potential customer bases, retail competition and retail opportunities based on retailers’ specific site selection criteria and spacing requirements.

METHODOLOGY

Area Market Analysis

- We analyze the area surrounding Clinton and identify economic and market forces that may have a direct and significant impact on Clinton.
- We evaluate retail markets in surrounding communities (Vicksburg, West Jackson, Petal, Ridgeland, Madison, etc.) that may compete with Clinton and document their national and regional retailers.
- We profile demographics in these competing communities and look for trends that may give Clinton an advantage in its recruitment positioning efforts.
- We perform a “windshield” SWOT (Strengths, Weaknesses, Opportunity and Threats) Analysis in order to better compare Clinton to its competing communities. Our findings are used to offer specific recommendations for addressing the competition that will be summarized in the Action Plan.

Community Analysis

- We analyze the retail market by traveling primary and secondary traffic corridors to identify retail nodes or districts, document current regional and national retailers, identify specific sites that offer development and redevelopment opportunities, identify major property vacancies and record potential retail sector opportunities.
- We analyze ingress and egress to both existing and emerging retail areas from population clusters, residential neighborhoods and surrounding communities.

The Retail Coach has identified three retail districts in Clinton: Interstate 20 District, Highway 80 District and Downtown District.

License Plate Survey

- The Retail Coach pioneered the License Plate Survey to provide clients the most complete and credible data about consumer demand in their communities.
- We collect and catalog license plate samples from consumers shopping in Clinton and conduct a search of their addresses to determine the locational sources of their customers.
- We collect consumer samples from existing retailers in Clinton that are marked by date, time and location.
- We plot the consumer samples to develop and support a thorough picture of the geographical boundaries of the Retail Trade Area.

The Retail Coach will collect license plate samples from Home Depot, Walmart Supercenter, Tractor Supply, Big Lots, Kroger, Hibbett Sports and O'Reilly Auto Parts.

Retailer Interviews

- We interview national and regional retailers in Clinton to determine the locational sources of their customers.
- We plot the "Point-of-Sale" findings to determine a thorough picture of the geographical boundaries of the Retail Trade Area.

Retail Trade Area Determination

An accurate Retail Trade Area is the foundational tool for positioning Clinton for successful retail expansion. The Retail Trade Area is where retailers derive approximately 80 – 85% of their business. The Retail Trade Areas will be determined by onsite research in Clinton area competition assessment factors, stakeholder interviews, retailer interviews and the license plate survey.

- We delineate a custom polygon boundary map of the Retail Trade Area.

PHASE 2

DEMAND ASSESSMENT

COMMUNITY ANALYTICS | CONSUMER ANALYTICS

Extensive research will be performed to provide a clear picture of the factors shaping the retail environment in Clinton including demographic, socioeconomic and psychographic profiles; the workplace population; and consumer spending patterns. An assessment of Clinton's primary retail corridors will reveal new development and redevelopment opportunities. The findings of this research combined with a Retail Gap/Opportunity Analysis calculating estimated potential sales (demand) will support the development of specific recommendations for positioning Clinton to achieve its retail expansion and development goals.

METHODOLOGY

Demographic Profile

- We produce comprehensive summary demographic profile and trend reports encompassing the Retail Trade Area and the Clinton community. The profiles include the following characteristics:
 - Population and Population Growth
 - Population Trends
 - Average Annual Population Growth
 - Ethnicity
 - Income
 - Age
 - Households and Household Growth
 - Educational Attainment

Socioeconomic Profile

- We produce a comprehensive socioeconomic profile report comparing Clinton to competing communities. Our findings are used to identify competition factors that support the strongest positioning for recruitment success.
- The socioeconomic profile includes the following comparisons:
 - Community Population
 - Average Persons per Household
 - Per Capita and Median Household Income
 - Per Capita Income
 - Educational Attainment

Psychographic Profile

- We conduct a psychographic analysis of the households in Clinton's Retail Trade Area using socioeconomic and demographic data to measure consumer attitudes, values, lifestyles and purchasing behaviors to gain an understanding of the types of retailers that may be interested in Clinton.
- We create a bar graph of the 66 lifestyle classifications, highlight the dominant lifestyle segments in Clinton and provide comprehensive lifestyle segment definitions.
- We rank lifestyle segments and categorize them by summary group, segment code and segment name.

Workplace Population

- We provide an employment summary report detailing the total establishments by industry, associated establishment and employee counts within Clinton or a selected labor market geographic area.
- We provide insight into the "work here" population versus the "live here" population.
- We differentiate between the number of permanent residents within the selected geography and those who commute for work purposes.

Consumer Spending Survey

We survey residents with database assistance from the City of Clinton to explore retail spending patterns, habits and retail category/retailer preferences. Survey questions may include, but are not limited to:

- On average, how often does your family shop in Clinton?
- How much does your family spend each month on retail (and restaurants)?
- What percentage of retail purchases does your family make outside of Clinton?
- If there were better retail choices in Clinton, would you shop here more often?
- What specific retailers and restaurants would you like to see locate in Clinton?

Land Use/Development Analysis

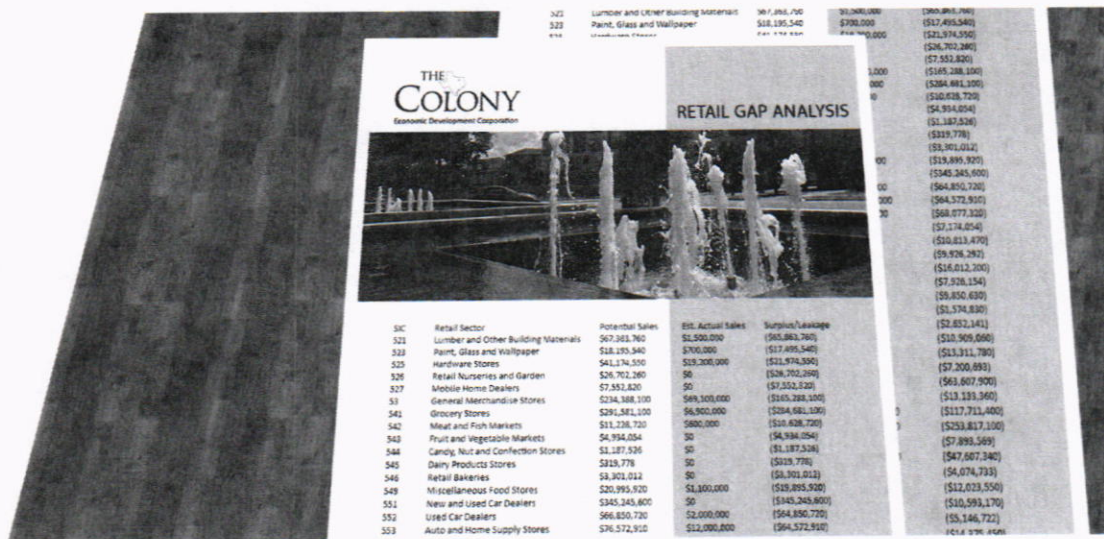
Highest and Best Use ("HBU") is defined as the use that will produce the highest value for a property. In all cases where the market value of real property is sought, that value must be based on its best use.

- We analyze 10 sites and determine their highest and best use. Sites will be approved in advance by the City of Clinton.
- Our recommendations are accomplished in the context of economic conditions, the vision of the community and its stakeholders, and the optimal financial impact. Site criterion includes:
 - Market Conditions
 - Retail Trade Area Population
 - Traffic Count Summary
 - Site-line Visibility (primary and secondary arterial roads)
 - Ingress/Egress (primary and secondary arterial roads)
 - Existence of Median Cuts or Possibilities
 - Traffic Signal Existence or Possibilities
 - Site Characteristics and Topography
 - Current Zoning
 - Proximity to "Anchor" Retailers/Retail Clusters
 - Workplace Population
 - Residential Support

Geo-Retail Interactive Site Maps

As an accredited ESRI Silver-Tier partner, The Retail Coach has the advanced technology to develop unique Geo-Retail Interactive Site Maps for clients. Each map displays useful information about Clinton in an engaging and educational way that invites the user to take action.

- Using a customized interactive mapping application, we create a Geo-Retail Interactive Map for the 10 HBU sites that showcase site-specific information of interest to retailers and developers.
- Each user-friendly map includes clickable layers revealing ESRI-based data from the block level such as:
 - Median Household Income
 - Population Density
 - Population Growth
 - Lifestyle Segmentation
 - Ethnicity
 - Median Home Value
 - Median Age
- The interactive maps can be a standalone hosted application or embedded into an existing website.



Retail Gap/Opportunity Analysis

- We calculate estimated potential retail sales (demand) for the Retail Trade Areas and compare these figures to estimated actual sales figures (supply) to estimate retail dollars "coming in" or "flowing out" of Clinton.
- We identify retail sales surpluses and/or leakages for different retail sectors. This distinguishes the retail categories that have the highest propensity for success in Clinton and quantifies their retail potential.
- We develop and provide summary tables and graphs of each retail sector illustrating potential sales versus estimated actual sales.

PHASE 3

RETAIL STRATEGIES

SITE IDENTIFICATION & MARKETING | RETAILER MATCHING | RETAIL EXPANSION POSITIONING | COMMUNITY MARKETING

With unparalleled access to national and regional retailers, we cross-reference preferred customer and site selection criteria with the findings from Clinton's area market analysis and Retail Gap/Opportunity Analysis. Customized community marketing tools and site profiles are developed to position for targeted recruitment of the retailers who are most likely to be successful in Clinton.

METHODOLOGY

Site Identification

We identify 5 prime retail sites in Clinton based on regional and national retailers' essential location factors including, but not limited to:

- Location
- Traffic Patterns
- Visibility
- Accessibility
- Regional Exposure
- Adequate Parking
- Available Signage
- Safety and Security

Site Marketing

We prepare a Retail Site Profile for each site that includes site-specific information such as:

- Location
- Photograph/Site Plan
- Property Highlights
- Property Size
- Asking Prices
- Traffic Counts
- Area Retailers
- Retail Trade Area Demographic Profile
- Appropriate Contact Information

Retailer Matching

We identify regional and national retailers whose essential location factors match the identified sites and our findings from the Area Market Analysis, Competition Assessment, Retail Trade Area determination, demographic and psychographic profiles, and Retail Gap/Opportunity Analysis.

- We review a preliminary target list with staff or the project liaison and work together to prepare a final target list of 25 unique retailers that are a good fit for the community.

Retail Recruitment Positioning

We use the market insight gathered through our research in Clinton to establish the strongest position for successful retail recruitment. The first and most critical step in reaching out to targeted retailers is providing the information corporate real estate directors and site selectors need to make initial decisions about locating in Clinton.

We produce a comprehensive Retail Feasibility Package that includes:

- Community Overview
- Location Map
- Retail Trade Area Map
- Retail Trade Area Demographic Profile Summary
- Existing Community Retailers
- Retail Gap/Opportunity Analysis Summary Table
- Retail Trade Area Psychographic Profile
- Retail Trade Area Demographic Profile
- Community Demographic Profile
- Area Traffic Generators
- Web link to Retail Site Profiles
- Clinton Logo and Contact Information

PHASE 4

DEVELOPER STRATEGIES

DEVELOPER IDENTIFICATION & MARKETING

Using our access to national and regional developers, we determine the development opportunities based on Clinton's area market analysis. Customized developer marketing materials are created to position Clinton for success in a targeted recruitment of the developers.

This is a key strategy due to the lack of existing "ready-to-lease" developments in Clinton. Once we identify retailers who are interested in locating in Clinton (Phase 3 – Retailer Recruitment), you must have retail space inventory available or a timeline for its availability.

METHODOLOGY

Developer Identification

- The Retail Coach will identify 20 retail developers active in Mississippi, Alabama, Louisiana and Tennessee in order to present Clinton's development opportunities to them for consideration.
- The Retail Coach will create a Developer's Marketing Package that will focus on developer site selection criterion including, but not limited to, the following:
 - Community Dynamics in the Area Surrounding the Properties
 - Retail Trade Area
 - Demographic Trends
 - Aerial Photographs
 - Previous Site-Specific Studies, if Any
 - Traffic Counts
 - Site-Line Visibility From Major and Secondary Traffic Arteries
 - Ingress/Egress for Primary and Secondary Traffic Arteries
 - Median Cuts
 - Traffic Signal Existence or Possibilities
 - Site Characteristics and Topography
 - Appropriate Zoning
 - Area Retail
 - Residential Clustering and Support
 - Proximity To "Anchor" Retailers
 - Workplace Population in the Area
 - School System Information
 - Potential Retail Tenants

Developer Recruitment Positioning

- The content of the Developer's Marketing Package will be used to create an engaging email campaign. The customized email will include a link to Clinton's landing page on the community portal at www.theretailcoach.net.
- We will send the Developer's Marketing Package eblast to 20 targeted developers and follow-up with personal telephone calls during the recruitment phase.
- We provide a Developer Recruitment Status Report that includes each developer's complete contact information and any comments resulting from our outreach activities.

PHASE 5

DOWNTOWN RETAIL REVITALIZATION

Community leaders should not abandon their vision of downtown as a vibrant sense of place for shopping, dining, entertainment and gathering. Downtowns are still considered the heart of many communities, and proactive residential support and programs that assist and retain independent retailers are just a few of the components that keep that heart strong. The Retail Coach will conduct an assessment of Clinton's downtown area and provide recommendations that will support the City of Clinton's overall retail recruitment and development goals.

METHODOLOGY

Stakeholder Interviews

- We meet with public and private downtown stakeholders to discuss the strategy process to gather input on retail recruitment, development/redevelopment needs, community challenges and opportunities.

Retail Trade Area Determination

- We delineate a boundary map of the Downtown Retail Trade Area.

Retail Trade Area Profiles

- We produce comprehensive demographic and psychographic profile reports encompassing the Downtown Retail Trade Area.

Consumer Demand Assessment

- We prepare a Workplace (daytime trade) Population Summary.
- We conduct a Retail Opportunity Analysis and calculate the estimated retail potential for 52 different retail sectors.
- We create and provide a customizable Microsoft® PowerPoint presentation containing Retail Opportunity Analysis summary information.

Independent Business Retention

- We conduct two Downtown Retail Workshops to discuss the findings of our research. The workshop is geared towards existing merchants who are interested in expanding their merchandise offerings and/or pursuing new retail concepts and entrepreneurs who are interested in exploring new business opportunities.
- We educate Downtown Retail Workshop attendees on specific retail sector opportunities.

PHASE 6

ACTION PLAN

RECOMMENDATIONS | RETAIL ROAD MAP

The Retail Coach has differentiated itself in the industry by *moving beyond the data* to create recommendations and “next steps” that are unique to each client.

Our Retail Economic Development Plan includes customized recommendations for Clinton derived from the market intelligence gained through our in-depth research in the community during the Retail Market Assessment. These findings are combined with more than 27 years of experience in 180 other communities throughout America to create a Retail Road Map.

Looking at Clinton through the eyes of a retailer and developer, we will provide a Retail Road Map that ensures Clinton maintains the momentum set in motion during each completed phase of this project.

From simply keeping community data current, to conducting special marketing programs and participating in retail industry events, the Retail Road Map will be a logical, feasible and cost-effective approach to achieving Clinton's retail recruitment and development goals.

“Retail expansion is not
an event, it's a process.”

PHASE 7

RETAIL COACHING

Because retail expansion is a process, not an event, we offer retail coaching.

Retail coaching is a service that is unique to The Retail Coach because we know from experience that success requires tenacity and patience.

We understand that you will have questions, new ideas or just want to brainstorm with somebody who understands Clinton's opportunities and challenges.

In this regard, consider The Retail Coach as both a sounding board and an experienced resource for Clinton.

Our project team will be available via e-mail and telephone at no additional charge in an off-site advisory ("coaching") capacity as time and schedule allow for the entire 12-month engagement period.

"We become vested in the communities and clients we serve.

We are committed to helping Clinton achieve retail expansion and development success."

PROJECT TIMELINE & PRICING

OPTION 1

We are available to begin this project immediately and will complete the proposed plan of work within one hundred and twenty (120) business days following receipt of the fully executed agreement. We will make a minimum of three (3) trips to Clinton during the project.

Project Fees:

The total fee for completion of this work is \$40,000 payable in three installments:

1. \$10,000 upon execution of the agreement
2. \$15,000 upon completion of the Demand Analysis
3. \$15,000 upon presentation of the final strategy

Project fees are payable within 30 days after receipt of the invoice.

Should Clinton request a special assignment or additional work not specifically referenced in the contract, we will prepare a written authorization to be signed by Clinton in advance of commencing any additional work.

Reimbursable Project Expenses:

It is estimated that reimbursable expenses will be approximately \$2,000. Reimbursable expenses include:

- All travel costs;
- Cost of special renderings and maps, if any;
- Cost of copies for reports and maps/drawings; and
- Cost of shipping expenses, if any.

Project expenses are payable within 30 days after receipt of the expense invoice.

OPTION 2

We are available to begin this project immediately and will complete the proposed plan of work within one hundred and fifty (150) business days following receipt of the fully executed agreement. We will make a minimum of three (3) trips to Clinton during the project.

Project Fees:

The total fee for completion of this work is \$40,000 payable in three installments:

1. \$5,000 due April 1, 2014
2. \$5,000 on July 1, 2014
3. \$30,000 on October 1, 2014

Project fees are payable within 30 days after receipt of the invoice.

Should Clinton request a special assignment or additional work not specifically referenced in the contract, we will prepare a written authorization to be signed by Clinton in advance of commencing any additional work.

Reimbursable Project Expenses:

It is estimated that reimbursable expenses will be approximately \$2,000. Reimbursable expenses include:

- All travel costs;
- Cost of special renderings and maps, if any;
- Cost of copies for reports and maps/drawings; and
- Cost of shipping expenses, if any.

Project expenses are payable within 30 days after receipt of the expense invoice.

OPTION 3

The term of the Agreement shall cover three years based on the same terms and conditions. The total fee for years two and three shall be \$25,000 per year and payable in three equal installments. We will make a minimum of three (3) trips, per year, to Clinton during the project.

Reimbursable Project Expenses:

It is estimated that reimbursable expenses will be approximately \$2,000. Reimbursable expenses include:

- All travel costs;
- Cost of special renderings and maps, if any;
- Cost of copies for reports and maps/drawings; and
- Cost of shipping expenses, if any.

Clinton Responsibilities:

Clinton will designate a project liaison who will serve as The Retail Coach's primary contact during the project.

Clinton will provide information relevant to the project such as prior retail studies, current traffic count data, surveys, maps, aerials, infrastructure plans and any other plans that may influence the development of the retail strategy.

Clinton will provide city or organization logo and contact information as it should appear on all produced reports and materials to The Retail Coach upon execution of the agreement.

IN WITNESS WHEREOF, the parties have executed this agreement as of the ____ day of _____, 2014.

The Retail Coach, L.L.C.

By: _____

C. Kelly Cofer, President/CEO

By: _____



City of Clinton

The Retail Coach, L.L.C.

DELIVERABLES

There will be three (3) separate and unique plans provided to the City of Clinton covering the Interstate 20 District, Highway 80 District and Downtown District. The Retail Coach will provide all reports and data files on CD-ROM or DVD-ROM.

PHASE 1 | PHASE 2

MARKET AND LOCATIONAL INTELLIGENCE | DEMAND ANALYSIS

- License Plate Survey
- Retailer Interview Summary
- Primary Retail Trade Area Map with Demographic Profile
- Community Demographic Profile
- Socioeconomic Profile
- Retail Psychographic Profile, including Dominant Lifestyle Segmentation Definitions and Characteristics
- Workplace Population Survey
- Consumer Survey findings
- Land Use Analysis
- Geo-Retail Site Maps (for website)
- Retail Gap/Opportunity Analysis, including a Summary Table and Summary Graphs, Showing Surpluses and/or Leakages for the 52 Retail Sectors

PHASE 3

RETAIL STRATEGIES

- Retail Site Profiles (marketing flyers)
- Target List of retailers along with contact information
- Retailer-Specific Retailer Feasibility Packages
- Customized Marketing Email
- Recruitment Status Report based on retailer contacts

PHASE 4

DEVELOPER STRATEGIES

- Target list of developers along with contact information
- Developer Marketing Package
- Developer Recruitment Status Report based on developer contacts

PHASE 5

Downtown Retail Revitalization

- Downtown Retail Trade Area Map with Demographic Profile
- Downtown Retail Psychographic Profile, including Dominant Lifestyle Segmentation Definitions and Characteristics
- Downtown Workplace Population Survey
- Retail Opportunity Analysis

PHASE 6

ACTION PLAN

- Community and Economic Development Observations and Recommendations
- Retail Road Map/Action Plan

PROCLAMATION

Mayor Phil Fisher
Clinton, Mississippi

PROCLAMATION: APRIL 11, 2014 IS WORLD PARKINSON'S DISEASE AWARENESS DAY

Whereas:

Parkinson's disease is a progressive disorder of the central nervous system, affecting more than 1.5 million people in the United States; and

Whereas:

American Parkinson Disease Association founded in 1961, has sought to *Ease the Burden - Find the Cure* for this disease through research, patient and family services, education and sponsorship through a network of Chapters, Information and Referral Centers, and support groups throughout the United States; and

Whereas:

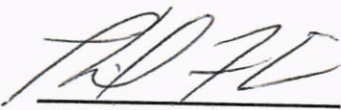
The world, the nation, and Clinton, MS observe "World Parkinson's Disease Awareness Day" on April 11, 2014, and

Whereas:

Clinton, MS recognizes the efforts of American Parkinson Disease Association to raise funds and promote awareness to fight Parkinson's disease, thereby improving the quality of life for those living with the disease.

Therefore:

I, Mayor Phil Fisher, in recognition of 53 years of indispensable services of the American Parkinson Disease Association to the residents of Clinton, MS, do hereby proclaim April 11, 2014 World Parkinson's Disease Awareness Day in Clinton, MS.



Phil Fisher, Mayor
City of Clinton

STANDARD/OPTIONAL EQUIPMENT FORM

DESCRIPTION: SUV Large Utility All Wheel Drive, 4 Door Police Pursuit

VENDOR: Country Ford

ITEM NO.: 071-8046050-8

MAKE/MODEL: Ford Police Interceptor Utility AWD K8A

ENGINE: 3.5L V-6 Ti-VCT

PRICE INCLUDING STATE INSPECTION STICKER AND TITLE FEE: \$25,000

Contract No: 070-32-45310-0 E-Mail: mhagan@countryford.com

Country Ford

95 East Goodman Road Phone: 901-859-7983

Southaven, MS 38671 Fax: 662-996-1059

Michael Hagan

LIST FACTORY COLORS AVAILABLE AT NO CHARGE: Arizona Beige, Medium Brown, Deep Impact Blue, Dark Toreador Red, Norse Blue, Dark Blue, Royal Blue, Light Blue, Ultra Blue, Light Gray, Silver Gray, Ebony Black, Sterling Grey, Ingot Silver, Medium Titanium, Oxford White

ITEM	OPTION CODE	DEALER COST	REQ. OPTION CODE
List optional engines:	99T	\$3,120	
3.5L V6 Ecoboost			

Transmission, 6 speed auto	INC		
Brakes, 4 Wheel Disc w/Anti-Lock	INC		
Traction Control	INC		
HD Radiator w/Engine & Trans. Oil Coolers	INC		
Exhaust, Dual	INC		
Full Size Conventional Spare Tire & Wheel	INC		
Air Conditioning, Single Zone Manual	INC		
Headliner, Cloth	INC		
Power Windows, w/Rear Window Disable	INC		
Power Locks, w/Autolock (locks when in gear)	INC		
Steering Wheel, Tilt w/Speed & Audio Controls	INC		
Radio, AM/FM/CD w/Digital Clock	INC		
Wipers, Front Intermittent/Rear 2-Speed	INC		
Power Adjustable Pedals	INC		
Seating, Cloth Front Bucket/Cloth Rear Bench	INC		
Seating, Power Driver Seat (6-way w/Lumbar)	INC		
Seating, Intrusion Plates in Front Seatbacks	INC		
Overhead Console w/Sunglass Holder	INC		
Heavy Duty TPE Vinyl Floor Covering	INC		
Air Bags, (Dual Front, Side, Rollover Curtain)	INC		
Work Task Light, 1st Row	INC		
Roof Mount Antenna	INC		
Rear Window Defroster	INC		
Spotlight, Left Side Only	INC		
Noise Suppression Bonds	INC		

ITEM	OPTION CODE	DEALER COST	REQ. OPTION CODE
Front Wheel Drive Downgrade	K7A	NA	
Int. Upgrade Pkg. (Console, Carpeting, Mats)	65U	\$341	
Carpet Floor Covering, 1st and 2nd Row	16C	\$335	
Seating, Cloth Front Bucket/Vinyl Rear Bench	9W	(\$51)	Credit
Spotlight Delete, (deletes Left Side Spotlight)	<51Y>	(\$187)	Credit
Spotlight, Dual (Left and Right Side)	51Z	\$306	
Courtesy Lamp Disable	43D	\$17	
Daytime Running Lights	942	\$39	
Dome Light, Red/White in Cargo Area	17T	\$45	
Glass, Solar Tint 2nd & 3rd Row	92G	\$105	
Roof Rack Side Rails	68Z	\$87	
Pre-Wire for Grill Lamp, Siren & Speaker	60A	\$45	
Two Tone Pkg #1	91A	\$733	
Two Tone Pkg #2	91B	\$733	
Two Tone Pkg #3	91C	\$611	
Rearview Camera	21B	\$213	
Full Wheel Covers	64B	\$53	
Remappable (4) Switches on Steering Wheel	61R	\$136	
Hidden Door Lock Plunger/Rear Handle Inop	52P	\$122	
Rear Windows Inop. (deletes Rear Switch)	18W	\$22	
Keyed Alike (1435,1284,0135,0576,1111)	59?	\$45	
Ballistic Door Panels, Left Front Door Only	90D	\$1,384	
Ballistic Door Panels, Both Front Doors	90E	\$2,766	
BLIS, Blind Spot Monitoring	55B	\$428	
Lockable Gas Cap for Capless Fuel Filler	19L	\$17	
Remote Keyless Entry	595	\$227	
Reverse Sensing System	76R	\$240	
Auxiliary Air Conditioning	17A	\$532	

\$25,000.00 Base Price
 - 51.00 Option Code 9W
 \$24,949.00 x 2 = \$49,898

STANDARD/OPTIONAL EQUIPMENT FORM

DESCRIPTION: Full size, All Wheel Drive, Sedan
 VENDOR: Gray-Daniels Ford
 ITEM NO.: 071-0420030-3
 MAKE/MODEL: Ford Police Interceptor Sedan AWD P2M
 ENGINE: 3.5L V6 TiVCT
 PRICE INCLUDING STATE INSPECTION STICKER AND TITLE FEE: **\$23,228**

Contract No: 070-32-21233-0 E-Mail: cwash@graydaniels.com
 Gray Daniels Ford
 201 Octavia Drive Phone: 601-825-2801
 Brandon, MS 39042 Toll Free: 800-489-3673
 Cameron Wash Fax: 601-591-2649

LIST FACTORY COLORS AVAILABLE AT NO CHARGE: Arizona Beige, Medium Brown, Deep Impact Blue, Dark Toreador Red, Norseia Blue,
 Dark Blue, Royal Blue, Light Blue, Ultra Blue, Light Gray, Silver Grey, Ebony Black, Sterling Grey,
 Ingot Silver, Medium Titanium, Oxford White

ITEM REQ. OPTION DEALER OPTION
 CODE CODE COST CODE

List optional engines:
 3.5L V6 GTDI EcoBoost 99T \$2,815

Transmission, 6 speed auto	INC		
Brakes, 4 Wheel Disc w/Anti-Lock	INC		
Traction Control	INC		
HD Radiator w/Engine & Trans. Oil Coolers	INC		
Exhaust, Dual	INC		
Full Size Conventional Spare Tire & Wheel	INC		
Air Conditioning, Single Zone Manual	INC		
Headliner, Cloth	INC		
Power Windows, w/Rear Window Disable	INC		
Power Locks, w/Autolock (locks when in gear)	INC		
Steering Wheel, Tilt w/Speed & Audio Controls	INC		
Radio, AM/FM/CD w/Digital Clock	INC		
Wipers, Intermittent	INC		
Power Adjustable Pedals	INC		
Seating, Cloth Front Bucket/Cloth Rear Bench	INC		
Seating, Power Driver Seat (6-way w/Lumbar)	INC		
Seating, Intrusion Plates in Front Seatbacks	INC		
Overhead Console w/Sunglass Holder	INC		
Heavy Duty TPE Vinyl Floor Covering	INC		
Air Bags, (Dual Front, Side, Rollover Curtain)	INC		
Work Task Light, 1st Row	INC		
Roof Mount Antenna	INC		
Rear Window Defroster	INC		
Spotlight, Left Side Only	INC		
Noise Suppression Bonds	INC		

ITEM REQ. OPTION DEALER OPTION
 CODE CODE COST CODE

Front Wheel Drive Downgrade	P2L	-\$1,060	NA w/99T
Int. Upgrade Pkg. (Console, Carpeting, Mats)	12P	\$339	
Carpet Floor Covering, 1st and 2nd Row	17I	\$112	
Seating, Cloth Front Bucket/Vinyl Rear Bench	RW	-\$54	Credit
Spotlight Delete, (deletes Left Side Spotlight)	<21D>	-\$187	Credit
Spotlight, Dual (Left and Right Side)	21P	\$344	
Courtesy Lamp Disable	13C	\$18	
Daytime Running Lights	942	\$46	
Pre-Wire for Grill Lamp, Siren & Speaker	51G	\$46	
Trunk Storage Vault (includes Locking Door)	19T	\$108	
Two Tone Pkg #1	141	\$732	
Two Tone Pkg #2	142	\$732	
Two Tone Pkg #3	143	\$612	
Rearview Camera	77B	\$214	
Full Wheel Covers	64L	\$54	
Remappable (4) Switches on Steering Wheel	47J	\$135	
Hidden Door Lock Plunger/Rear Handle Inop	63P	\$139	
Rear Windows Inop. (deletes Rear Switch)	67D	\$22	
Keyed Alike (1435, 1284, 0135, 0576, 1111)	43?	\$46	
Ballistic Door Panels, Left Front Door Only	65E	\$1,384	
Ballistic Door Panels, Both Front Doors	65C	\$2,763	
BLIS, Blind Spot Monitoring	55B	\$424	
Lockable Gas Cap for Capless Fuel Filler	98K	\$18	
Remote Keyless Entry	60P	\$228	
Reverse Sensing System	76R	\$264	
Electronics Tray, w/o Fan	62D	\$214	
Trunk Circulation Fan (mounted on Tray)	97T	\$54	

\$23,228 Base Price
 - 54 Option Code RW
 \$23,174 x 3 = \$69,522.00

Barry Burnside

From: Larry Barr <Larry.Barr@mid.ms.gov>
Sent: Wednesday, March 26, 2014 4:44 PM
To: 'Barry Burnside'
Subject: RE: Clinton Fire Department Fire Prevention Request 2014

The items you have listed are approved purchases for the fire rebate code funds you currently have on hand.

From: Barry Burnside [<mailto:bburnside@clintonms.org>]
Sent: Wednesday, March 26, 2014 4:18 PM
To: Larry Barr
Subject: Clinton Fire Department Fire Prevention Request 2014

Mr. Barr,

Please review the attached request for computers, software, and code books that will assist both Community Development and the Fire Prevention Offices of the City of Clinton. If you approve the attached items, we will request permission from the Board of Aldermen to purchase the items using the Fire Prevention Rebate Insurance Money (our balance today in this line item was \$6,442.35). The purchases will allow us to work more efficiently in code enforcement and teaching courses related to code enforcement.

Thank you or your consideration,

J. Barry Burnside
Fire Chief
City of Clinton, MS
601.925.1010 Office
601.946.7752 Cellular
601.925.1016 Facsimile
bburnside@clintonms.org

Disclaimer: This message may contain confidential information. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. In the event that you have received this message in error, please destroy this email and kindly notify the sender by reply. If you or your employer does not consent to using email for messages of this kind, please notify us immediately by replying to this email. The Mississippi Insurance Department does not endorse any opinions, conclusions, and/or other information contained in this message that does not relate to the official business of the Mississippi Insurance Department.

Clinton Fire Department Fire Prevention

Insurance Rebate Money Fire Prevention **Balance \$ 6,442.35**

2	2012 NFPA Life Safety 101 Handbook. Item no. CHA-101HB12	\$309.60
2	International Fire Code 2012 Hardcopy (commentary)	\$204.00
1	International Building Code 2012 Hardcopy (commentary)	0
1	International Building Code 2012 Hardcopy	\$94.00
1	2013 NFPA 13 Handbook	\$234.90
2	2013 NFPA 13R-13D Handbook. Item no. CHA-13DRH13	\$238.50
1	NEC 2011 Handbook Item no. 5005S11	\$69.00
1	2012 ICC Code 5 user PDF-CD #8007PDF512	\$2693.00
2	Dell Laptops (Clinton Fire Department)	\$2143.92
2	Microsft Office	\$438.00
	Total	\$6424.92



QUOTATION

Quote #: 678796342
 Customer #: 23946122
 Contract #: 28ADN
 Customer Agreement #: EPL 3658
 Quote Date: 03/26/2014
 Customer Name: CLINTON FIRE DEPT

Date: 3/26/2014

Thanks for choosing Dell! Your quote is detailed below; please review the quote for product and informational accuracy. If you find errors or desire certain changes please contact your sales professional as soon as possible.

Sales Professional Information

SALES REP: BLAIR A FOOSE PHONE: 1800 - 4563355
 Email Address: Blair_Foose@DELL.com Phone Ext: 80000

GROUP: 1 QUANTITY: 2 SYSTEM PRICE: \$1,071.96 GROUP TOTAL: \$2,143.92

Description	Quantity
Latitude 14 5000 Series (210-ABCM)	2
4GB Single Channel DDR3 1600MHz (4GBx1) (370-AAPD)	2
Internal English Dual Pointing Backlit Keyboard (583-BBJF)	2
Intel Integrated HD Graphics 4400 (490-BBNB)	2
Dell Wireless 1506 Driver (555-BBDN)	2
128GB Mobility Solid State Drive (400-AAFP)	2
HDD isolation bumper (400-ADGG)	2
Windows 7 Professional, English, 64bit (includes Windows 8.1 Pro 64bit License and Media) (536-BBBD)	2
Non-Canada Orders only (332-1286)	2
6-cell (65Wh) Lithium Ion battery with ExpressCharge (451-BBDW)	2
No Wireless Wan Card (362-BBBB)	2
8X DVD+/-RW Media Bay Drive (429-AAIJ)	2
Dell Wireless 1506 802.11g/n Single Band Wi-Fi Half Mini Card (555-BBCZ)	2
US Power Cord (537-BBBD)	2
Windows 8.1 DVD OS Recovery(English) (620-AASU)	2
Dell Backup and Recovery Basic 1.6 (637-AAAS)	2
BTO Standard shipment Air (800-BBGF)	2
System Documentation, English (340-ACOS)	2
No Camera Software (319-BBBK)	2
Basic Hardware Service: Next Business Day Onsite Service After Remote Diagnosis 2 Year Extended (955-7465)	2
Basic Hardware Service: Next Business Day Onsite Service After Remote Diagnosis Initial Year (955-7468)	2
Dell Limited Hardware Warranty Plus Service Extended Year(s) (955-7525)	2
Dell Limited Hardware Warranty Plus Service Initial Year (955-7526)	2
Accidental Damage Service, 3 year (973-9184)	2
Accidental Damage Service (988-7689)	2

No Out-of-Band Systems Management (631-AAEX)	2
No Resource DVD (430-XXYG)	2
Fingerprint Reader (Dual Poiting) Palmrest (346-BBFW)	2
System Documentation, English (340-ADNT)	2
Energy Star 5.2 (387-BBDK)	2
4th Gen Intel Core i5-4200U Processor (1.6 GHz, 3M Cache) (338-BCKJ)	2
Intel Core i5-4200U Processor base with Integrated Graphics and Express Card (329-BBSN)	2
No DDPE Encryption Software (954-3465)	2
Noise Cancelling Digital Array Microphone (325-BBDO)	2
Ship Material, Shuttle, Mix Model (340-AFZO)	2
No Power DVD (430-XXYY)	2
Reg Label, Non-Touch (389-BCPV)	2
NO INTEL RESPONSIVE (551-BBBJ)	2
Intel Core i5 Processor Label (389-BCCI)	2
HD, Non-Touch, WLAN only (391-BBHT)	2
Microsoft Office Trial, MUI, OptiPlex, Precision, Latitude (630-AABP)	2
Dell Digital Delivery Cirrus Client (340-AAUC)	2
Thank you for buying Dell (421-9982)	2
Dell Data Protection Security Tools Digital Delivery/NB (422-0007)	2
SW,MY-DELL,CRRS (422-0052)	2
Latitude 14 5000 Software Drivers (551-BBBT)	2
Adobe Reader 11 (640-BBDI)	2
Dell Data Protection Protected Workspace (640-BBEU)	2
Not Selected in this Configuration (640-BBHQ)	2
Visit www.dell.com/encryption (640-BBHR)	2
Waves Maxx Audio Royalty (658-BBNF)	2
No Anti-Virus Software (650-AAAM)	2
E5 90W AC Adapter, 3-pin (492-BBCU)	2

*Total Purchase Price:	\$2,143.92
Product Subtotal:	\$2,143.92
Tax:	\$0.00
Shipping & Handling:	\$0.00
State Environmental Fee:	\$0.00
Shipping Method:	LTL 5 DAY OR LESS
	<i>(* Amount denoted in \$)</i>

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For your summer programs.

= Thanks,
for all being
done.

Mr./Ms. J. E. Rigsby

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