

# Minutes, City of Southaven, Southaven, Mississippi

## CITY OF SOUTHAVEN

*Top of Mississippi*

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### **NOTICE OF SPECIAL CALLED MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI**

In accordance with Mississippi Code Annotated §21-3-21, notice is hereby given that a Special Meeting of the Mayor and Board of Aldermen of the City of Southaven shall be held on Thursday, the 9th day of September, 2021 from 10:00 AM to 12:00 PM in the Boardroom of Southaven City Hall, located at 8710 Northwest Drive, Southaven, Mississippi.

The subject matters of business (Agenda) to be acted upon at this Special Meeting are as follows, to-wit:

1. Nuisance Property, Golf Cart & Storage Container Ordinances
2. Executive Session: Public Works Personnel

This Special Meeting of the Mayor and Board of Aldermen is hereby called by the Mayor, Darren Musselwhite, on this, the 31st day of August, 2021:

A handwritten signature in black ink, appearing to read "Darren Musselwhite".

Darren Musselwhite, Mayor

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## MINUTES OF THE SPECIAL CALLED MEETING OF September 9, 2021 OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SOUTHAVEN, MISSISSIPPI

BE IT REMEMBERED that the Mayor and Board of Aldermen of the City of Southaven, Mississippi met in a Special Called Meeting on the 9<sup>th</sup> day of September, 2021 at ten o'clock (10:00) a.m. at City Hall.

Present were:

George Payne	Alderman At Large
Kristian Kelly	Alderman, Ward 1
Charlie Hoots	Alderman, Ward 2
William Jerome	Alderman, Ward 3
Joel Gallagher	Alderman, Ward 4
John David Wheeler (By Teleconference)	Alderman, Ward 5
Raymond Flores	Alderman, Ward 6

Absent were:

Also present were Mayor Musselwhite, Andrea Mullen, City Clerk, and Nick Manley, City Attorney. Approximately ten (10) other people were present.

### **EXECUTIVE SESSION**

A copy of the Executive Session Minutes are maintained in the City Clerk's Office.

### **NUISANCE PROPERTY, GOLF CART & STORAGE CONTAINER ORDINANCES**

#### Nuisance Property Ordinance

Mayor Musselwhite stated that they have been reviewing the nuisance property ordinance and put together a proposal. The purpose of the ordinance is to combat crime, address property conditions, and address irresponsible property owners. The goal is to address the problem of repetitive crimes and code enforcement violations on the property and to hold the property owner accountable. Mayor Musselwhite stated that they need to be more proactive and face the challenges.

If a property owner is convicted with either/or a combination of three code violations or three criminal acts in a 9 month period they will be penalized \$1,000.00. Penalties are based on the maximum that the state will allow. No way to use this ordinance as an allegation or accusation. There has to be a conviction. There was some discussion as it relates to enforcement if laws. There was also discussion about property owners with multiple properties and multiple violations.

Alderman Gallagher stated that he would like to see the time frame changed from nine (9) months to twelve (12) months. After some discussion, the Board of Alderman were in agreement that the time frame should be twelve (12) months.

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Mayor Musselwhite stated that they would make the changes and bring back to the Board at the next board meeting for approval. No action was taken.

## Golf Carts on Public Streets

Mayor Musselwhite stated that a state law changed this year allowing cities to make adjustments to the use of golf carts on public streets. Mr. Manley stated that state law puts safety protocols in place not allowing speed limit to exceed 20 mph and requires an extensive list of safety equipment. There was discussion related to parking and providing allowance on residential streets at controlled intersection crossings with painted crosswalks. Mr. Manley made the recommendation to have the City Clerk's Office issue the decal, charge a review/decal fee, supply a map of the streets where golf carts are prohibited, supply state requirements and have inspected by the Police Department to confirm that they meet the safety requirements. Mayor Musselwhite stated that this information will be put in an ordinance format to bring back to the Board for a follow up discussion.

## Storage Containers on Commercial Properties

Mayor Musselwhite stated that our ordinance prevents portable storage units in the City. Mayor Musselwhite stated that we have businesses facing challenges with supply chain issues. Their normal restocking time line is different now because of how long it takes them to get product. They are ordering extra product and storing in the portable storage units so they do not have to wait as long to restock. Mayor Musselwhite stated that the goal is to craft an ordinance that would allow temporary storage, but not change the curb appeal of our city. After much discussion, the following was proposed:

- In all commercial districts the combined square footage of all storage buildings and portable storage units shall not exceed 40% of the square footage of the primary structure on the premises and parking lots. Instead of portable storage units being prohibited, they may be located in agricultural and commercial zoning districts with the following stipulations: limited to two per property
- Units must only be those manufactured for storage purposes and not equipped for transport
- Must be located in the rear of the primary structure
- Must be completely screened from public view with fencing, landscaping, berms or a combination
- Units shall not be used to store any hazardous or flammable materials
- Location and screening must be submitted and approved prior to placement by the Office of Planning and Development

Mr. Manley explained that we will need to advertise and give a fifteen (15) day notice before the ordinance is passed at the October 5 meeting. The effective date will be January 1, 2022 giving sixty (60) days opposed to the thirty (30) required by law.

Mayor Musselwhite stated that they would make the stated changes and bring back to the Board for approval at the October 5 meeting.

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There being no further business to come before the Board of Aldermen, a motion was made by Alderman Flores to adjourn. Motion was seconded by Alderman Gallagher. Motion was put to a vote and passed unanimously September 9, 2021 at 11:37 a.m.

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Darren Musselwhite,  
Mayor

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Andrea Mullen,  
City Clerk  
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