

RESOLUTION/ORDER BY COUNCIL

WHEREAS, the City Council has heretofore determined that it appears Zouhair Wafiq, 2576 Enterprise Rd. PMB 105 Orange City, FL 32763 is the owner of property in the City of Laurel, Mississippi described as:

PINE GROVE ADD BLK 2 LOT 12 AND BLDG THEREON(City of Laurel/Jones County
Parcel No. 119I-07-10-012.0S PPIN 30295 Also known as 835 S. 6th Ave. REF 040224)

and that such property contains a dilapidated structure in need of demolition, after which the lot shall be cleaned and any debris which may remain after demolition removed and then the property maintained on a regular basis.

WHEREAS, the City Council by its prior order set 5:30 P.M. on Tuesday, March 5, 2024 as the time and date in the City Council Chambers in the City Hall as the place of a hearing to determine whether or not the above-described parcel of land is in such a state of dilapidation so as to be a menace to the public health and safety of the community; and,

WHEREAS, the Inspection Department has made several site inspections of the property address and has determined that the subject property should be cleaned as provided for in the 1977 Standard Housing Code, as Amended; under Section 21-19-11, as Amended, MS Code of 1972; and the Standard Unsafe Building Abatement Code, 1985, with Amendments; and

WHEREAS, based on evidence presented at the hearing by the Inspection Department, at least two (2) weeks prior to the hearing, a Notice was mailed to the address of the property owner as provided by the tax assessor, Notice was mailed to the address of the property, Notice was posted on the property, and Notice was posted at City Hall. It is determined that this property in its current state is in an unsafe condition and a state of uncleanness so as to be a menace and a threat to the public health and safety of the adjoining property owners and the community; and

WHEREAS, a motion was made by Councilperson _____, and seconded by Councilperson _____, to conduct a public hearing, and upon roll call vote the result was as follows:

YEAS:

NAYS:

ABSTAINING:

ABSENT:

WHEREAS the President declared the motion carried; and

WHEREAS, no corrective action has been made by the owner by the date of this hearing;
and

WHEREAS, the public hearing was held and the City Council does now find and adjudicate that the above-described property in its present condition is a menace to the public health and safety of the community;

IT IS THEREFORE, ORDERED by the City Council pursuant to the authority of the 1997 Standard Housing Code as Amended; Mississippi Code of 1972, Section 21-19-11, as Amended, and the Standard Unsafe Building Abatement Code, 1985 Edition, with Amendments, that the following be completed:

1. Since the above-named owner has not done so himself/herself, the Inspection Department is hereby authorized and directed to proceed to have the property described above cleaned by cutting weeds, filling cisterns, removing rubbish, removing dilapidated fences, outside toilets, dilapidated buildings and other debris, removing abandoned or junk vehicles, draining cesspools and standing water from the property, and by spraying herbicide, if necessary and in accordance with the state laws for same, or so much thereof as may be necessary according to the Inspection Department. The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty of 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. The “cost assessed against the property” means either the cost of the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and the administrative costs and legal cost of the municipality. The action herein authorized shall not be undertaken against the owner more than six (6) times in any twelve month period with respect to removing dilapidated buildings, dilapidated fences, and outside toilets and no more than twelve (12) times in any twenty-four month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land, and the expense of cleaning shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is less. It is further ordered that the Inspection Department be granted permission to proceed in the obtaining of bids and/or taking any other action necessary to complete the cleaning of this property and /or demolition of any structure on this property.

2. An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the municipality to re-enter the property or parcel of land for a period of two (2) years after final adjudication 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 re-entered for cleaning.

3. At the regular meeting upon completion of such work the Inspection Department shall report to the City Council the actual cost of cleaning said property in order that the Council may adjudicate the actual cost of cleaning said property and the cost may be an assessment against same.

4. The Council Clerk be, and she is hereby authorized and directed to give notice to the property owner of action hereby taken by mailing to the owner a copy of this Order and Resolution.

Motion was made by Councilperson_____, seconded by Councilperson _____, that the above and foregoing Resolution/Order be adopted.

Upon roll call vote the result was as follows:

YEAS:

NAYS:

ABSTAINING:

ABSENT:

The President thereupon declared the motion carried and the Resolution adopted, this the 2nd day of April, 2024.

PRESIDENT OF THE COUNCIL

ATTESTED AND SUBMITTED TO THE MAYOR BY THE CLERK OF THE COUNCIL ON _____, 2024.

CLERK OF THE COUNCIL

APPROVED () DATE _____

VETO () DATE _____

MAYOR

ATTEST:

MUNICIPAL CLERK

* * * * *

Min. of 4/2/2024; Bk. No. _____; Pg. No. _____; Agn. Itm. No.