

BE IT REMEMBERED that the Mayor and Board of Aldermen met on November 3, 2021, at 5:00 P.M., this being the recessed meeting time. Mayor Graves called the meeting to order, and the following Aldermen were present: Dear, Moore (via phone), and Tanksley. Also present were City Attorney Ginger Miller, City Clerk Katie Harbin, Michael Cathey, Gray Ouzts and David Wade with CMPDD. Alderman Hale arrived late (via phone).

Authorize to temporarily close Ward Street on Saturday November 6, 2021, for the Christmas Open House/Bazaar

Motion was made by Alderman Tanksley and seconded by Alderman Dear to authorize to temporarily close Ward Street from Mail Street to College Street, from 8am to 4pm on Saturday November 6, 2021. All voting yea, motion carried.

Presentation from Central Mississippi Planning and Development District regarding Comprehensive Plan, Rezoning and Redistricting

Gray Ouzts, CMPDD, presented information regarding their services, education, and background. Mrs. Ouzts stated that the comprehensive plan should be updated every 5 to 7 years, based on growth. The Zoning matters must be based on comprehensive and land use plans.

Mrs. Ouzts stated for the Comprehensive and land use study, we will drive the roads in the city, checking out the parcels, mapping everything, etc. We will do a growth plan map with your guidance. When doing these things, we look at transportation, community facilities like your police and fire department buildings, city hall, community centers, and parks. We research and find the goals and plans for the city. We will review the zoning ordinance, item by item, then start building a new zoning map based on the current zoning and land use map. We would update it with current trends and behavior of the community. Mrs. Ouzts stated that it would take about a year from start to finish to consolidate the ordinances.

David Wade, CMPDD, went over information regarding redistricting. Mr. Wade stated he would have to look at the population and numbers to see if redistricting is needed. You're allowed a 10% variance, so if it isn't over that you won't need to redistrict.

Mayor Graves stated we are going through some growing and planning for future needs now. We know we will have to put a new fire station out west soon.

Gary Ouzts stated yes, we would look at those types of things also.

Mayor Graves asked Mrs. Ouzts if she would know why there would be such a big difference in prices for the same services with different companies.

Gray Ouzts stated some of it would depend on the location from us, or the different company. Travel expenses are built into the price. It also depends on how many people the company sends to do the work. There would be two of us. The city is smaller as far as land

compared to the county but has more parcels. It also depends on if it is done in house or contracted out. We are in house.

Mayor Graves asked if Mrs. Ouzts could explain that.

Gray Ouzts stated that everything we do is done from someone in our office. We don't contract that work out. We also do everything digitally. We use GIS systems, and we will put the information on your website. When we are driving around the city gathering information, we use a laptop and aerial pictures, the graphics are done in house as well.

Alderman Tanksley asked what their estimated cost would be.

Gary Ouzts answered I will have to go back and look, but I think around \$100,000.

Mayor Graves stated you emailed that information to me, I think the numbers were \$68,000 for the comprehensive plan, \$17,000 for rezoning and \$10,000 or \$12,000 for the redistricting.

David Wade stated that sounds about right. I'd have to look to be certain.

Mayor Graves asked if they do anything with public input.

Gray Ouzts answered yes, we do community town hall events, surveys, a program like "do you like this or that." We can also do smaller one on one meetings if needed.

Mayor Graves stated and you said the earliest you could start was Fall of 2022?

Gary Ouzts answered yes, October 2022, your fiscal year 2023. We are down a staff member right now and are already in contract with some large companies.

Alderman Dear asked if there is a deadline for redistricting.

David Wade stated you just had an election, so you are good right now.

Gray Ouzts stated redistricting is a separate contract from comprehensive and rezoning.

David Wade stated we would go under contract, lay the ward map over the census to see if you need to redistrict or not first.

Alderman Hale stated our variance is 24%, so we will have to redistrict.

Mayor Graves asked if Alderman Moore or Alderman Hale had any questions.

Alderman Hale stated you asked the questions I had. My main concerns were public input and working with the county, to make sure our growth and goals were along the same plan/lines, since we are in the same area.

Gray Ouzts stated we would work with the county's information; we wouldn't want to do different zonings right next to each other.

Alderman Hale stated I think that would be a benefit, working with the county. Their growth plan and our growth plan should work together.

Mayor Graves asked Michael Cathey if he had any questions or input.

Michael Cathey stated I recommend having community input, which worked good before.

David Wade stated I think it is good to offer different ways for participation, in person and online.

Gray Ouzts stated I will follow up with some links we have done so you can look at them to get an idea.

Mayor Graves thanked Mrs. Ouzts and Mr. Wade for coming and presenting their information.

Adjourn

Motion was made by Alderman Tanksley and seconded by Alderman Dear, to recess to November 16, 2021. All voting yea, motion carried.

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Greg Graves, Mayor

ATTEST:

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Katie Harbin –City Clerk