



Hancock County Board of Supervisors

Public Hearing Minutes

September 7, 2021 at 1:30 PM

Board Meeting Room

I. Call to Order

Attendee Name	Title	Status	Arrived
Theresa Ryan	District 1	Present	
Greg Shaw	District 2	Present	
Kodie Koenenn	District 3	Present	
Scotty Adam	District 4	Present	
Darrin Bo Ladner	District 5	Present	

II. County Attorney

1. Motion to spread on the Minutes, Proof of Publication regarding the property located at 7120 Magnolia Street, Bay Saint Louis, MS 39520, Exhibit A, Proof of Mail Letter to 7120 Magnolia Street, Bay St. Louis, Mississippi, pursuant to Mississippi Code 19-5-105 (returned undeliverable), and Motion to spread on the Minutes, thirteen (13) petition letters from neighbors asking to declare the property a public safety hazard and nuisance to the adjacent property owners (Exhibit B).

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Theresa Ryan, District 1

SECONDER: Scotty Adam, District 4

AYES: Ryan, Shaw, Koenenn, Adam, Ladner

2. Motion to make a finding of fact, consistent with law under Mississippi Code 19-5-105, the county has complied with Section 19-5-105 (a) and (b), by mailing notice to the address listed in the Tax Assessor's office, and posting notice at the property for at least two (2) weeks prior to the Public Hearing on this matter.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Theresa Ryan, District 1
SECONDER: Greg Shaw, District 2
AYES: Ryan, Shaw, Koenenn, Adam, Ladner

III. Planning and Zoning Official - Anthony Cuevas

The record reflects Mr. Cuevas spoke on behalf of the county regarding the property being a public menace to the health and safety of the general public, due to being open to elements, a fire hazard, an area for squatters, the house appears to be ransacked, electrical wires are exposed. In Mr. Cuevas' opinion, the house needs to be secured and boarded up for the safety of the community.

IV. Public Comments

The record reflects at the county attorney's call, no-one was present to speak to the Board on behalf of the property owner.

The record reflects Philip and Evon Garcia, 5132 Magnolia Street, spoke in favor of declaring the property a safety hazard and public nuisance.

V. Decision of the Hancock County Board of Supervisors

1. Motion to make a finding that the property located at 7120 Magnolia Street, Bay St. Louis, Mississippi, is a menace to the public health and safety pursuant to Mississippi Code 19-5-105, authorize county personnel to exercise their rights to board the property immediately, and provide all lien notices, authorized by statute for the collection of any liens on the property, and authorize two quotes and the low quote authorized by County Administrator not to exceed \$5,000.

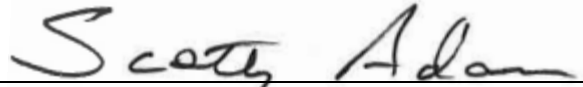
RESULT: **APPROVED [UNANIMOUS]**
MOVER: Theresa Ryan, District 1
SECONDER: Greg Shaw, District 2
AYES: Ryan, Shaw, Koenenn, Adam, Ladner

VI. Adjourn / Recess

1. Motion to conclude the Public Hearing and Recess the Meeting until 2:00 p.m.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kodie Koenenn, District 3
SECONDER: Darrin Bo Ladner, District 5
AYES: Ryan, Shaw, Koenenn, Adam, Ladner

The Minutes of the September 7, 2021 have been read and approved.

A handwritten signature in cursive script that reads "Scotty Adam". The signature is written in dark ink on a light-colored background.

Supervisor Scotty Adam, President

General

Order ID: 1381
Export ID:
Status: approved
Price: 100.68
Order date: Aug 16, 2021 05:36 PM
Transcation ID:
Payment handler:
Category: 990 Notices; 997 Public Notices
Package: Legal Advertising
Package type: hybrid
IP Address: 99.113.133.65

Contact

Hancock County Board of Supervisors
 854 Highway 90 Suite A
 Bay St. Louis, MS 39520
 228-467-0172
 Valerie.Fitts@co.hancock.ms.us

Schedule

August 2021

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Start date Aug 18, 2021 - 2 week run

Comments

(none)

Ad text

NOTICE OF HEARING To: General Public and affected property owners listed herein below Re: September 7, 2021 Hearing to Determine Whether Described Property Constitutes a Public Nuisance Hearing Location: 854 Highway 90, Bay St. Louis, MS 39520 (Hancock Co. Board of Supervisors/Board Room) THE HEARING NOTICED IS IMPORTANT AND YOU MUST TAKE IMMEDIATE ACTION TO PROTECT YOUR RIGHTS. The Hancock Board of Supervisors ("the Board") has issued a resolution invoking its authority pursuant to Miss. Code Ann. 19-5-105 to hold a hearing to determine whether or not the below described real property constitutes a public nuisance due to the presence of a fire and safety hazard on the premises, and/or other conditions on the premises. The Board will hold a hearing on September 7, 2021, beginning at 1:30 p.m. to determine whether the described property constitutes a menace to the public health and safety of the community. IF YOU DO NOT AGREE THAT THE DESCRIBED PROPERTY CONSTITUTES A MENACE TO PUBLIC HEALTH AND SAFETY, YOU MUST APPEAR AT THE HEARING TO CONTEST THE ISSUE. In the event that the Board determines at the hearing that the described property constitutes a menace to the public health and safety of the community, the Board may, if you do not do so, proceed to clean the land by removing the hazardous structures from the described real property. An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the board of supervisors 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 the county courthouse or another place in the county where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by Mississippi Code Section 19-5-105 shall be recorded in the minutes of the board of supervisors in conjunction with the hearing

required by said section. After the property is cleaned, the Board may by resolution adjudicate the actual cost of cleaning the property and the assessment would become a lien against the property to be enrolled and enforced by sale of the land in the same manner as liens to enforce delinquent taxes. The properties that are subject to the hearing are the following: 7120 Magnolia Street Bay Saint Louis, MS 39520 Trustmark National Bank 201 Country Place Parkway Pearl, Mississippi 39208 Ordered this the 2nd day of August, 2021. Scotty Adam, President, Hancock County Board of Supervisors 08/18/21, 08/25/21

Fields

Ad text

NOTICE OF HEARING To: General Public and affected property owners listed herein below Re: September 7, 2021 Hearing to Determine Whether Described Property Constitutes a Public Nuisance Hearing Location: 854 Highway 90, Bay St. Louis, MS 39520 (Hancock Co. Board of Supervisors/Board Room) THE HEARING NOTICED IS IMPORTANT AND YOU MUST TAKE IMMEDIATE ACTION TO PROTECT YOUR RIGHTS. The Hancock Board of Supervisors (“the Board”) has issued a resolution invoking its authority pursuant to Miss. Code Ann. 19-5-105 to hold a hearing to determine whether or not the below described real property constitutes a public nuisance due to the presence of a fire and safety hazard on the premises, and/or other conditions on the premises. The Board will hold a hearing on September 7, 2021, beginning at 1:30 p.m. to determine whether the described property constitutes a menace to the public health and safety of the community. IF YOU DO NOT AGREE THAT THE DESCRIBED PROPERTY CONSTITUTES A MENACE TO PUBLIC HEALTH AND SAFETY, YOU MUST APPEAR AT THE HEARING TO CONTEST THE ISSUE. In the event that the Board determines at the hearing that the described property constitutes a menace to

the public health and safety of the community, the Board may, if you do not do so, proceed to clean the land by removing the hazardous structures from the described real property. An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the board of supervisors 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 the county courthouse or another place in the county where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by Mississippi Code Section 19-5-105 shall be recorded in the minutes of the board of supervisors in conjunction with the hearing required by said section. After the property is cleaned, the Board may by resolution adjudicate the actual cost of cleaning the property and the assessment would become a lien against the property to be enrolled and enforced by sale of the land in the same manner as liens to enforce delinquent taxes. The properties that are subject to the hearing are the following: 7120 Magnolia Street Bay Saint Louis, MS 39520 Trustmark National Bank 201 Country Place Parkway Pearl, Mississippi 39208 Ordered this the 2nd day of August, 2021. Scotty Adam, President, Hancock County Board of Supervisors 08/18/21, 08/25/21

Online content

NOTICE OF HEARING To: General Public and affected property owners listed herein below Re: September 7, 2021 Hearing to Determine Whether Described Property Constitutes a Public Nuisance Hearing Location: 854 Highway 90, Bay St. Louis, MS 39520 (Hancock Co. Board of Supervisors/Board Room) THE HEARING NOTICED IS IMPORTANT AND YOU MUST

TAKE IMMEDIATE ACTION TO PROTECT YOUR RIGHTS. The Hancock Board of Supervisors (“the Board”) has issued a resolution invoking its authority pursuant to Miss. Code Ann. 19-5-105 to hold a hearing to determine whether or not the below described real property constitutes a public nuisance due to the presence of a fire and safety hazard on the premises, and/or other conditions on the premises. The Board will hold a hearing on September 7, 2021, beginning at 1:30 p.m. to determine whether the described property constitutes a menace to the public health and safety of the community. IF YOU DO NOT AGREE THAT THE DESCRIBED PROPERTY CONSTITUTES A MENACE TO PUBLIC HEALTH AND SAFETY, YOU MUST APPEAR AT THE HEARING TO CONTEST THE ISSUE. In the event that the Board determines at the hearing that the described property constitutes a menace to the public health and safety of the community, the Board may, if you do not do so, proceed to clean the land by removing the hazardous structures from the described real property. An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the board of supervisors 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 the county courthouse or another place in the county where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by Mississippi Code Section 19-5-105 shall be recorded in the minutes of the board of supervisors in conjunction with the hearing required by said section. After the property is cleaned, the Board may by resolution adjudicate the actual cost of cleaning the property and the assessment would become a lien against the property to be enrolled and enforced by sale of the land in the same manner as liens to enforce delinquent taxes. The properties that are subject to the hearing are the following: 7120 Magnolia Street Bay Saint Louis, MS 39520 Trustmark National Bank 201 Country Place Parkway Pearl, Mississippi 39208 Ordered this the 2nd day of

August, 2021. Scotty Adam, President, Hancock
County Board of Supervisors 08/18/21, 08/25/21

undefined

Preview

NOTICE OF
HEARING

To: General
Public and
affected
property
owners listed
herein below

Re: September
7, 2021

Hearing to
Determine
Whether

Described

Property
Constitutes a
Public

Nuisance

Hearing

Location: 854
Highway 90,
Bay St. Louis,
MS 39520

(Hancock Co.
Board of
Supervisors/Bo
Room)

THE HEARING
NOTICED IS
IMPORTANT AND
YOU MUST TAKE
IMMEDIATE
ACTION TO

Attachment: HCBOSNoticeofHearingProof - 7120 Magnolia Street, BSL (9769 : Spread Notice of Publication)

The Sea Coast Echo

POST OFFICE BOX 2009
BAY SAINT LOUIS, MS 39521-2009

PROOF OF PUBLICATION

STATE OF MISSISSIPPI
HANCOCK COUNTY

PERSONALLY appeared before me the undersigned authority in and for said County and State, MICHAEL SCHUVER, vice president of THE SEA COAST ECHO, a newspaper published in the City of Bay Saint Louis, said County, who being duly sworn, deposes and says the publication of this notice hereunto annexed has been made in the said publication 2 weeks to-wit:

On the 18th day of August 2021

On the 25th day of August 2021

On the _____ day of _____ 2021

On the _____ day of _____ 2021


Vice President

Sworn to and subscribed before me A NOTARY PUBLIC



This 6th day of September 2021



NOTICE OF HEARING

To: General Public and affected property owners listed herein below
Re: September 7, 2021 Hearing to Determine Whether Described

Property Constitutes a Public Nuisance
Hearing Location: 854 Highway 90, Bay St. Louis, MS 39520
(Hancock Co. Board of Supervisors/Board Room)

THE HEARING NOTICED IS IMPORTANT AND YOU MUST TAKE IMMEDIATE ACTION TO PROTECT YOUR RIGHTS.

The Hancock Board of Supervisors ("the Board") has issued a resolution invoking its authority pursuant to Miss. Code Ann. 19-5-105 to hold a hearing to determine whether or not the below described real property constitutes a public nuisance due to the presence of a fire and safety hazard on the premises, and/or other conditions on the premises. The Board will hold a hearing on September 7, 2021, beginning at 1:30 p.m. to determine whether the described property constitutes a menace to the public health and safety of the community.

IF YOU DO NOT AGREE THAT THE DESCRIBED PROPERTY CONSTITUTES A MENACE TO PUBLIC HEALTH AND SAFETY, YOU MUST APPEAR AT THE HEARING TO CONTEST THE ISSUE.

In the event that the Board determines at the hearing that the described property constitutes a menace to the public health and safety of the community, the Board may, if you do not do so, proceed to clean the land by removing the hazardous structures from the described real property. An adjudication at the hearing that the property or parcel of land is in need of cleaning will authorize the board of supervisors 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 the county courthouse or another place in the county where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning. A copy of the required notice mailed and posted as required by Mississippi Code Section 19-5-105 shall be recorded in the minutes of the board of supervisors in conjunction with the hearing required by said section.

After the property is cleaned, the Board may by resolution adjudicate the actual cost of cleaning the property and the assessment would become a lien against the property to be enrolled and enforced by sale of the land in the same manner as liens to enforce delinquent taxes.

The properties that are subject to the hearing are the following:

7120 Magnolia Street
Bay Saint Louis, MS 39520

Trustmark National Bank
201 Country Place Parkway
Pearl, Mississippi 39208

Ordered this the 2nd day of August, 2021.
Scotty Adam, President,
Hancock County Board of Supervisors
08/18/21, 08/25/21

Attachment: Certified Proof of Publication (9769 : Spread Notice of Publication)

Hancock County
Planning and Zoning Department

854 Hwy 90 Suite A
 Bay St. Louis, MS 39520
www.hancockcounty.ms.us

Disease

Notice of Public Hearing

NEOPOST

FIRST-CLASS MAIL

08/16/2021

POSTAGE

\$000.51¹⁰



ZIP 39520
 041L10419886

7120 magnolia St
 Bay St Louis MS

NIXIE 392 DE 1 0008/30/21

RETURN TO SENDER
 NO SUCH STREET
 UNABLE TO FORWARD

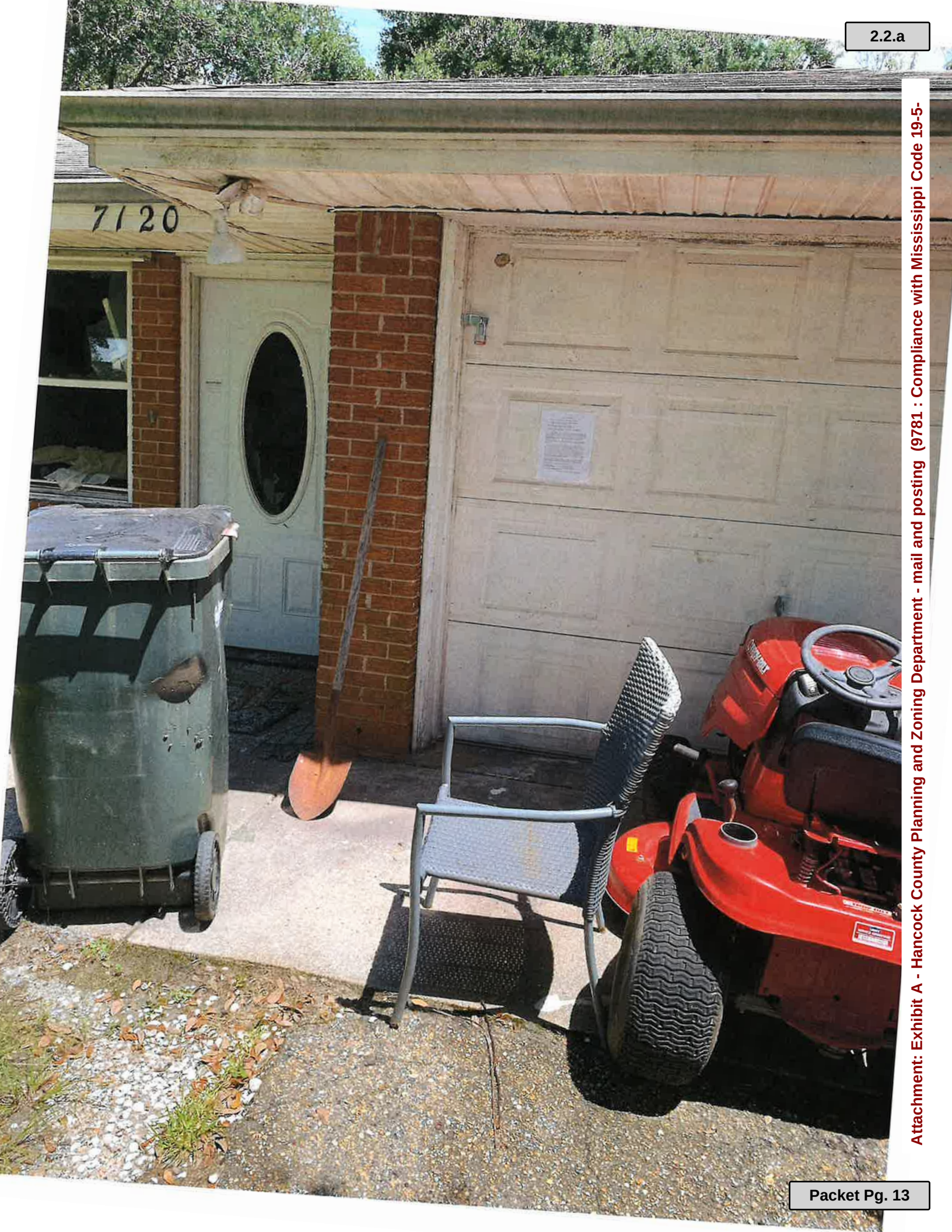
NSS

BC: 39520273973 *1866-03339-16-43

39520>2739

3952089458 R002







Hancock County Board of Supervisors

Public Hearing Minutes

September 7, 2021 at 2:00 PM

Board Meeting Room

I. Call to Order

Attendee Name	Title	Status	Arrived
Theresa Ryan	District 1	Present	
Greg Shaw	District 2	Present	
Kodie Koenenn	District 3	Present	
Scotty Adam	District 4	Present	
Darrin Bo Ladner	District 5	Present	

II. County Attorney

1. Motion to spread on the Minutes, Proof of Publication for the Public Hearing on the proposed budget and proposed tax levies for Fiscal Year 2021-2022.

RESULT: APPROVED [UNANIMOUS]
MOVER: Greg Shaw, District 2
SECONDER: Theresa Ryan, District 1
AYES: Ryan, Shaw, Koenenn, Adam, Ladner

III. Motions

IV. County Administrator

The record reflects County Administrator, Eddie Favre, discussed and presented the Board with the proposed budget and proposed tax levies.

1. Discussion regarding the proposed Budget for Fiscal Year 2022.

RESULT: NO ACTION TAKEN

V. Public Comments

The record reflect Ron Thorpe addressed the Board regarding the School Districts.

VI. Adjourn / Recess

1. Motion to Adjourn the Meeting at 2:37:47 p.m., until Wednesday, September 15, 2021 at 5:00 pm.

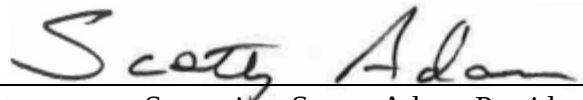
RESULT: APPROVED [UNANIMOUS]

MOVER: Theresa Ryan, District 1

SECONDER: Kodie Koenenn, District 3

AYES: Ryan, Shaw, Koenenn, Adam, Ladner

The Minutes of the September 7, 2021 have been read and approved.

A handwritten signature in black ink that reads "Scotty Adam". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Supervisor Scotty Adam, President

NOTICE OF A PUBLIC HEARING ON THE PROPOSED BUDGET AND PROPOSED TAX LEVIES FOR THE UPCOMING FISCAL YEAR FOR HANCOCK COUNTY, MISSISSIPPI

The Hancock County Board of Supervisors will hold a public hearing on its proposed budget and proposed tax levies for Fiscal Year 2021-2022 on September 7, 2021, at 2:00 p.m. at the Board of Supervisors Meeting Room at 854 Highway 90, Bay Saint Louis, Mississippi 39520.

Hancock County, Mississippi is now operating with projected total budget revenue of \$56,575,586.00 with forty-four percent (44%) or \$24,884,735.00 of such revenue obtained through ad valorem taxes. For the next fiscal year, the proposed budget has total projected revenue of \$76,683,820.00. Of that amount, thirty-four percent (34%) or \$26,370,230.00, is proposed to be financed through total ad valorem tax levy.

The Hancock County Board of Supervisors has decided not to increase the ad valorem tax millage rate for Fiscal Year 2021-2022 above the current fiscal year's ad valorem tax millage rate. However, the Board of Supervisors has decided to reduce the millage rate by 3.02 mills from 49.010 mills to 45.990 mills. This means you will not pay more in ad valorem taxes on your home, automobile tag, utilities, business fixtures and equipment and rental real property, unless the assessed value of your property has increased for Fiscal Year 2021-2022.

During the present fiscal year, Hancock County completed a countywide reappraisal of the valuation of the property within the County that has been approved by the Department of Revenue and that resulted in an increase in the assessed valuation. A millage rate of 43.328 mills would produce the same amount of revenue from ad valorem taxation on property of Hancock County that was produced in the fiscal year before the property of Hancock County was reappraised (Per Miss. Code Ann. Section 27-39-203(7)).

During the present fiscal year, Hancock County has also completed a countywide reappraisal of the valuation of the property within the Hancock County School District that has been approved by the Department of Revenue and that resulted in an increase in the assessed valuation. A millage rate of 43.020 mills would produce the same amount of revenue from ad valorem taxation on property of the Hancock County School District that was produced in the fiscal year before the property of Hancock County was reappraised (Per Miss. Code Ann. Section 27-39-203(7)).

Any citizen of Hancock County, Mississippi is invited to attend this public hearing on the proposed budget and tax levies for Fiscal Year 2021-2022 and will be allowed to speak for a reasonable amount of time and offer tangible evidence before any vote is taken.

It is the intent of the Hancock County Board of Supervisors to recess this September 7, 2021, public hearing until September 15, 2021, at 5:00p.m. in order to Adopt the Budget and Set the Tax Levies for Fiscal Year 2021-2022.

Scotty Adam, President
Board of Supervisors
Hancock County, Mississippi