



HEARING NOTICE

05/02/23

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 39995

Vs.

VARNELL C. REED

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Dennis Bonds at 662-841-6510.

PETITION UNDER MISS. CODE ANN. §21-19-11

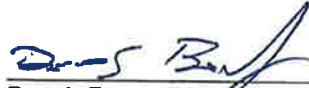
The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

- 1. Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **1133 ELVIS PRESLEY DRIVE PARCEL #088F-28-026-00, Tupelo MS**, including building(s) thereon, is in such a state of uncleanliness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
- 2. Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **05/16/2023, in Council Chambers, 2nd floor, City Hall, 71 East Troy Street, Tupelo, MS at 6:00 p. m.** You have the right to attend and respond to the charges.
- 3. Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, removing dilapidated fences, removing outside toilets, **demolishing dilapidated buildings**, removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.
- 5.

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 future hearing.

WITNESS MY SIGNATURE, THIS THE 2nd day of May, 2023.



**Dennis Bonds, Director
Department of Development Services
City Of Tupelo, Mississippi**

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 1133 ELVIS PRESLEY DRIVE

BASIC INFORMATION

- ▶ PARCEL: 088F-28-026-00
- ▶ CASE: 39996
- ▶ WARD: 5
- ▶ TAX VALUE: \$25940
- ▶ VACANT: Yes
- ▶ REPAIRABLE: No

NEARBY PROPERTIES/ TAXES

Right side:	Blighted Property	\$ 1,720
Left side:	Residence	\$15,480
Rear:	Residence	\$19,530
Across street:	Residence	\$54,990

TAXES/LIENS

- Taxes in arrears: No
- No city liens: No

VISUAL INDICATORS OF BLIGHT

- ▶ Structural damage or failure - Yes
- ▶ Exterior materials in need of replacement or repair – Yes
- ▶ Broken windows\damaged doors – Yes
- ▶ Yard or grounds poorly maintained – Yes
- ▶ Accumulation of junk - Yes

CODE ENFORCEMENT HISTORY

- ▶ Prior violations 10
- ▶ Current status – Owner appears to have vacated the house.
- ▶ This property has been a problem for many years as owner was a hoarder.

12/30/2021

REED VARNELL C
1133 ELVIS PRESLEY
TUPELO, MS 38804

Re: CASE # 39995
1133 ELVIS PRESLEY DR,
PARCEL NUMBER: 088F2802600



Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

VIOLATION	DETAILS/REMEDY
BLDG MAINT	PLEASE SEE ATTACHED

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
01/28/2022	01/28/2022

Thank you in advance for your compliance. If you have questions, please call 662.432.2959.

Sincerely,


LYNDA FORD
Code Enforcement

3401.2 MAINTENANCE (EXISTING STRUCTURES)

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

PROPERTY MAINTENANCE - OUTDOOR STORAGE

11.6.3(1) Outdoor Storage of Materials

(a) No storage of any kind shall be permitted on a porch, open carport, or yard, except in an enclosed porch, as defined in Chapter 2 of this Ordinance. No refrigerators or similar appliances, or upholstered furniture, or similar items, may be stored or placed on the porch, unless the porch is enclosed.

(b) No laundry shall be placed on any fence, porch, or clothesline, except in the rear yard.

PROPERTY MAINTENANCE - BUILDING MAINTENANCE

11.6.3(6) Building Maintenance: It shall be unlawful and a violation of this code for any person to erect, maintain, use, place, deposit, cause, allow, leave or permit any of the following on any residential property:

(a) Any wood surfaces unprotected from the elements by paint or other protective treatment;

(b) Exterior painted surfaces with loose, cracked, scaling, chipping, or peeling paint, visible from a public area, in such amounts as to present a deteriorated or slum-like appearance;

(c) Broken, rotted, split, curled or missing roofing material in such amounts as to present a deteriorated or slum-like appearance.

(d) Property owners are responsible for maintenance of property and behavior of tenants in rental property.

13.5.11 Penalties for Violations: No penalty shall be assessed unless and until the person alleged to be in violation has been notified of the violation in accordance with this Chapter. This notice requirement shall not apply in the case of a repeat offender violating the same provision for which notice has been previously given.

(2) Pursuant to the Mississippi Code 17-1-27, any person convicted of violating provisions of this Code other than those referenced in Section 13.5.11(1) above shall, on conviction, be guilty of a misdemeanor and subject to a fine of not more than one thousand dollars (\$1,000) or shall be imprisoned in jail for not more than thirty (30) days, or shall be punished by both fine and imprisonment for each offense.

(3) Each day that a violation continues shall constitute a separate and distinct violation or offense.

11.6.3(8) Junk: It shall be unlawful for the owner or occupant of any property within the City to utilize said property for the storage and accumulation of used, discarded or worn out materials or manufactured products, whether reusable or not, including but not limited to appliances, building materials, building rubbish, trash, garbage, waste products, metal products, and similar items.

11.6.3(9) Open Storage: Open or outside storage of materials and products shall be prohibited in all zoning districts except Industrial, if within view from the street or if not screened from the view of neighbors by opaque fencing or landscaping.

PLEASE SEE PICTURES AND CIRCLED AREAS.

1133 ELVIS PRESLEY DR.









HEARING NOTICE

05/02/23

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 39996

Vs.

**CLIFTON SHIELDS AND AGNES SHIELDS, AS INDIVIDUALS
AND IN THEIR CAPACITY AS TRUSTEES UNDER THE
SHIELDS LIVING TRUST**

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. If you would like to discuss this matter prior to the meeting referenced below, please call Tanner Newman at 662-841-6510.

PETITION UNDER MISS. CODE ANN. §21-19-11

The City of Tupelo, Mississippi, by and through the Department of Development Services, hereinafter referred to as "Petitioner," issues this Petition against the above named party or parties, hereinafter referred to as "Owner."

- 1. Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **1155 ELVIS PRESLEY DRIVE PARCEL #088F-28-027-00, Tupelo MS**, including building(s) thereon, is in such a state of uncleanness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
- 2. Notice.** A hearing has been set before City Council of the City of Tupelo at its regularly scheduled meeting to be held on **05/16/2023, in Council Chambers, 2nd floor, City Hall, 71 East Troy Street, Tupelo, MS at 6:00 p. m.** You have the right to attend and respond to the charges.
- 3. Finding.** If at said hearing the City Council adjudicates that the property or land in its then condition is a menace to the public health, safety and welfare of the community, then it shall order that the Owner undertake one or more of the following measures: cutting grass and weeds; filling cisterns; removing rubbish, removing dilapidated fences, removing outside toilets, **demolishing dilapidated buildings**, removing personal property and other debris; and draining cesspools and standing water, as warranted and applicable.

4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.
- 5.

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 future hearing.

WITNESS MY SIGNATURE, THIS THE 2nd day of May, 2023.



Dennis Bonds, Director
Department of Development Services
City Of Tupelo, Mississippi

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 1155 ELVIS PRESLEY DRIVE

BASIC INFORMATION

- ▶ PARCEL: 088F-28-027-00
- ▶ CASE: 39996
- ▶ WARD: 5
- ▶ TAX VALUE: \$1720
- ▶ VACANT: Yes
- ▶ REPAIRABLE: No

NEARBY PROPERTIES/ TAXES

Right side:	Blighted Property	\$25,940
Left side:	Blighted Property	\$25,940
Rear:	Vacant Property	\$25,940
Across street:	Vacant Property	\$47,510

TAXES/LIENS

Taxes in arrears	No
No city liens	No

VISUAL INDICATORS OF BLIGHT

- ▶ Structural damage or failure - Yes
- ▶ Exterior materials in need of replacement or repair – Yes
- ▶ Broken windows\damaged doors – Yes
- ▶ Yard or grounds poorly maintained – Yes
- ▶ Accumulation of junk - Yes

CODE ENFORCEMENT HISTORY

- ▶ Prior violations 7
- ▶ Current status – Owner lives two houses down and has a hoarding problem at this address.
- ▶ This property has been vacant for at least three years. It will not pass a rental inspection.

12/30/2021

SHIELDS CLIFTON W & AGNES AS
TRUSTEES FOR SHIELDS LIVING TR
1203 ELVIS PRESLEY
TUPELO, MS 38804

Re: CASE # 39996
1155 ELVIS PRESLEY DR,
PARCEL NUMBER: 088F2802700



Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

VIOLATION	DETAILS/REMEDY
BLDG MAINT	MAINTAIN BUILDING EXTERIOR AND CLEAN UP; REMOVE OLD DILAPIDATED OUT BUILDINGS
JUNK & ABANDONED VEHICLES	CLEAN UP ALL JUNK AROUND THE HOUSE
OPEN/OUTDOOR STORAGE & LITTER	CLEAN UP ALL MATERIALS AROUND THE HOUSE

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
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Thank you in advance for your compliance. If you have questions, please call 662.231-8563.

Sincerely,


LYNDA FORD
Code Enforcement

CERTIFICATE OF OCCUPANCY

110.1 USE AND OCCUPANCY.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building or structure or portion thereof shall be made until the building official has issued a Certificate of Occupancy therefore as provided herein. Issuance of a Certificate of Occupancy shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.

3401.2 MAINTENANCE (EXISTING STRUCTURES)

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be re-inspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

IPMC SEC 110 - DEMOLITION (110.1-110.4)

SEC 110.1 General. The code official shall order the owner or owner's authorized agent of any premises upon which is located any structure, which in the code official's or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repairs as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy.....the code official shall order the owner or owner's authorized agent to demolish and remove such structure.....(110.1-110.4 INCUDED)

PROPERTY MAINTENANCE - OUTDOOR STORAGE

11.6.3(1) Outdoor Storage of Materials

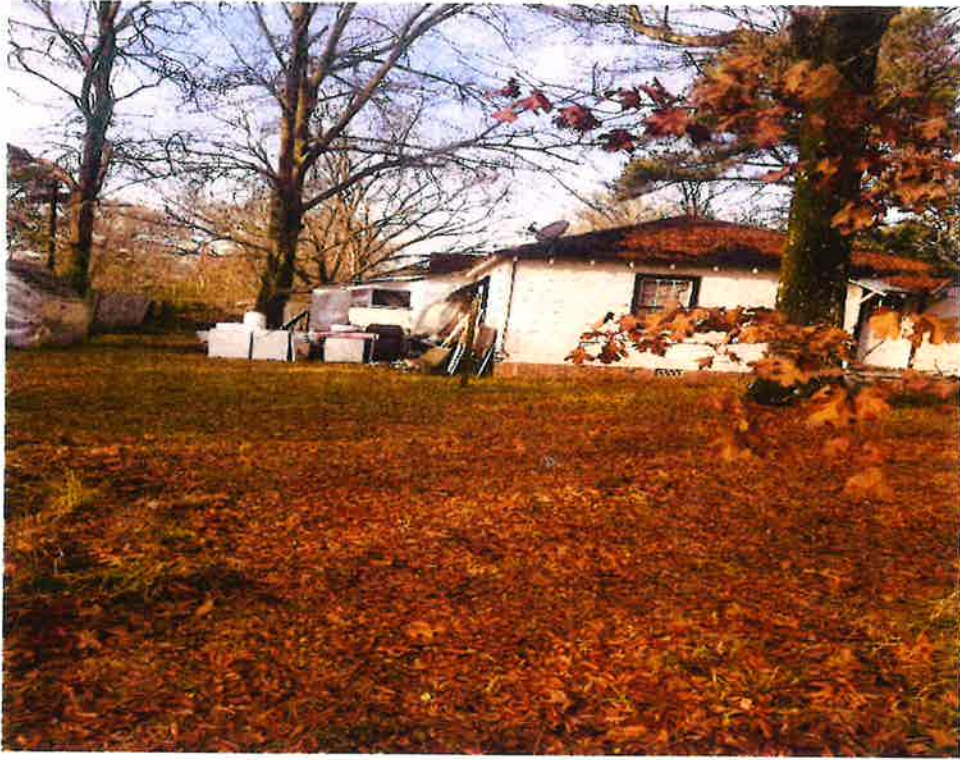
- (a) No storage of any kind shall be permitted on a porch, open carport, or yard, except in an enclosed porch, as defined in Chapter 2 of this Ordinance. No refrigerators or similar appliances, or upholstered furniture, or similar items, may be stored or placed on the porch, unless the porch is enclosed.
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- (3) Each day that a violation continues shall constitute a separate and distinct violation or offense.

1155 ELVIS PRESLEY DR.







HEARING NOTICE

05/02/23

CITY OF TUPELO, MISSISSIPPI

COMPLAINT NO. 39998

Vs.

VARNELL C. REED

The following is a notification as required by Mississippi State Law. Your property has not been maintained appropriately, and we have not received adequate response to the correspondence mailed to the owners of record regarding this property. A hearing will be held before the City Council of Tupelo, MS to give you, as an interested party in this property, an opportunity to plead your case prior to the council deciding whether your property should be subject to demolition. **If you would like to discuss this matter prior to the meeting referenced below, please call Dennis Bonds at 662-841-6510.**

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1. **Charges.** The Petitioner, on its own motion, charges that, based on preliminary investigation as evidenced by Exhibit "A" attached hereto, the property of Owner located at **1165 (1405) ELVIS PRESLEY DRIVE PARCEL #088F-28-026-OH, Tupelo MS**, including building(s) thereon, is in such a state of uncleanliness or demise as to be a menace to the public health, safety and welfare of the community, and that a hearing before the City Council pursuant to Miss. Code Ann. §21-19-11 is warranted.
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4. **Failure to Comply.** If the Owner fails to take the necessary action, the City shall proceed to do so by the use of municipal employees or by contract and may by resolution adjudicate the actual cost of cleaning the property, including administrative and legal costs, and may also impose a penalty of \$1,500.00 or 50% of the actual cost. The decision of the City Council may be appealed in the same manner as other appeals from a municipal governing authority are taken.
- 5.

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 future hearing.

WITNESS MY SIGNATURE, THIS THE 2nd day of May, 2023.



Dennis Bonds, Director
Department of Development Services
City Of Tupelo, Mississippi

BLIGHT REVIEW/COUNCIL PROPERTY INFORMATION

ADDRESS: 1165 (1405) ELVIS PRESLEY DRIVE

BASIC INFORMATION

- ▶ PARCEL: 088F-280260H
- ▶ CASE: 39998
- ▶ WARD: 5
- ▶ TAX VALUE: \$11250
- ▶ VACANT: Yes
- ▶ REPAIRABLE: No

NEARBY PROPERTIES/ TAXES

Right side:	Residence	\$66,090
Left side:	Blighted Property	\$ 1,720
Rear:	Vacant Land	\$25,940
Across street:	Vacant Land	\$47,510

TAXES/LIENS

Taxes in arrears

No city liens

VISUAL INDICATORS OF BLIGHT

- ▶ Structural damage or failure - Yes
- ▶ Exterior materials in need of replacement or repair – Yes
- ▶ Broken windows\damaged doors – Yes
- ▶ Yard or grounds poorly maintained – Yes
- ▶ Accumulation of junk - Yes

CODE ENFORCEMENT HISTORY

- ▶ Prior violations 7
- ▶ Current status – absent owner – same parcel as 1133 Elvis Presley Drive
- ▶ The house was unable to pass rental inspection and the owner is not willing to bring it up to code

12/30/2021

REED REX H & VARNELL
1133 ELVIS PRESLEY
TUPELO, MS 38804

Re: CASE # 39998
1165 ELVIS PRESLEY DR,
PARCEL NUMBER: 088F280260H



Dear Property Owner or Tenant,

It is the mission of the Code Administration Division to help keep property values up and neighborhoods vibrant by finding and pointing out code violations on residential and commercial properties throughout the City of Tupelo. We hope to have the cooperation of owners and/ or tenants of these properties in resolving these code violations. Please see the information listed below and do your part to keep our community clean and safe.

VIOLATION	DETAILS/REMEDY
BLDG MAINT	REPAIR EXTERIOR OF HOUSE.
JUNK & ABANDONED VEHICLES	CLEAN UP AROUND HOUSE
OPEN/OUTDOOR STORAGE & LITTER	REMOVE ALL JUNK AND DEBRIS FROM BACK FRONT AND SIDE YARDS

PLEASE CORRECT THE VIOLATION BY THE FOLLOWING DATE IN ORDER TO BE IN COMPLIANCE:	REINSPECTION DATE:
01/28/2022	01/28/2022

Thank you in advance for your compliance. If you have questions, please call 662.432.2959.

Sincerely,


LYNDA FORD
Code Enforcement



