

ORDINANCE NO. 2601
BLIGHT ORDINANCE

ORDINANCE OF THE MAYOR AND BOARD OF ALDERMEN OF THE TOWN OF MANTEE,
WEBSTER COUNTY, MISSISSIPPI,

Be it ordained by the Mayor and Board of Alderman of the Town of Mantee, Mississippi.

An ordinance to replace the 2016 ordinance of the same topic to prevent, reduce, or eliminate blight or causes of blight within the Town of Mantee by the regulation of uncompleted, abandoned, dilapidated, or deteriorated buildings; to provide for the removal of building material of any kind whatsoever from land in the city limits; and to provide penalties for the violation thereof.

Section I: Blight

The following uses, structures, and activities are determined to be blight or if allowed to exist will result in blighted and undesirable neighborhoods. No person, firm, or corporation shall maintain or permit to be maintained any of these causes of blight upon any property owned, leased, rented, or occupied by such person, firm, or corporation in the Town of Mantee.

- A. In any area, the existence of any structure or part of any structure which, because of disrepair, fire, wind, or other nature disaster or physical deterioration is not longer habitable, if a dwelling, nor useful for any other purpose of which it is intended
- B. In any area, the existence or any partially enclosed structure unless such structure is in the course of construction

Section II: Regulations

- A. No building, structure, uninhabited residence, whether now existing or hereafter erected, shall be left in a dangerous or hazardous condition by virtue of disrepair, depreciation, damage by fire, collapse, or act of God, or by virtue of any other cause, but shall be forthwith repaired or rehabilitated, and the dangerous or hazardous condition removed by the own or occupant thereof or in the alternate, torn down and removed and any excavation thereunder filled to grade level
- B. Every tract of land within the city limits shall be kept clean and free from the accumulation of refuse from repair, alterations, or demolition of buildings and any used building materials including, but not limited to, lumber, bricks, concrete, cinder blocks, plumbing materials, electrical wiring or equipment, heating ducts or equipment, shingles, mortar, concrete or cement, nails, screws, and such

Section III: Responsibility of Owner and Tenant

The owners of each and every tract of land within the city limits and any person occupying or controlling the property shall be responsible for keeping the entire premises free and clear from all such matter as described in this ordinance. The responsibility of any occupant shall not relieve the owner thereof from complying with this ordinance.

Section IV: Violations: Municipal Infraction

- A. Any person, firm, corporation, or entity of any kind found violating the provisions of the ordinance is responsible for a municipal infraction, subject to payment of a fine of not more than \$100 plus cost and other sanctions for each violation. Each day constitutes a different violation and is subject to new and additional penalties
- B. Repeat offenders under this ordinance shall be subject to increased fine as provided by this section below. As used in this section, "repeat offence" means a second (or any subsequent, repeat offense) violation of the same requirement of provision of this ordinance for which the person admits responsibility or is determined to be as follows:
 - 1. The fine for a first repeat offense shall be at least \$100 but not more than \$250 plus cost
 - 2. The fine for an offense that is a second repeat offense, or any subsequent repeat offense, shall be at least \$250 but not more than \$500 each, plus cost
- C. The Ordinance Enforcement Officer is hereby designated as the authorized city official to issue municipal infraction citations for violations of this ordinance. As used in this ordinance, "Ordinance Enforcement Officer" means the city official, employee, agent, or other entity appointed by resolutions of the Mantee Board of Alderman to perform the functions and tasks assigned by this ordinance
- D. In addition to an remedies available by law, the town may bring action for an injunction or other process against any person to restrain, prevent, or abate any violations of this ordinance.

Section V: Validity

The provisions of this ordinance are declared to be separate; if any Court of Law shall hold that any section or provision is invalid, such holding shall not effect or impair the validity of any other section or provision of this ordinance.

Section VI: Effective Date

This ordinance shall take effect thirty (30) days after ratification.

The above and foregoing Ordinance, after having been first reduced to writing was introduced by Alderman Tanner Roberson seconded by Alderman Jimmy Stevens and was adopted on October 6, 2025 by the following roll call vote:

	Aye	Nay	Absent
Alderman Andrew Bigham	<u>X</u>	_____	_____
Alderman Christy Buckner	<u>X</u>	_____	_____
Alderman Jeff Johnson	<u>X</u>	_____	_____
Alderman Tanner Roberson	<u>X</u>	_____	_____
Alderman Jimmy Stevens	<u>X</u>	_____	_____

Doug Wilson
MAYOR DOUG WILSON

ATTEST: Courtney Scerbak
COURTNEY SCERBAK, TOWN CLERK



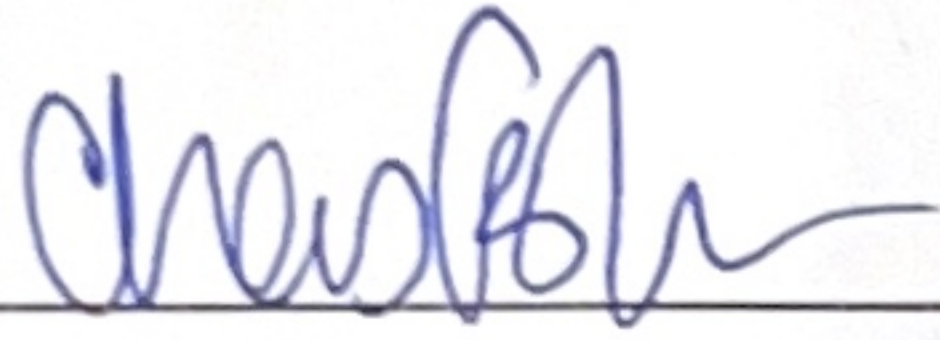
PROOF OF PUBLICATION STATE OF MISSISSIPPI COUNTY OF WEBSTER

I, the undersigned, being duly sworn, hereby affirm that I am an authorized representative of the below mentioned newspapers and that the attached legal notice or advertisement was published in said newspaper(s) as follows.

The publication was made in accordance with applicable laws and regulations governing legal notices.

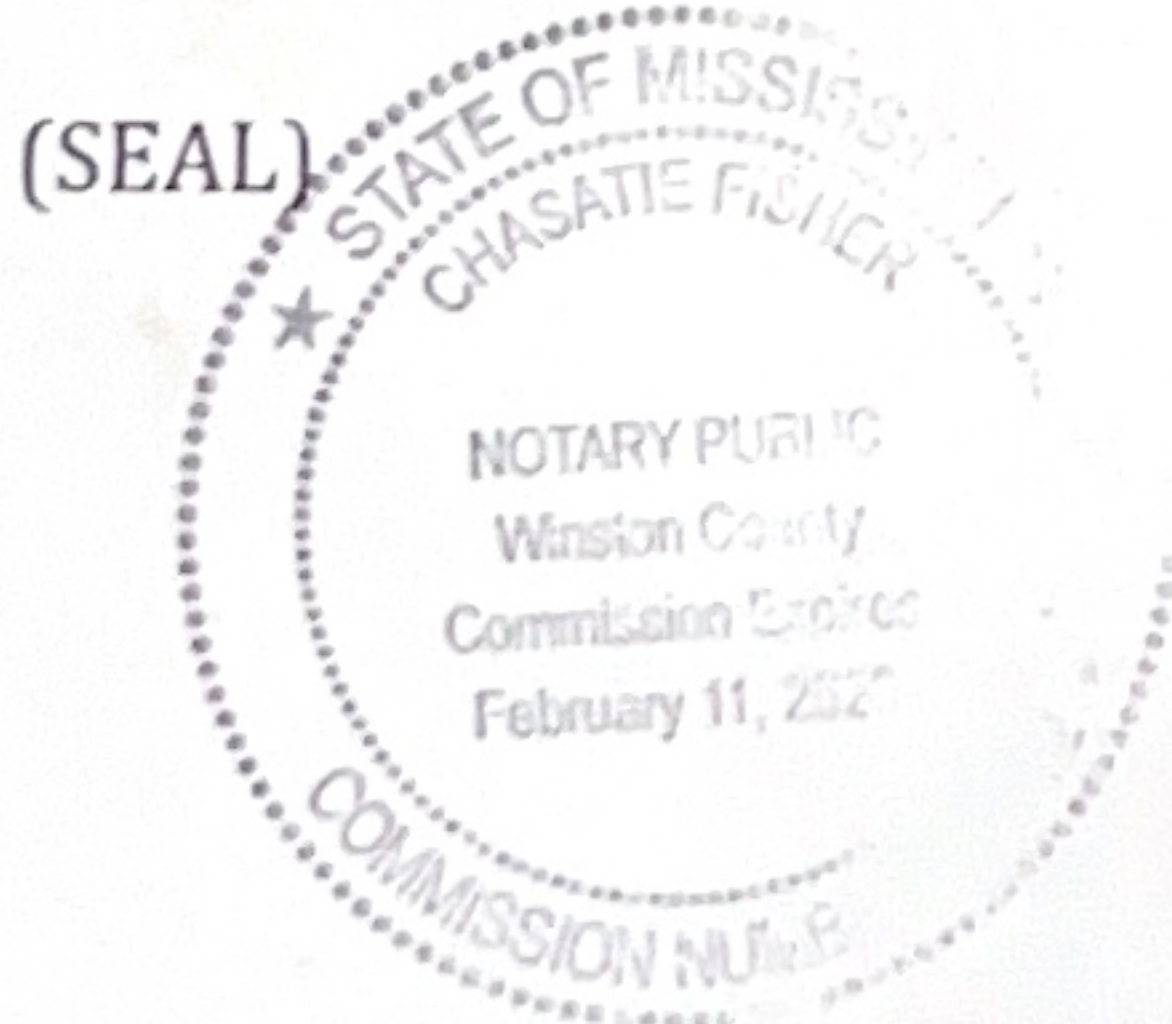
Webster Progress-Times:

Vol. 98, No. 43, on the 22, day of OCTOBER 2025

By: 
(newspaper)

Sworn to and subscribed to this the **22nd** day
Of **OCTOBER, 2025**, by the undersigned
Notary Public of said County and State.


(Notary)



On October 6, 2025, the Board of Alderman of Mantee, Mississippi, passed Ordinance #2501, Blight Ordinance. This ordinance replaces the 2016 ordinance of the same topic to prevent, reduce, or eliminate blight or causes of blight within the Town of Mantee by the regulation of uncompleted, abandoned, dilapidated, or deteriorated buildings; to provide for the removal of building material of any kind whatsoever from land in the city limits; and to provide penalties for the violation of the ordinance. This ordinance will take effect 30 days after ratification. Copies of the full text are available at the Mantee Depot (Town Hall) and Mantee Community Center, or can be provided upon request (townofmantee@gmail.com). Publish: 10/24/2025
