

**MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PEARL, MISSISSIPPI, HELD IN THE BOARD ROOM AT CITY HALL DECEMBER 5, 2017 AT 6:00 O’CLOCK P.M.**

**CALL TO ORDER**

The regular meeting of the Mayor and Board of Aldermen was called to order by Mayor Windham at 6:00 p.m.

Alderman McHenry  
Alderman Luckett  
Alderman Sartor  
Alderman Steverson  
Alderman Foy  
Alderman Thompson  
Alderman Gill

Also in attendance was Kelly Scouten, City Clerk and Brendan Sartin, City Attorney.

**PRAYER**

The meeting was opened with prayer by Alderman Thompson.

Alderman Steverson led the Pledge of Allegiance.

**EMPLOYEE RECOGNITIONS**

The Mayor and Board of Aldermen recognized the Pearl High School Boys Cross Country Team, the Pearl High School Girls Cross Country Team and the Pearl High School NJROTC for all of their recent accomplishments.

**CONSENT AGENDA**

**Upon Motion by Alderman Foy and seconded by Alderman McHenry, the following items were approved and adopted as the Orders of the Board by unanimous affirmative vote (“Aye”) of all Aldermen present:**

- A.** Approval/corrections of minutes of the Regular Board Meeting November 21, 2017.
- B.** Approval of the claims docket for the period of November 21, 2017 to Dec 5, 2017, in the amount of \$00.00 in paid claims \$255,815.23, in unpaid claims and \$8,476.56, addendum.
- C.** Approval of garbage exemptions applications and renewals, as attached hereto and made a part of the Minutes.

- D. [Removed to General Business]
- E. Approval of Authorization to travel: Brendan Sartin, New Orleans, LA, Employment Law Conference, December 6-8, 2017.
- F. Approval of Merit Increases: None
- G. Order to approve the Memorandum of Understanding between the University of Southern Mississippi and the City of Pearl for Facilitating Economic Development Strategic Planning Services and authorize Mayor Windham to sign all related documents.
- H. Order to adopt a Resolution declaring Four (4) Scott 4.5 SCBA air packs with cylinder and face pieces, to be surplus property and authorize the transfer of same to Southwest Rankin Volunteer Fire Department, a part of Rankin County Fire Services.
- I. Order to approve and authorize the repairs to the Parkway Lift Station by Cooper Electric in the amount of \$16, 714.00. (quotes obtained)
- J. Order to approve and authorize payment to Utility Services in the amount of \$6,758.51, for quarterly maintenance to 1,000,000 Fluted Column on Pete Walker Lane.
- K. Order to approve the emergency repairs to Highland Trailer Park Sewer lift station by Cooper Electric in the amount of \$21,305.88. (quotes obtained)
- L. Order to set public hearing for January 16, 2018, at 6:00 p.m. to consider request by Hattie Sue Moler Hawkins for a conditional use to operate an online clothing boutique from her home at 1052 Longwood Place, Pearl, MS.
- M. Order to approve and authorize the change of the posted speed limit on Mt. Elam Church Road from 35 MPH to 25 MPH and to direct the Director of Public Works to change the posted signs to reflect the same.
- N. Order to approve and authorize the conducting of the City's Annual Christmas parade and authorizing the purchase of candy to be distributed during the parade and finding that such expenditures advertise and bring favorable notice to the opportunities and resources of the City of Pearl, Mississippi.
- O. Order to approve and authorize the use of city vehicles and to allow passengers during the conducting of the City's Annual Christmas parade.

#### **PUBLIC COMMENT**

**There were no public comments.**

## PUBLIC HEARING

1. Consider request by Sied Razinobakht for conditional use to operate a used car lot with future plans to add a mechanic shop at 3575 Highway 80 East.

Mayor Windham called the public hearing to order. Sied Razinobakht stated that he was requesting a conditional use permit to operate a used car lot at 3575 Highway 80 East. Mr. Razinobakht was asked about his plans for a future mechanic shop and if he also planned to build a permanent structure for said mechanic shop. Mr. Razinobakht stated he did and that if the current mobile structure couldn't be repaired he also had plans to tear it down and build a new structure. Mayor Windham asked if anyone else wish to speak in favor of the request. No one spoke. Mayor Windham asked if anyone wished to speak against the request. No one spoke. Mayor Windham closed the public hearing.

Mayor Windham asked if the Director of Community Development, Jamie Oliver, had any recommendations. Mr. Oliver recommended that Mr. Razinobakht submit for inspection the plans for the remodel of the current structure. Mr. Oliver further reminded Mr. Razinobakht that a permanent structure would have to be constructed and the old one removed within two (2) years. Mayor Windham recommended that Mr. Razinobakht be granted the conditional use permit if Mr. Razinobakht agrees to submit plans for the remodeling of the current structure, for inspection and review by the Director of Community Development and that within forty-five (45) or not later than, January 19, 2017, the current structure will be updated and compliant with ADA and that he will agree to build a permanent structure within a two (2) year time period.

**Motion was made by Alderman Luckett and seconded by Alderman Steverson to grant Sied Razinobakht a conditional use permit to operate a used car lot at 3575 Highway 80 East based upon the recommendations of the Director of Community Development and Mayor Windham. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Foy, Alderman Steverson, Alderman Gill, Alderman McHenry, Alderman Sartor, Alderman Luckett and Alderman Thompson.**

2. Consider request by Trey LLC for a variance to allow Enterprise Rent a Car to build a building and operate on the property located on Legacy Park Dr.

Mayor Windham called the public hearing to order. Mr. Mark Warren stated that he was one of the three (3) owners of Trey LLC, and that he was requesting a variance to allow Enterprise Rent a Car to build a building and operate on the property located on Legacy Park Dr. He further stated that Trey LLC, is looking forward to developing that property further. Mayor Windham asked if anyone else wish to speak in favor of the request. No one spoke. Mayor Windham asked if anyone wished to speak against the request. No one spoke. Mayor Windham closed the public hearing.

**Motion was made by Alderman Foy and seconded by Alderman Gill to grant Trey LLC, a variance to allow Enterprise Rent a Car to build a building and operate on the property located on Legacy Park Dr. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Foy, Alderman Steverson, Alderman Gill, Alderman McHenry, Alderman Sartor, Alderman Luckett and Alderman Thompson.**

3. Consider request by Chris Grider to waive the Ordinance Section 5.95 (Metal Buildings) and Section 407 (Detached Garage/ Shape & Size) in order to building a 1200 Sq. foot garage/shop with steel frame and metal roof at 1450 Cooper Rd.

Mayor Windham called the public hearing to order. Mr. Grider stated that he was requesting the waiver of the Ordinance Section 5.95 (Metal Buildings) and Section 407 (Detached Garage/ Shape & Size) in order to building a 1200 Sq. foot garage/shop with steel frame and metal roof at 1450 Cooper Rd. Mr. Grider further stated the building would be wrapped in brick to match his home. He explained that he will only use the building to store his personal belongings, such as an enclosed trailer among other things. Mayor Windham asked if anyone else wish to speak in favor of the request. No one spoke. Mayor Windham asked if anyone wished to speak against the request. No one spoke. Mayor Windham closed the public hearing.

**Motion was made by Alderman Foy and seconded by Alderman Luckett to waive the Ordinance Section 5.95 (Metal Buildings)and Section 407 (Detached Garage/ Shape & Size) in order to building a 1200 Sq. foot garage/shop with steel frame and metal roof at 1450 Cooper Rd. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Foy, Alderman Steverson, Alderman Gill, Alderman McHenry, Alderman Sartor, Alderman Luckett and Alderman Thompson.**

4. Consider request by Sandra Jean Logan for a waiver of Section 1000 of the City of Pearl Code of Ordinances that states minimum square footage in Residential Estates is 2000, in order to build a house at 126 Willeaner Dr.

Mayor Windham called the public hearing to order. Ms. Logan stated that she is requesting a waiver of Section 1000 of the City of Pearl Code of Ordinances that states minimum square footage in Residential Estates is 2000, in order to build a house at 126 leaner Dr. Ms. Logan further stated the house that she would like to build is 1,564 feet. Ms. Logan stated she would have a sewer treatment facility installed and that apparatus could reach the house should the need arise. Mayor Windham asked if anyone wish to speak in favor of the request. No one spoke. Mayor Windham asked if anyone wished to speak against the request. No one spoke. Mayor Windham closed the public hearing.

**Motion was made by Alderman Gill and seconded by Alderman Thompson to grant Sandra Jean Logan a waiver of Section 1000 of the City of Pearl Code of Ordinances that states minimum square footage in Residential Estates is 2000, in order to**

**build a house at 126 Willeaner Dr. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Foy, Alderman Steverson, Alderman Gill, Alderman McHenry, Alderman Sartor, Alderman Lockett and Alderman Thompson.**

5. Consider request by Derek Villanueva to use the property at 120 Wilson Rd. to tow and store impounded, damaged, abandoned, or illegally parked vehicles.

Mayor Windham called the public hearing to order. Mr. Villanueva stated that he is requesting a permit to use the property at 120 Wilson Rd. to tow and store any impounded, damaged, abandoned, or illegally parked vehicles. Mr. Villanueva stated he is working towards being able to get his name on the Pearl Police Department's rotation list to tow vehicles for them. Mr. Villanueva stated the lot he would use would have a fence around it and could not be seen from the street. Mayor Windham asked if anyone else wish to speak in favor of the request. No one spoke. Mayor Windham asked if anyone wished to speak against the request. No one spoke. Mayor Windham closed the public hearing.

**Motion was made by Alderman Sartor and seconded by Alderman Foy to grant Derek Villanueva a permit to use the property at 120 Wilson Rd. to tow and store impounded, damaged, abandoned, or illegally parked vehicles. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Foy, Alderman Steverson, Alderman McHenry, Alderman Sartor, Alderman Lockett and Alderman Thompson. Alderman Gill voted against the motion.**

6. Consider request by Billy Stutts for a waiver of City of Pearl Code of Ordinance Section 5-95 to place a metal storage building to be located at 690 Pearl Park Plaza.

**Motion was made by Alderman Sartor and seconded by Alderman Foy to set the public hearing for January 16,2018, at 6:00 p.m. to consider request by Billy Stutts for a waiver of City of Pearl Code of Ordinance Section 5-95 to place a metal storage building to be located at 690 Pearl Park Plaza. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Gill, Alderman Lockett, Alderman Sartor, Alderman Foy and Alderman Steverson, Alderman McHenry and Alderman Thompson.**

Alderman Thompson stated for the record the Mayor and Board of Alderman will take action on the request by Billy Stutts on January 16, 2018, regardless if Mr. Stutts appears or not.

## **GENERAL BUSINESS**

1. Approval of application(s)

**Motion was made by Alderman McHenry and seconded by Alderman Thompson to approve all applications. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Thompson, Alderman Foy, Alderman Steverson, Alderman Gill Alderman McHenry and Alderman Luckett; Alderman Sartor voted against the Motion.**

There were no emergency consideration of committees, commission and board matters.

Having no further business Mayor Windham asked that the meeting be adjourned.

**Motion was made by Alderman Luckett and seconded by Alderman Thompson approving an order to adjourn the meeting. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Gill, Alderman Luckett, Alderman Sartor, Alderman Foy and Alderman Steverson, Alderman McHenry and Alderman Thompson.**

**The foregoing were adopted as, and became, the Resolutions and Orders of the Governing Authorities of the City of Pearl, Mississippi on this the 5th day of December, 2017.**

**WITNESS MY SIGNATURE on this the 19th day of December, 2017.**

\_\_\_\_\_  
**JAKE WINDHAM, MAYOR**

**ATTEST AND CERTIFY:**

\_\_\_\_\_  
**CITY CLERK, KELLY SCOUTEN**