

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 SEPTEMBER 4, 2018 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 Lockett
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 Steverson.

Alderman Sartor, led the Pledge of Allegiance.

RECOGNITIONS

B.J. Wells for 15 years of service with the Pearl Fire Dept.

Proclamation – Camp Pioneer – 70 Years

CONSENT AGENDA

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

1. Approval/corrections of minutes of the Regular Board Meeting August 21, 2018.
2. Approval of the claims docket for the period of August 21, 2018 to September 4, 2018, in the amount of \$2,214,421.70, in paid claims \$268,202.02, in unpaid claims and \$61,862.89, addendum. The Mayor and Board of Aldermen further find that the claims being paid are for budgeted items and those items are authorized to be purchased by law.
3. Approval of garbage exemptions applications and renewals, as attached hereto and made a part of the Minutes.

4. Approval of application(s): Christopher A Burnett –STREET DEPT.
5. Approval of authorization to travel:
 Christi Jenkins- Municipal Court Clerk Annual Conference- Sept. 12-14th (NO Cost)
 Michael Johnson- Decatur AL- November 5-8th (\$943.50)
 Felix Howard- Decatur AL- December 10-13th (\$943.50)
 Mike Long, BJ Wells, Justin Allen, & Justin Priest-Biloxi, MS- October 15-17th (Total Cost: \$1,482.52)
 Kathy Bourgeois- CMO Elective, Pearl, MS –Sept 24,2018 (\$25.00)
 Jake Windham- CMO Elective, Pearl, MS –Sept 24,2018(\$25.00)
 James Thompson- CMO Elective, Pearl, MS –Sept 24,2018(\$25.00)
 Johnny Steverson- CMO Elective, Pearl, MS –Sept 24,2018(\$25.00)
6. Approval of Merit Increases:
 Joseph Cole- WATER DEPT.
 Trevondrick Williams- WATER DEPT.
7. Order to approve and authorize the purchase of (1) Gravely Pro Turn 472 Zero Turn Mower with a 72” cut from Revell Rental and Outdoor in the amount of \$10,400.00. (state contract# 820003733)
8. Order to approve and authorize the Pearl Parks and Recreations Pearl Youth Basketball League registration dates and fees.
9. Order to approve and authorize “Kids Night Out” event for children in Pearl, to be held at the Parks & Recreation building once per month for the months of September, October, November and December, 2018.
10. Order to approve Designation of Applicant Agent for Public Assistance and State Local Disaster Assistance Agreement by and between MEMA and the City of Pearl, and to authorize Mayor Windham to sign the same.
11. Order to approve and authorize payment to Wierhouse Living LLC in the amount of \$8,000.00 for renderings and planning for Parks and Recreation.

PUBLIC COMMENT

George Fridge, 4140 Old Whitfield Rd., Pearl MS 39208

Peggy Whalen, 2816 Rodney St., Pearl MS 39208

PUBLIC HEARING

1. Determine whether or not that certain parcel of real property owned by Ida Luvene, and located at 662 Boston Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. F08A000016 00170; PPIN No. 014307), is in such a condition or state as to be unsightly and unkept or otherwise a menace to the public health and safety of the community, and therefore, prohibited, pursuant to Chapter 11 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Motion was made by Alderman Luckett and seconded by Alderman Gill to continue this hearing until October 2, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, and Alderman Thompson, Alderman Luckett, Alderman McHenry and Alderman Gill.

2. Determine whether or not that certain parcel of real property owned by Martha Luvene, et. al., and located at 666 Boston Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. F08A000016 00160; PPIN No. 014306), is in such a condition or state as to be unsightly and unkept or otherwise a menace to the public health and safety of the community, and therefore, prohibited, pursuant to Chapter 11 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Motion was made by Alderman Thompson and seconded by Alderman McHenry to continue this hearing until October 2, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, and Alderman Thompson, Alderman Luckett, Alderman McHenry and Alderman Gill.

3. Determine whether or not that certain parcel of real property owned by Meghan Dillard & Gabriel Collom and located at 1236 Deeb St., Pearl, Rankin County, Mississippi 39208 (Parcel No. E07K000006 00200; PPIN No. 007984), is in such a condition or state as to be unsightly and unkept or otherwise a menace to the public health and safety of the community, and therefore, prohibited, pursuant to Chapter 11 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Meghan Dillard & Gabriel Collom and other interested parties were served with notice of the public hearing as required by law.

Community Development Director, Donnie Sullivan, informed the Mayor and Board that the property was not properly maintained and the building was unsafe, the owner had failed to maintain the property in a manner to keep it from being an eye sore, unsightly and unkept or otherwise a menace to the public health and safety of the community. He also stated that this is on the accessory structure which is actually located at 1234 Deeb St. Further, he stated that he believes the cost to renovate and restore the

building to a livable condition is greater than fifty percent of the assessed value of the house.

Meghan Dillard addressed the Mayor and Board of Alderman concerning the property's condition. She acknowledged there are issues with the building identified as the accessory structure and asked for time to address those issues.

WHEREAS, said hearing was held at the time and place mentioned aforesaid, therefore:

BE IT ORDERED AND RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PEARL, MISSISSIPPI THAT:

1) The required notice which was mailed and posted in relation to this hearing is hereby received and recorded and the City Clerk is directed to record said copy in the minutes of these proceedings.

2) The parcel of property owned by Meghan Dillard & Gabriel Collom and located at 1236 Deeb St., Pearl, Rankin County, Mississippi 39208 (Parcel No. E07K000006 00200; PPIN No. 007984) is hereby adjudicated, in its present condition, to be a menace to the public health and safety of the community for the reason that said property is in an unsafe and unclean condition with grass, weeds and other unsightly vegetation growing thereon and with debris present thereon, and said owner(s) has failed to remedy these hazardous, unsafe, and unsightly conditions thereon.

3) That the Department of Community Development is hereby directed to post a copy of this Order on the property, and if said owner fails to bring said property into compliance by obtaining the necessary permits and by performing significant progress within thirty (30) days of the date of this Order, then the Department of Public Works with the aid of the various departments of the City, including the Department of Community Development, to perform one or more or all of the following acts on and to said property to clean said lot and remedy the hazardous, unsafe and unsightly conditions thereon:

Cutting grass, weeds, unsightly vegetation, cutting dead trees in danger of falling, filling cisterns, removing rubbish, dilapidated fences, outside toilets, demolishing and removing any dilapidated or unsafe or unsanitary buildings, including the residence, and other debris, and draining cess-pools and standing water therefrom.

4) That the Director of Community Development is hereby directed to keep a careful and correct accounting of the cost of cleaning and remedying said lot and to report this accounting to the next regular meeting of the Mayor and Board of Aldermen after said property is cleaned and remedied in compliance with this Order.

5) That there should be and hereby is imposed and assessed against the subject property a penalty of One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more, which the City Clerk shall cause to be included in the assessments for municipal ad valorem taxes.

6) This adjudication that the property or parcel of land is in need of cleaning will authorize the will also authorize the municipality to reenter the property or parcel of land up to six (6) times in any twelve-month period with respect to removing dilapidated buildings, dilapidated fences and outside toilets, and up to twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the subject property, without any further hearing if notice is posted on the property or parcel of land and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

This Motion was made by Alderman Gill and seconded by Alderman Sartor. 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 Sartor, and Alderman Thompson, Alderman Luckett, Alderman McHenry and Alderman Gill.

4. Determine whether or not that certain parcel of real property owned by Sidney Manning Estate & Velma Cheeks and located at 3134 A St., Pearl, Rankin County, Mississippi 39208 (Parcel No. F071000006 00020; PPIN No. 013931), is in such a condition or state as to be unsightly and unkept or otherwise a menace to the public health and safety of the community, and therefore, prohibited, pursuant to Chapter 11 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Motion was made by Alderman Sartor and seconded by Alderman Luckett to continue this hearing until December 4, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, and Alderman Thompson, Alderman Luckett, Alderman McHenry and Alderman Gill.

5. Determine whether or not that certain parcel of real property, owned by Phillip P. Weathersby and Donald W. and located at 112 Chotard Avenue, Pearl, Rankin County, Mississippi 39208 (Parcel No. E08P000004 00090; PPIN No. 011381), is in such a condition or state as to be unsightly and unkept or otherwise a menace to the public health and safety of the community, and therefore, prohibited, pursuant to Chapter 11 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Motion was made by Alderman Luckett and seconded by Alderman Steverson to continue this hearing until October 2, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, and Alderman Thompson, Alderman Luckett, Alderman McHenry and Alderman Gill.

6. Determine whether or not that certain parcel of real property, owned by Richard E. Jenkins Sr. and located at 447 Old Whitfield Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08C000011 00000; PPIN No. 008820), is in such a condition or state as to be unsightly and unkept or otherwise a menace to the public health and safety of the community, and therefore, prohibited, pursuant to Chapter 11 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Richard E. Jenkins, Sr., and other interested parties were served with notice of the public hearing as required by law.

Community Development Director, Donnie Sullivan, informed the Mayor and Board that the property was not properly maintained and the building was unsafe, the owner had failed to maintain the property in a manner to keep it from being an eye sore,

unsightly and unkept or otherwise a menace to the public health and safety of the community. He also stated that there had been no changes made to the property since it was last before the Mayor and Board of Aldermen on August 7, 2018, which is actually located at 447 Old Whitfield Rd., Pearl, MS 39208. Further, he stated that he believes the cost to renovate and restore the building to a livable condition is greater than fifty percent of the assessed value of the house.

WHEREAS, said hearing was held at the time and place mentioned aforesaid, therefore:

BE IT ORDERED AND RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF PEARL, MISSISSIPPI THAT:

1) The required notice which was mailed and posted in relation to this hearing is hereby received and recorded and the City Clerk is directed to record said copy in the minutes of these proceedings.

2) The parcel of property owned by Richard E. Jenkins Sr. and located at 447 Old Whitfield Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08C000011 00000; PPIN No. 008820) is hereby adjudicated, in its present condition, to be a menace to the public health and safety of the community for the reason that said property is in an unsafe and unclean condition with grass, weeds and other unsightly vegetation growing thereon and with debris present thereon, and said owner(s) has failed to remedy these hazardous, unsafe, and unsightly conditions thereon.

3) That the Department of Community Development is hereby directed to post a copy of this Order on the property, and if said owner fails to bring said property into compliance by obtaining the necessary permits and by performing significant progress within thirty (30) days of the date of this Order, then the Department of Public Works with the aid of the various departments of the City, including the Department of Community Development, to perform one or more or all of the following acts on and to said property to clean said lot and remedy the hazardous, unsafe and unsightly conditions thereon:

Cutting grass, weeds, unsightly vegetation, cutting dead trees in danger of falling, filling cisterns, removing rubbish, dilapidated fences, outside toilets, demolishing and removing any dilapidated or unsafe or unsanitary buildings, including the residence, and other debris, and draining cess-pools and standing water therefrom.

4) That the Director of Community Development is hereby directed to keep a careful and correct accounting of the cost of cleaning and remedying said lot and to report this accounting to the next regular meeting of the Mayor and Board of Aldermen after said property is cleaned and remedied in compliance with this Order.

5) That there should be and hereby is imposed and assessed against the subject property a penalty of One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more, which the City Clerk shall cause to be included in the assessments for municipal ad valorem taxes.

6) This adjudication that the property or parcel of land is in need of cleaning will authorize the will also authorize the municipality to reenter the property or parcel of land up to six (6) times in any twelve-month period with respect to removing dilapidated buildings, dilapidated fences and outside toilets, and up to twelve (12) times in any twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the subject property, without any further hearing if notice is posted on the property or parcel of land

and at city hall or another place in the municipality where such notices are generally posted at least seven (7) days before the property or parcel of land is reentered for cleaning.

This Motion was made by Alderman Thompson and seconded by Alderman Gill. 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 Sartor, and Alderman Thompson, Alderman Lockett, Alderman McHenry and Alderman Gill.

7. Determine whether or not that certain parcel of real property, owned by Howard Jenkins, Ethel Atkins, Herie Jenkins, Jr., Pearlie Jenkins, and Ricky Jenkins, Sr. and located at 800 Old Whitfield Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. F07M000023 00000; PPIN No. 014013), is in such a condition or state as to be unsightly and unkept or otherwise a menace to the public health and safety of the community, and therefore, prohibited, pursuant to Chapter 11 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Alderman Thompson ask that the Minutes reflect the numerous complaints he receives weekly about this property.

Motion was made by Alderman Gill and seconded by Alderman Steverson to continue this hearing until October 2, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, and Alderman Thompson, Alderman Lockett, and Alderman McHenry. Alderman Gill voted against the measure.

8. Consider amendments to the Land Use Plan map.

Motion was made by Alderman Steverson and seconded by Alderman Gill to continue this hearing until October 2, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Steverson, Alderman McHenry and Alderman Gill. Alderman Sartor, Alderman Lockett, Alderman Foy, and Alderman Thompson voted against the measure. The Motion was denied.

Motion was made by Alderman Foy and seconded by Alderman Sartor to amend the Land Use Plan map as recommended by CMPDD. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, Alderman Thompson, and Alderman Lockett. Alderman McHenry and Alderman Gill voted against the measure.

9. Consider amendments to the Official Zoning Map.

Motion was made by Alderman Foy and seconded by Alderman Thompson to amend the Official Zoning map as recommended by CMPDD. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy,

Alderman Steverson, Alderman Sartor, Alderman Thompson, and Alderman Lockett. Alderman McHenry and Alderman Gill voted against the measure.

GENERAL BUSINESS

1. Read aloud the separate signed and sealed bids for administration services for FY 2019 CDBG Grant projects.

Motion was made by Alderman Lockett and seconded by Alderman Sartor to accept the recommendation of the City Clerk to hold the proposals of CMPDD and The Ferguson group in abeyance and announce the award for administration services at the next meeting on September 18, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, Alderman Thompson, Alderman Lockett, Alderman McHenry and Alderman Gill.

2. Read aloud the separate signed and sealed bids for engineering services for FY 2019 CDBG Grant projects.

Motion was made by Alderman Sartor and seconded by Alderman Foy to accept the recommendation of the City Clerk to hold the proposals of Allen & Hoshall, Allen Scott Engineering, Pickering Firm and WGK, Inc., in abeyance and announce the award for engineering services at the next meeting on September 18, 2018. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, Alderman Thompson, Alderman Lockett, Alderman McHenry and Alderman Gill.

3. Consider Adopting an Ordinance Enlarging, Extending, and Defining the Corporate Limits and Boundaries of the City of Pearl, Rankin County, Mississippi.

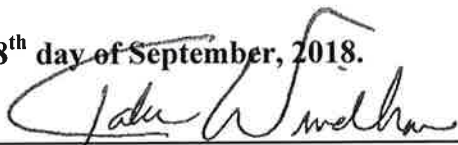
Motion was made by Alderman Thompson and seconded by Alderman McHenry to Adopt an Ordinance Enlarging, Extending, and Defining the Corporate Limits and Boundaries of the City of Pearl, Rankin County, Mississippi. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Foy, Alderman Steverson, Alderman Sartor, Alderman Thompson, Alderman Lockett, Alderman McHenry and Alderman Gill.

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


The foregoing were adopted as, and became, the Resolutions and Orders of the Governing Authorities of the City of Pearl, Mississippi on this the 4th day of September, 2018.

WITNESS MY SIGNATURE on this the 18th day of September, 2018.



JAKE WINDHAM, MAYOR

ATTEST AND CERTIFY:



CITY CLERK, KELLY SCOUTEN

