

**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 15, 2020 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.

Roll call indicated the following Aldermen present:

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 Foy.

CONSENT AGENDA

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

1. Approval/corrections of minutes of the Regular Board Meeting, September 1, 2020.
2. Approval of the claims docket for the period of September 1, 2020 to September 15, 2020, in the amount of \$1,740,317.88, in paid claims \$1,206,266.69, in unpaid claims and \$47,656.55, 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 Applications:
Pryce Arthur Hunter (POLICE-RESERVE)
Shaun D McDaniel (POLICE-RESERVE)
Jamie Scouten (POLICE-RESERVE-EFF.10/1/20)

5. Approval of Merit Increases:
Jacquelyn Parker (City Clerk)
Teressa Wade (City Clerk)
Patrick Finnegan (FIRE)
Byron Robinson (POLICE)
Brenna Jackson (POLICE)
Donavan Randolph (POLICE)
Taylor Ambrose (POLICE)
Billy Hudson (POLICE)
Jim Brown (POLICE)
6. Authorization to Travel: Jim Brown and Christopher Kimmons-Oct.12-Oct.15,2020;
Camp Shelby, MS, Tactical Officer Survival School- (Cost:\$1,560.00)
7. Order to adopt the 2020-2021 Holiday Schedule for the City of Pearl as recommended by
the City Clerk.
8. Order to adopt the Deputy Court Clerk job description, declare a vacancy in Court
Records and direct the City Clerk to post and publish vacancy for applications.
9. Order to approve and authorize the promotion of Byron Robison to Sergeant in the Police
Department.
10. Order to approve and authorize the police officers identified on the proposed part-time
work schedule for the month of September 2020, which is attached hereto and made a
part hereof, the use of the official Pearl Police Department uniform and official Pearl
Police Department duty weapon and finding that the proposed employment is not likely
to bring disrepute to the City of Pearl, or the Pearl Police Department, the officers at
issue, or law enforcement generally, and that the use of the official uniform and weapon
in the discharge of the officer's private security endeavor promotes the public interest of
the City of Pearl.
11. Order to approve and authorize the purchase of ammunition from Precision Delta Corp.
in the amount of \$4,996.00.
12. Order to approve and authorize the transfer of Lt. Jamie Scouten to Reserve status
effective, October 1, 2020.
13. Order to approve and authorize the sale of one (1) Glock, Model 43, 9mm, Serial No:
BHVP497 to Lt. Jamie Scouten for a reasonable amount of \$.01, upon his retirement
from the City of Pearl, on September 30, 2020.
14. Order to approve and authorize payment to People Ready in the amount of \$22,990.13,
for temporary employee labor.

15. Order to approve and authorize payment to Utility Service Co., Inc., in the amount of \$121,848., for 2019 yearly maintenance to the water tanks.
16. Order to approve and authorize payment to Utility Service Co., Inc., in the amount of \$7,501.95 for quarterly maintenance to the 1,000,000 Fluted Column at Pete Walker Lane.
17. Order to approve and authorize payment to Equipment Inc. in the amount of \$5,500.00 for the rental of one (1) Doosan DX255LC.
18. Order to approve and authorize the payment to United Rental in the amount of \$5,043.88, for well point system rental for the Cornerstone Church/US Highway 80 Sewer Project.
19. Order to set public hearing for October 20, 2020, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Fesser Harper Estate and located at 2624 Highway 468, Pearl, Rankin County, Mississippi 39208 (Parcel No. E07K000022 00000; PPIN No. 008102) 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 24 of the Code of Ordinances of the City of Pearl, Mississippi, and Section 21-19-11 of the Mississippi Code of 1972, as Amended.
20. Order to set public hearing for October 20, 2020, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Edith Carroll Sharp Estate and located at 212 Louisa St., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08J000012 00510; PPIN No. 010169) 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 24 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.
21. Order to set public hearing for October 20, 2020, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Crown Enterprises, Inc., and located at 400 Childre Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. D0H000010 00000; PPIN No. 005151) 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 24 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.
22. Order to set public hearing for October 20, 2020, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Peter James & Amanda Marie Hauck and located at 4315 Autry St., Pearl, Rankin County, Mississippi 39208 (Parcel No. F09C000003 01620; PPIN No. 015790) 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 24 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

23. Order to set public hearing for October 20, 2020, at 6:00 p.m. to consider request by Jeff Bagley for a Variance to Waive Section 805 of the Zoning Ordinance that requires a subdivision to have 35% of the total gross area for common open space for Silver Ridge Part 3.
24. Order to set public hearing for October 20, 2020, at 6:00 p.m. to consider proposed amendments to the Official Zoning Ordinance and Map.
25. Order to approve and adopt the City of Pearl, Mississippi Policy and Requirements for Grinder Pump Units.
26. Order to adopt a Resolution authorizing the City Clerk and Mayor Windham to create an additional checking account for the purpose of depositing automated payments made at outside vendors for the Water and Sewer Utility Fund and to authorize Mayor Windham, City Clerk, Kelly Scouten, to sign all related documents.
27. Order to approve and authorize budget amendment for the City of Pearl, Mississippi, for the fiscal year beginning October 1, 2019 and ending September 30, 2020, budget equals actual.
28. Order to approve the Municipal Compliance Questionnaire for the City of Pearl, Mississippi, for the fiscal year beginning October 1, 2019 and ending September 30, 2020, and to authorize Mayor Windham and City Clerk to sign the same.
29. Order to extend the Ordinance proclaiming existence of an emergency.

PUBLIC COMMENT

None.

PUBLIC HEARING

1. Determine whether or not that certain parcel of real property owned by Rankin County Rentals, LLC, C/O J C Enterprises, LLC and located at 2433 Old Country Club Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08J000019 00000; PPIN No. 010180) 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 24 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Rankin County Rentals, LLC, C/O J C Enterprises, LLC was served with notice of the public hearing as required by law.

Community Development Director, Brad Robertson and Code Enforcement Officer, Brian Ellis, informed the Mayor and Board that the property owner had failed to keep 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. And that the outside storage building on the premises needed to be removed.

Leon Dye appeared at the hearing on behalf of Rankin County Rentals, LLC.

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 Rankin County Rentals, LLC, C/O J C Enterprises, LLC and located at 2433 Old Country Club Rd., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08J000019 00000; PPIN No. 010180) 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. This shall specifically include, finishing paint, Cornice, repair all broken windows on structure and remove the outside storage building from the property.

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 Sartor 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 Thompson, Alderman McHenry, Alderman Luckett, Alderman Sartor and Alderman Gill.

2. Determine whether or not that certain parcel of real property owned by Rankin County Rentals, LLC, C/O J C Enterprises, LLC, and located at 205 Toni Dr., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08J000018 00000; PPIN No. 010179) 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 24 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Rankin County Rentals, LLC, C/O J C Enterprises, LLC was served with notice of the public hearing as required by law.

Community Development Director, Brad Robertson and Code Enforcement Officer, Brian Ellis, informed the Mayor and Board that the property owner had failed to keep 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. And that the outside storage building on the premises needed to be removed.

Leon Dye appeared at the hearing on behalf of Rankin County Rentals, LLC.

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 Rankin County Rentals, LLC, C/O J C Enterprises, LLC, and located at 205 Toni Dr., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08J000018 00000; PPIN No. 010179) 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. This shall specifically include, the removal of all outside storage buildings from property, the electric wiring must be in compliance with the City's building code, repair all windows on the structure, and place an access door on the brick skirting near the air conditioning unit.

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 Sartor and seconded by Alderman Steverson. 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 Thompson, Alderman McHenry, Alderman Lockett, Alderman Sartor and Alderman Gill.

3. Determine whether or not that certain parcel of real property owned by Rankin County Rentals, LLC, C/O J C Enterprises, LLC, and located at 209 Toni Dr., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08J000017 00000; PPIN No. 010178) 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 24 of the Code of Ordinances of the City of Pearl, Mississippi and Section 21-19-11 of the Mississippi Code of 1972, as Amended.

Rankin County Rentals, LLC, C/O J C Enterprises, LLC was served with notice of the public hearing as required by law.

Community Development Director, Brad Robertson and Code Enforcement Officer, Brian Ellis, informed the Mayor and Board that the property owner had failed to keep 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. And that the outside storage building on the premises needed to be removed.

Leon Dye appeared at the hearing on behalf of Rankin County Rentals, LLC.

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 Rankin County Rentals, LLC, C/O J C Enterprises, LLC, and located at 209 Toni Dr., Pearl, Rankin County, Mississippi 39208 (Parcel No. E08J000017 00000; PPIN No. 010178) 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. This shall specifically include, repairing all windows on the structure, removing plywood from the outside storage building, repairing, replacing or removing the fence from the property. Further, all unusable lumber, plastic fencing material, broken non-running vehicles (Dodge truck), the pull behind trailer loaded with trash and clothes, any indoor furniture that is currently located outside, and any other debris should be removed from the property.

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.

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

GENERAL BUSINESS

1. Consider an Order to Adopt a Resolution to Adopt the Budget for the City of Pearl, Mississippi for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021.

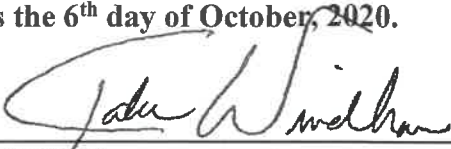
Motion was made by Alderman Gill and seconded by Alderman McHenry to Adopt a Resolution to Adopt the Budget for the City of Pearl, Mississippi for the Fiscal Year Beginning October 1, 2020 and Ending September 30, 2021. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Foy, Alderman Steverson, Alderman Thompson, Alderman McHenry, and Alderman Gill; Alderman Luckett and 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 in Memory of Kathy Lowery.

Motion was made by Alderman Thompson and seconded by Alderman Sartor approving an order to adjourn the meeting in Memory of Kathy Lowery. The following members of the Board of Aldermen voted in favor of the Motion: Alderman Steverson, Alderman Thompson, Alderman Sartor, Alderman McHenry, Alderman Foy, Alderman Luckett 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 15th day of September, 2020.

WITNESS MY SIGNATURE on this the 6th day of October, 2020.



JAKE WINDHAM, MAYOR

ATTEST AND CERTIFY:



CITY CLERK, KELLY SCOUTEN

