



# City of Pearl

## Mayor and Board of Aldermen

### Revised Agenda

2420 Old Brandon Road  
Pearl, MS 39288-5948  
Office: (601) 932-2262

JAKE WINDHAM  
Mayor

KELLY SCOUTEN  
City Clerk

DAVID STOVALL - Alderman-at-Large  
SAMMY WILLIAMS - Alderman Ward 1  
KEITH DENNIS - Alderman Ward 2  
GARY BROADWATER - Alderman Ward 3  
CASEY FOY - Alderman Ward 4  
DWIGHT KNIGHT - Alderman Ward 5  
KYLE FOSTER - Alderman Ward 6

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**Tuesday, August 19, 2025**

**6:00 PM**

**Council Chambers**

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**6:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**PRAYER**

**PLEDGE**

**ACKNOWLEDGEMENTS**

2025-2026 Mayor's Youth Council Induction  
Firefighter of the month Malachi Adams  
Employee of the month Duston Jones - Dispatch

**APPROVAL OF CONSENT AGENDA ITEMS:**

All items under this heading will be considered to be approved with one motion and one vote. If further discussion is desired on any item, it will automatically be removed from the consent agenda and will be considered as a general business item.

1. Approval/corrections of Minutes of the Regular Meeting, August 5, 2025 and Special Called Meeting, August 14, 2025.
2. Approval of the claims docket for August 5, 2025 to August 19, 2025.
3. Approval of Application(s)

4. Approval of authorization to travel
5. Order to approve and authorize payment to Eagle One Investments, LLC, in the amount of \$334,807.59, for the Urban Renewal Projects. (requisition #1)
6. Order to approve and authorize payment to LBD Properties, LLC, in the amount of \$180,000.00, for the Urban Renewal Projects. (requisition #2)
7. Order to adopt a Resolution authorizing the condemnation of certain lands for the Riverwind Drive Sidewalk Installation Project.
8. Order to adopt a Resolution in support of Project Goodwater.
9. Order to approve and authorize the police officers identified on the proposed part-time work schedule for September 2025, 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.
10. Order to approve the Agreement to provide ALS Services by and between the City of Pearl and Pafford Emergency Medical Services, Inc and to authorize Mayor Windham to sign the same.
11. Order to approve the Agreement with the MS Office of Highway Safety for the FY26 Police DUI Service Grant in the amount of \$10,010.00 and authorize Mayor to sign agreement
12. Order to approve the Agreement with the MS Office of Highway Safety for the FY26 Police Traffic Service Grant in the amount of \$150,000.00 and authorize Mayor to sign agreement.
13. Order to approve annual budget allocated payment to Central MS Regional Library System for Telecommunications in the amount of \$5,250.00
14. Order to approve and authorize payment to Lewis Electric Inc. in the amount of \$5,380.00 for emergency service to red light that was struck by lightning.
15. Order to set public hearing for September 16, 2025 at 6:00 p.m., to determine whether or not a Conditional Use permit should be granted to MACS, LLC. to allow them to build and operate an event venue on the property located at 595 and 605 Eldorado Road.
16. Order to set public hearing for September 16, 2025, at 6:00 p.m. to consider the request by Sandra O'Mire to rezone Parcel#E07L-23-110 from R-1 to C-3.
17. Order to set public hearing for September 16, 2025 at 6:00 p.m. to consider a request by Kimberly Walker for a Conditional Use permit to operate a church at 407 Roberts Street, Suite B.

18. Order to set public hearing on September 16, 2025, at 6:00 pm to determine whether or not a Dimensional Variance should be granted to Hinds Community College to allow them to erect a 3 story with a maximum height of 48ft Residence Hall at their Rankin Campus located on Highway 80.
19. Order to set public hearing on September 16, 2025, at 6:00 pm to determine whether or not a Dimensional Variance should be granted to Scott Brown and Zaxby's to allow them to erect a 23-foot, 6-inch square footage pole sign at 200 One Stop Place.
20. Order to set public hearing on September 16, 2025, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Linda Davis and located at Parcel#E08D-4, Pearl, Rankin County, Mississippi 39208, is in such a condition or state as to be unsightly and un-kept 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 on September 16, 2025, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Linda Davis and located at Parcel#E08D-3, Pearl, Rankin County, Mississippi 39208, is in such a condition or state as to be unsightly and un-kept 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 on September 16, 2025, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Lillie Mae Parker Life Estate, REM Linda Parker Davis and located at 455 Old Whitfield Road, Pearl, Rankin County, Mississippi 39208, is in such a condition or state as to be unsightly and un-kept 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 on September 16, 2025, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by Cristy Albritton and located at 3101 A Street, Pearl, Rankin County, Mississippi 39208, is in such a condition or state as to be unsightly and un-kept 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.
24. Order to approve and accept the preliminary plat for Bei Vicini subdivision.
25. Order to approve annual contract with NinjaOne for Endpoint Network Management in the amount of \$12,420.00 for the IT and Communications Department. Mayor to sign all documents.

**PUBLIC HEARINGS**

1. Consider request for a conditional use by Sellena Hunter to allow her to continue the use of an existing childcare facility at 306 Babbins Wells Rd.
2. Consider request by Paxton Tharp for a dimensional variance to allow him to build a shop on his property at 854 Longwood Place.

**PUBLIC HEARINGS 21-19-11**

Determine whether or not the owners and those certain parcels of real property which are listed herein, are in such a condition or state as to be unsightly and un-kept 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:

3. Leon and Morgan Seals and located at Parcel#G08-61, Pearl, Rankin County, Mississippi 39208;
4. Leon Seals, Morgan Seals, and Earnestine Johnson and located at Parcel#G08-60, Pearl, Rankin County, Mississippi 39208;

**GENERAL BUSINESS****EMERGENCY CONSIDERATION OF COMMITTEES, COMMISSIONS, AND BOARD MATTERS.****ADJOURN**