

# City of Pearl

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



## Meeting Minutes - Final

**Tuesday, March 19, 2024**

**6:00 PM**

**Council Chambers**

### **Mayor and Board of Aldermen**

***JAKE WINDHAM***  
*Mayor*

***KELLY SCOUTEN***  
*City Clerk*

***VACANT - Alderman-at-Large***  
***SAMMY WILLIAMS - Alderman Ward 1***  
***KEITH DENNIS - Alderman Ward 2***  
***JOHNNY STEVERSON - Alderman Ward 3***  
***CASEY FOY - Alderman Ward 4***  
***DWIGHT KNIGHT - Alderman Ward 5***  
***VACANT - Alderman Ward 6***

**6:00 P.M.**

**CALL TO ORDER**

**ROLL CALL**

**Present:** Alderman McHenry  
Alderman Williams  
Alderman Dennis  
Alderman Steverson  
Alderman Foy  
Alderman Gill  
Mayor Windham  
Alderman Knight

**PRAYER**

The meeting was opened in prayer by Alderman McHenry.

**PLEDGE**

Mayor Windham led the Pledge of Allegiance.

**ACKNOWLEDGEMENTS**

Crystal Thomas - Recognition of 5 year anniversary - IT/Communications

**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.

**Approval of the Consent Agenda**

Upon motion by Alderman Foy and seconded by Alderman Knight, the following items were approved and adopted as the Orders of the Board by majority affirmative vote ("Aye") of the Alderman present:

**Aye:** Alderman McHenry, Alderman Williams, Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Gill, Mayor Windham, and Alderman Knight

1.  
approve.
2.  
approve.
3.  
approve.
4.  
approve.

5.  
approve.
6.  
approve.
7. Order to approve and authorize payment to Harvey Services, Inc. for emergency repair to Westfield lift station in the amount of \$10,796.00  
approve.
8. Order to approve and authorize payment to Harvey Services, Inc. for emergency repair to Patrick Farm lift station in the amount of 8,823.57.  
approve.
9. Order to set public hearing for April 2, 2024 to determine whether or not a Conditional Use Permit to allow Jason Corban to operate a medical cannabis dispensary should be granted to the tenants at 4205 Highway 80, Unit A.  
approve.
10. Order to set public hearing for April 2, 2024, to determine whether or not a Conditional Use Permit to allow Ahmad Duais to operate a medical cannabis dispensary should be granted to the tenants at 3021 Highway 80.  
approve.
11. Order to authorize and approve January Invoice Package #4 from Pickering Firm, Inc. for \$24,915.43 on the Pearl-Richland Intermodal Connector II Project (100% funded)  
approve.
12. Order to authorize and approve December invoice Package #24 for \$32,753.31 on the Pearl-Richland Intermodal Bridge Project (funded)  
approve.
13. Order to approve and authorize payment of February Pickering Invoice Package #4 for \$6,333.48 on the MPO Signal Upgrade Project. (budgeted)  
approve.
14. Order to approve and authorize payment of Jan/Feb invoice package #17 from T. L. Wallace Construction for \$624,460.61 for work on the Pearl-Richland Intermodal Connector Bridge Project (100% funded)  
approve.
15. Order to approve and authorize payment to Pickering Firm, Inc. for February Invoice of \$9,051.50 on the Riverwind Sidewalk project (budgeted)  
approve.

- 16. Order to approve and authorize payment of February Neel-Schaffer invoice for \$6,225.00 for engineering on the Hwy 80 Lighting Project (HB603 funded)  
approve.
- 17.  
approve.
- 18. Order to approve and authorize the police officers identified on the proposed part-time work schedule for April, 2024, 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.  
  
approve.
- 19. Authorize and approve Change Order #1 from Hemphill Construction Company for \$199,000 on the Grandview Heights Sub-Interceptor Rehabilitation Project.  
  
approve.
- 20.  
  
approve.  
  
approve.

**PUBLIC HEARINGS**

- 1. Public hearing to determine whether or not a Conditional Use Permit to allow Coleman and Janice Hammons to operate a medical cannabis dispensary should be granted to the owners at 102B Metroplex Boulevard.

Coleman and Janice Hammons appeared on behalf of their request. There was no one to speak in opposition.

Motion was made by Alderman Knight and seconded by Alderman Gill to accept the recommendation of Community Development Director, Brad Robertson and approve a Conditional Use Permit to allow Coleman and Janice Hammons to operate a medical cannabis dispensary at 102B Metroplex Boulevard, effective April 11, 2024. The following members of the Board of Alderman voted in favor of the Motion which became the Order of the Board:

**Aye:** Alderman McHenry, Alderman Williams, Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Gill, and Alderman Knight

2. Public hearing to determine whether or not a Conditional Use Permit to allow HMSONE, LLC to operate a medical cannabis micro cultivation facility should be granted to the tenants at 111 Willie Drive.

Robert Moorehead appeared on behalf of this request. There was no one to speak in opposition.

Motion was made by Alderman Foy and seconded by Alderman McHenry to accept the recommendation of Community Development Director, Brad Robertson, and approve a Conditional Use Permit to allow HMSONE, LLC to operate a medical cannabis micro cultivation facility 111 Willie Drive, upon the receipt of the security plan for the facility. The following members of the Board of Alderman voted in favor of the Motion which became the Order of the Board:

**Aye:** Alderman McHenry, Alderman Williams, Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Gill, and Alderman Knight

**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. STEECO, LLC, located at 1218 Manor Street, Pearl, Rankin County, Mississippi 39208

STEECO, LLC, was served with notice of the public hearing as required by law.

Community Development Director, Brad Robertson 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. Tim Frank appeared at the hearing on behalf of the property.

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 real property owned by STEECO, LLC, located at 1218 Manor St., Pearl, Rankin County, Mississippi 39208 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, unsecure, 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, unsecure, 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 ten (10) 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 dwelling, and other debris, and draining cesspools 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 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.

(7) The property owner shall have the mobile home structure removed or demolished within sixty (60) days of the date of this Order.

This Motion was made by Alderman Knight 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 McHenry, Alderman Dennis, Alderman Gill, Alderman Knight, Alderman Foy, Alderman Williams, and Alderman Steverson.

**Aye:** Alderman McHenry, Alderman Williams, Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Gill, and Alderman Knight

**GENERAL BUSINESS**

**1.**

Motion was made by Alderman Foy and seconded by Alderman Knight to consider Executive Session to discuss personnel matters in the Police Dept. The following members of the Board of Alderman voted in favor of the Motion which became the Order of the Board:

**Aye:** Alderman McHenry, Alderman Williams, Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Gill, and Alderman Knight

**EMERGENCY CONSIDERATION OF COMMITTEES, COMMISSIONS, AND BOARD MATTERS.**

**ADJOURN**

A motion was made by Alderman Gill, and seconded by Alderman Knight, to adjourn the meeting. The motion carried by the following vote:

**Aye:** Alderman McHenry, Alderman Williams, Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Gill, and Alderman Knight

The foregoing were adopted as, and became the Resolutions and Orders Governing Authorities of the City of Pearl, Mississippi on this the 19th day of March 2024.

WITNESS MY SIGNATURE on this the 2nd day of April, 2024

\_\_\_\_\_  
Mayor

ATTEST AND CERTIFY:

\_\_\_\_\_  
City Clerk