



# City of Pearl

## Mayor and Board of Aldermen

### Meeting Minutes

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, May 6, 2025

6:00 PM

Council Chambers

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2524006:00 P.M.

#### CALL TO ORDER

#### ROLL CALL

**Present:** Alderman Dennis  
Alderman Steverson  
Alderman Foy  
Alderman Williams  
Alderman Foster  
Alderman Knight  
Mayor Windham  
Alderman Stovall

#### PRAYER

Brendan Sartin opened the meeting with prayer.

#### PLEDGE

Mayor Windham led the Pledge of Allegiance.

#### ACKNOWLEDGEMENTS

**Pearl Youth Soccer Team - Power Kickers**

**Mississippi Mud Monsters**

**Pickering Firm, Inc.**

#### 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 Dennis 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 Dennis, Alderman Steverson, Alderman Foy, Alderman Williams, Alderman Foster, Alderman Knight, and Alderman Stovall

1. Approval/corrections of Minutes of the Regular Meeting, April 15, 2025 and Special Called Meeting, April 17, 2025.  
approve.
2. Approval of the claims docket for April 15, 2025 to May 6, 2025.  
approve.
3. Approval of Application(s)  
approve.
4. Approval of authorization to travel  
approve.
5. Approval of wage increases  
approve.
6. Approval of garbage exemptions  
approve.
7. Order to approve and authorize payment in the amount of \$39,000.00, to Heflin Engineering for the FY22 SRF Water System Improvements Project. (PR2) (PW)  
approve.
8. Order to approve and authorize the Professional Services Agreement by and between, the City of Pearl and Turf Resources, LLC, for lawn care and landscaping services at the Pearl Municipal Golf Course.  
approve.
9. Order to approve and authorize the Professional Services Agreement by and between, the City of Pearl and Van Buren Lawn and Landscape, LLC, for lawn care and landscaping services at Veteran's Park, Bright Park and Jenkins Park.  
approve.
10. Order to approve the registration fees for football. Flag ages 5-6 will be \$60. Tackle ages 7-12 will be \$100. Registration will be June 1 - 30, 2025.  
approve.

11. Order to approve Cheerleading Registration fees which will be \$25 and registration will run from June 1 -30, 2025.  
approve.
12. Order to approve and authorize payment to University of Mississippi Medical Center MCES/Division Admin in the amount of \$17,756.70 for Level II Public Safety Professional Physicals. (65 x \$273.18 each) (FD)  
approve.
13. Order to approve and authorize payment to Taylor Sudden Service in the amount of \$14,569.00 to rebuild trailer and generator skid to install on trailer for emergency operations. (FD)  
approve.
14. Order to approve and authorize the purchase of (1) 2028 Pierce Velocity PUC Pumper under state contract # 8200060944 from Emergency Equipment Professionals in the total amount of \$1,249,797.00, and to authorize Mayor and/or City Clerk to sign any necessary documents. This purchase will not occur until budget year 2028, however, this order will need to be approved in advance to get the order placed to build the truck.  
approve.
15. Order to approve and authorize the police officers identified on the proposed part-time work schedule for May 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.  
approve.
16. Order to approve and authorize payment to Thornton Construction Co, Inc. for the Southeast Sewer Project Phase II regarding pay application #1 in the amount of \$45,753.60 (ARPA Funds). (SP)  
approve.
17. Order to approve and authorize final payment to Powell Construction in the amount of \$132,905.96, and final payment to Pickering Firm, Inc. in the amount of \$380.38 for the Lighting Improvements Project. (SP)  
approve.
18. Order to approve and authorize payment to Right of Way Technologies, LLC, in the amount of \$28,500 concerning right of way acquisition for the Mary Ann Drive and Riverwind Drive Sidewalk Install. (LPA Funds) (SP)  
approve.
19. Order to set public hearing for June 3, 2025, at 6:00 p.m. to determine whether or not a dimensional variance should be granted to allow Ryan and Laurin Bailey to build a 1000 sq

ft detached garage on their property located at 305 Longwood Court.

approve.

- 20.** Order to set public hearing for June 3, 2025, at 6:00 p.m. to determine whether or not a dimensional variance should be granted to Bin Chen to allow him to have a larger than allowed pole sign at his property located at 430 Riverwind Drive.

approve.

- 21.** Order to set public hearing on June 17, 2025, at 6:00 p.m. to 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 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.

approve.

- 22.** Order to set public hearing on June 17, 2025, at 6:00 p.m. to 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 Drive, 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.

approve.

- 23.** Order to set public hearing on June 17, 2025, at 6:00 p.m. to 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 Drive, 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.

approve.

- 24.** Order to set public hearing on June 17, 2025, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by, Lonnie Earl Wilson and located at 101 Wilson Drive, 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.

approve.

- 25.** Order to set public hearing on June 17, 2025, at 6:00 p.m. to determine whether or not that certain parcel of real property owned by, Johnie Jenkins Estate and located at 120 Jenkins Quarters, 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.

approve.

- 26. Order to adopt a Resolution to Adjudicate the cost of cleaning of properties and assess the costs against said properties on the list attached and made a part hereof.

approve.

- 27. Order to accept the Tower Ridge Subdivision.

approve.

- 28. Order to approve and authorize the construction boring and fiber installation by MasTec Construction for the Pearl Library and Senior Services, in the amount of \$43,387.00. (quotes obtained)

approve.

- 29. Order to adopt a Resolution to set the hours for the sale of alcoholic beverages/liquor by those holding on-premises retail permits, within the municipality from 7:00 a.m. to 1:00 a.m. Monday through Sunday.

approve.

**PUBLIC HEARINGS**

- 1. Consider request for conditional use by The Towers, LLC, d/b/a Vertical Bridge to construct a 190 ft monopole wireless tower facility at 3342 Greenfield Road.

David Magee appeared on behalf of this request. Community Development Director, Brad Robertson confirmed that the FAA has cleared the tower height. He recommended that the request be approved.

Motion was made by Alderman Knight and seconded by Alderman Stovall to approve the recommendation Community Development Director, Brad Robertson and grant the request for conditional use by The Towers, LLC, d/b/a Vertical Bridge to construct a 190 ft monopole wireless tower facility at 3342 Greenfield Road. The following members of the Board of Alderman voted in favor of the Motion which became the Order of the Board:

**Aye:** Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Williams, Alderman Foster, Alderman Knight, and Alderman Stovall

- 2. Consider amendment to the language of the Zoning Ordinance.

Motion was made by Alderman Foy to deny the amendment to the language of the Zoning Ordinance. The motion died for lack of a second.

Motion was made by Alderman Dennis and seconded by Alderman Knight to approve Consider amendment to the language of the Zoning Ordinance. The following members of the Board of Alderman voted in favor of the Motion which became the Order of the Board:

**Aye:** Alderman Dennis, Alderman Williams, Alderman Foster, and Alderman Knight

Nay: Alderman Steverson, Alderman Foy, and Alderman Stovall

### **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. Jaime L. Orr and located at 129 Greenfield Road, Pearl, Rankin County, Mississippi 39208;

Jaime L. Orr 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. No one 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 Jaime L. Orr and located at 129 Greenfield Rd., 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. This Motion was made by Alderman Knight and seconded by Alderman Stovall. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Stovall, Alderman Knight, Alderman Dennis, Alderman Foster, Alderman Foy, Alderman Williams and Alderman Steverson.

**Aye:** Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Williams, Alderman Foster, Alderman Knight, and Alderman Stovall

4. Helen R. Williams and located at 380 Sweet Home Church Road, Pearl, Rankin County, Mississippi 39208;

Helen R. Williams 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. Helen R. Williams 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 Helen R. Williams and located at 380 Sweet Home Church Road, 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 bring the property into compliance no later than forty-five (45) days from the date of this hearing.

This Motion was made by Alderman Dennis and seconded by Alderman Knight. The following members of the Board of Aldermen voted in favor of the Motion which became the Order of the Board: Alderman Knight, Alderman Dennis, Alderman Foster, Alderman Williams, Alderman Foy, Alderman Stovall and Alderman Steverson.

**Aye:** Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Williams, Alderman Foster, Alderman Knight, and Alderman Stovall

**GENERAL BUSINESS**

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

**ADJOURN IN HONOR OF MARGARET JOANNE RICE**

A motion was made by Alderman Knight, and seconded by Alderman Williams, to adjourn the meeting in Honor of Margaret JoAnne Rice. The motion carried by the following vote:

**Aye:** Alderman Dennis, Alderman Steverson, Alderman Foy, Alderman Williams, Alderman Foster, Alderman Knight, and Alderman Stovall