



CITY OF PICAYUNE

CITY COUNCIL REGULAR MEETING

REGULAR COUNCIL MEETING MINUTES

Tuesday, May 17, 2022, at 5:00 PM
203 Goodyear Blvd., Picayune, MS 39466

WELCOME AND CALL TO ORDER

Be it remembered that the Mayor and City Council of Picayune, Pearl River County, Mississippi met at City Hall, 203 Goodyear Blvd, in Picayune, MS, Tuesday, May 17, 2022, at 5:00 PM in regular session with the following officials:

PRESENT

Mayor Jim Luke

Council Member Larry Breland

Council Member Lynn Bogan Bumpers

Council Member Frank Ford

Council Member Jan Stevens

Council Member Anna Bales Turnage

City Manager Freddy Drennan

City Clerk Sid Albritton

City Attorney Nathan Farmer

INVOCATION

Opening prayer was given by Chief Pat Weaver

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Breland

RECOGNITION

At this time Mayor Luke recognized the following businesses:

Boiling Over Seafood and Wild Day Spa

DEPARTMENT HEAD UPDATE

THE FOLLOWING DEPARTMENT REPRESENTATIVES WERE PRESENT AND GAVE A BRIEF UPDATE ON THEIR DEPARTMENTS:

Trevor Adams – Parks and Recreation

Lisa Albritton – Grants/Special Events

Andy Greenwood – Airport

Tom Milar – Code Enforcement/Planning and Development/Permits

Eric Morris – Public Works

Joe Quave – Police Department

Pat Weaver – Fire Department

Reba Beebe with Picayune Main Street and Lindsey Ward with Pearl River County were also present to give updates.

Also present: Fred Macdonald – Public Safety Commissioner

CONSENT AGENDA

1. **CONSIDER REQUEST TO APPROVE THE MINUTES FROM THE REGULAR COUNCIL MEETING HELD ON MAY 3, 2022.**
2. **CONSIDER REQUEST TO APPROVE THE REPORT OF PUBLIC RECORDS REQUEST FOR APRIL 2022.**
3. **CONSIDER REQUEST TO APPROVE THE PRIVILEGE LICENSE REPORT FOR APRIL 2022.**
4. **CONSIDER REQUEST TO ACCEPT AND APPROVE THE PLANNING COMMISSION MINUTES DATED APRIL 12, 2022.**
5. **CONSIDER REQUEST TO ACCEPT A COPY OF THE PLANNING COMMISSION MINUTES DATED MAY 10, 2022.**

Motion was made by Council Member Stevens, seconded by Council Member

Bumpers to approve the Consent Agenda for the City of Picayune.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

NEW BUSINESS

CITY MANAGER

1. CONSIDER REQUEST TO APPOINT TWO (2) MEMBERS TO THE CITY PLANNING COMMISSION AS FOLLOWS:

Motion was made by Council Member Ford, seconded by Council Member Turnage to appoint Michael Blades to the City Planning Commission City Resident seat effective immediately.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

Motion was made by Council Member Bumpers, seconded by Council Member Breland to appoint Kimaka “Kim” Bowens to the City Planning Commission Outside City Resident seat effective immediately.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

2. CONSIDER REQUEST TO APPROVE LANDLORD LETTER OF CONSENT BY AND BETWEEN CITY OF PICAYUNE AND MANNA MINISTRIES INC. TO ALLOW PROPOSED IMPROVEMENTS TO BUILDING AS A PART OF THE HEALTH RESOURCES AND SERVICES ADMINISTRATION (HRSA) CONGRESSIONALLY DIRECTED SPENDING(CDS) CONSTRUCTION PROJECT HRSA-135 FUNDING OPPORTUNITY.

Motion was made by Council Member Turnage, seconded by Council Member Stevens to approve the Landlord Letter of Consent, by and between the City of Picayune and Manna Ministries Inc., which allows proposed improvements to the building as a part of the Health Resources and Services Administration (HRSA) Congressionally Directed Spending(CDS) Construction Project HRSA-135 funding opportunity.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

3. CONSIDER REQUEST TO APPROVE THE LEASE TO PURCHASE AGREEMENT BETWEEN THE CITY OF PICAYUNE AND CONSOLIDATED AGGREGATE AND AUTHORIZE THE MAYOR AND CITY CLERK TO SIGN ALL REQUIRED DOCUMENTS.

Motion was made by Council Member Ford, seconded by Council Member Stevens to approve the lease to purchase agreement between the City of Picayune and Consolidated Aggregate and authorize the Mayor and City Clerk to sign all required documents.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

FINANCE ADMINISTRATION

1. CONSIDER REQUEST TO APPROVE THE AMENDED BUDGET RESOLUTION AND AUTHORIZE THE MAYOR AND CITY CLERK TO SIGN THE RESOLUTION.

Motion was made by Council Member Breland, seconded by Council Member Bumpers to approve the Amended Budget Resolution, and authorize the mayor and city clerk to sign the resolution.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

2. CONSIDER REQUEST TO APPROVE THE RESOLUTION REGARDING THE SALE OF LAND TO AMERICLEAN, LLC AND AUTHORIZE THE MAYOR AND CITY CLERK TO SIGN ALL REQUIRED DOCUMENTS ASSOCIATED WITH THE SALE OF SAID PROPERTY.

Motion was made by Council Member Ford, seconded by Council Member Turnage to approve the resolution regarding the sale of land to Americlean, LLC and authorize the mayor and city clerk to sign all required documents associated with the sale of said property.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

3. CONSIDER REQUEST TO APPROVE THE RESOLUTION REGARDING THE SALE OF LAND TO BELMONT LAND HOLDINGS, LLC aka TLC AND AUTHORIZE THE MAYOR AND CITY CLERK TO SIGN ALL RELATED DOCUMENTS ASSOCIATED WITH THE SALE OF SAID PROPERTY.

Motion was made by Council Member Turnage, seconded by Council Member Bumpers to approve the resolution regarding the sale of land to Belmont Land Holdings, LLC aka TLC and authorize the mayor and city clerk to sign all related documents associated with the sale of said property.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

4. CONSIDER REQUEST TO AUTHORIZE THE POSITION OF A PART-TIME DEPUTY CITY CLERK.

Motion was made by Council Member Breland, seconded by Council Member Stevens to authorize the position of a part-time Deputy City Clerk.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

5. CONSIDER REQUEST TO AUTHORIZE THE POSITION OF A FULL-TIME ENTRY LEVEL DEPUTY CLERK.

Motion was made by Council Member Breland, seconded by Council Member Bumpers to authorize the position of a full-time entry level Deputy Clerk.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

6. CONSIDER REQUEST TO APPROVE THE “REQUEST FOR PROPOSALS” (RFP) FOR SOLID WASTE COLLECTION WITHIN THE BOUNDARIES OF THE CITY FOR A PERIOD OF FOUR (4) YEARS. CURRENT CONTRACT EXPIRES AUGUST 31, 2022.

Motion was made by Council Member Stevens, seconded by Council Member Turnage to approve the “Request for Proposals” (RFP) for solid waste collection within the boundaries of the City for a period of four (4) years.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

GRANT ADMINISTRATION

1. CONSIDER REQUEST TO APPLY FOR THE 2022 COPS HIRING PROGRAM GRANT.

Motion was made by Council Member Breland, seconded by Council Member Ford to apply for the 2022 COPS Hiring Program Grant.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

CODE ENFORCEMENT

1. CONSIDER REQUEST TO APPROVE THE REVISED PRELIMINARY SUBDIVISION PLAN APPROVAL FOR THE COTTAGE AT THE NEST SUBDIVISION.

Motion was made by Council Member Ford, seconded by Council Member Stevens to approve revised Preliminary Subdivision Plan approval for the Cottage at the Nest Subdivision.

After council discussion, Council Member Ford withdrew his original motion.

At this time,

Motion was made by Council Member Ford, seconded by Council Member Stevens to approve the revised Preliminary Subdivision Plan with the following requirements:

1. The width of the lot size would be no less than 45' (45 feet) wide.
2. The width of the homes would be no less than 24' (24 feet) wide.
3. No more than 28 homes would be permitted to be built in the Cottage at the Nest Subdivision.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, and Council Member Jan Stevens.

Voting Nay: Council Member Anna Turnage.

Absent and Not Voting: None

Abstaining and Not Voting: None

At this time, Council Member Larry Breland called for a Roll Call. The votes were recorded as follows:

Council Member Frank Ford	Yea
Council Member Lynn Bumpers	Yea
Mayor Jim Luke	Yea
Council Member Jan Stevens	Yea
Council Member Larry Breland	Yea
Council Member Anna Turnage	Nay

The motion was declared carried.

2. CONSIDER REQUEST FROM MELVIN HICKS AND LAVERN GUY TO APPROVE A PRELIMINARY SUBDIVISION PLAN FOR THE GUY-HICKS SUBDIVISION II, WHICH INCLUDES 15 LOTS. PPIN NO. 22893. PROPERTY LOCATED ON NEAL ROAD, WHICH IS ZONED R-3 (MULTI-FAMILY RESIDENTIAL).

At this time, Council Member Ford asked the City Attorney if the council had to vote on the request as submitted in the agenda or could they propose another motion without considering the request as written.

At this time, Nathan Farmer recused himself with all action related to Lavern Guy & Melvin Hicks.

At this time, Nick Thompson was introduced and stepped in to represent the city for advisement regarding the Guy-Hicks Subdivision II. He then advised the council that so far there was only a request per the agenda to consider. No motions were yet made and that Council could make any motion he/she chose at this time.

At this time, Council Member Ford referred to the recent findings of possible soil contaminants and made the following motion.

Motion was made by Council Member Ford, seconded by Council Member Turnage to remand to the planning commission requiring developers, at the developer's expense, to retain a soil sample.

After council discussion, Council Member Ford withdrew his original motion.

Motion was made by Council Member Ford, seconded by Council Member Turnage to remand to the planning commission requiring developers, at the developer's expense, to retain a soil sample from either **Mississippi Department of Environmental Quality (MDEQ)** or **U.S. Environmental Protection Agency (EPA)**.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Absent and Not Voting: None

Abstaining and Not Voting: None

At this time, Council Member Larry Breland called for a Roll Call. The votes were recorded as follows:

Council Member Frank Ford	Yea
Council Member Lynn Bumpers	Yea
Mayor Jim Luke	Yea
Council Member Jan Stevens	Yea
Council Member Larry Breland	Yea
Council Member Anna Turnage	Yea

The motion was declared carried.

POLICE DEPARTMENT

- 1. CONSIDER REQUEST TO APPROVE OUT OF STATE TRAVEL FOR DETECTIVE SEAN TALLEY TO ATTEND HOMICIDE INVESTIGATION TRAINING IN HOOVER, ALABAMA FROM MAY 31, 2022, THROUGH JUNE 2, 2022.**

Motion was made by Council Member Breland, seconded by Council Member Turnage to approve out of state travel for Detective Sean Talley to attend Homicide Investigation training in Hoover, Alabama from May 31, 2022, through June 2, 2022.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

PUBLIC WORKS DEPARTMENT

1. CONSIDER REQUEST TO ACCEPT DONATION OF LED BULBS FOR OUR "THIGPEN ALLEY" PROJECT.

Motion was made by Council Member Turnage, seconded by Council Member Ford to accept donation of led bulbs for our "Thigpen Alley" project.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

2. CONSIDER REQUEST TO APPROVE GREG ROBERTS FIRE HYDRANT REPAIR & SUPPLY LLC AS A "SOLE SOURCE" VENDOR FOR FY 2021-2022. THEY ARE THE ONLY VENDOR KNOWN TO THE CITY AND MS RURAL WATER ASSOCIATION THAT POSSESS THE TECHNIQUES AND EQUIPMENT TO REPAIR HYDRANTS UNDER LIVE WATER CONDITIONS.

Motion was made by Council Member Stevens, seconded by Council Member Turnage to approve Greg Roberts Fire Hydrant Repair & Supply LLC as a "sole source" vendor for FY 2021-2022.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

CITIZEN'S CONCERNS

Motion was made by Council Member Ford, seconded by Council Member Turnage to allow Lavern Guy to speak on the proposed Guy-Hicks Subdivision II.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, and Council Member Anna Turnage.

Voting Nay: Council Member Jan Stevens

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

At this time, Lavern Guy spoke to clarify that his property is not the original property that was contaminated.

Motion was made by Council Member Breland, seconded by Council Member Ford to allow one additional person to speak on the proposed Guy-Hicks Subdivision II.

After council discussion, Council Member Breland withdrew his original motion.

Motion was made by Council Member Breland, seconded by Council Member Ford to allow two additional people to speak on the proposed Guy-Hicks Subdivision II.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

At this time, Ronald Jackson and Bud Lowe both spoke in opposition regarding the proposed Guy-Hicks Subdivision II. Ronald Jackson provided a letter to the city and asked that it be included in the city council minutes.

Motion was made by Council Member Breland, seconded by Council Member Stevens to allow Ronald Jackson's letter to be spread upon the City Council Minutes dated May 17, 2022.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

ADJOURN

MOTION TO ADJOURN

Motion was made by Council Member Stevens, seconded by Council Member Turnage to adjourn the meeting until June 7, 2022, at 5:00 pm.

Voting Yea: Mayor Jim Luke, Council Member Larry Breland, Council Member Lynn Bumpers, Council Member Frank Ford, Council Member Jan Stevens, and Council Member Anna Turnage.

Voting Nay: None

Absent and Not Voting: None

Abstaining and Not Voting: None

The motion was declared carried.

ATTEST:

Sid Albritton, City Clerk

Jim Luke, Mayor