

AGENDA
BRANDON BOARD OF ALDERMEN & MAYOR
REGULAR BOARD MEETING
BUTCH LEE, MAYOR PRESIDING
SEPTEMBER 15, 2025

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS AND RECOGNITIONS

1. Ronnie Garner — re: moratorium

D. OLD BUSINESS

1. Approve the Regular Board Meeting Minutes of September 2, 2025.

E. BUTCH LEE, MAYOR

1. Discussion on the following topics:

- Budgets and Auditing
- Public Works Monthly Report
- Street Management Funds
- Traffic Engineering Discussion (Jonathan Kiser, Kiser Engineering)
- Brandon Parks / Rec Discussion (Jason Clemont, CEO, Cole Lacey, VP, Venue Management)
- Waste Water Projects
- Storm Water Discussions (Ryan Herndon, Waggoner Engineering)
- Magic of Lights, Finalize Contract
- Continued Discussion on Residential Moratorium

2. Request permission to travel to Tupelo, MS to attend the MML Board of Directors meeting September 17-19, 2025.

3. Consideration to approve a professional services Limited License Agreement with Fun Guys, LLC. re: Magic of Lights 2025.

4. Request permission to make a donation to the Brandon Exchange Club in the amount of \$5,000.00 for the "2025 Brandon on Ice" event.

F. MARY ANN HESS, CITY CLERK

1. Consideration to approve professional services agreement for the purposes of promoting tourism in accordance with HB1521 (2023 MS Legislative Session) and other lawful and related purposes; authorize the Mayor to execute the same; and approve payment of all show related expenditures
Parker and Fann LLC f/s/o Earthgang and City of Brandon Artist Agreement
Outback Presents, LLC and City of Brandon City Hall Live Lease Agreement
2. Consideration to approve a quote from Craft Croswell to replace 12,900 square feet of carpet tiles in the civic center with approved Mohawk Group product 839 Flex in the

amount of \$68,308.27. Another quote was obtained from Byrd & Cook Flooring in the amount of \$69,590.00.

3. Consider designating Mayor Butch Lee and Finance Director Tracie Riggins as the official authorized signers for the City of Brandon, Mississippi regarding the "National Prescription Opiate Litigation" which must be executed in order to participate in the new National Opioids Secondary Manufacturers Settlements and authorizing them to sign all official documents associated with this settlement.
4. Consideration of the adoption of the final tax assessment roll for the City of Brandon for FY 2025/2026 as received from the Rankin County Tax Assessor Staci McNinch.
5. Consideration of the acceptance of the FYE 2025 audit engagement letter with Barlow and Company, PLLC and authorizing the Mayor to sign the letter.
6. Consideration to approve the 2025 Sixteenth Section Lease Payment 16-5-3 I8J-52 in the amount of \$5,287.39. The annual lease begins on 10/01/2025.
7. Consideration to approve the start date of the Fiscal Year 2026 pay raises on Monday, September 29, 2025, rather than Wednesday, October 1, 2025, to coincide with the beginning date of the pay period.
8. Consideration for City Clerk Mary Ann Hess, Deputy Clerk Rebecca Pevey, and Deputy Clerk Candance Hunley to attend clerk training at the Winter MMCCA Conference at the Sheraton Refuge Center in Flowood, MS on December 10-12, 2025.
9. Consideration to approve:
 - a. Docket of Claims for September 15, 2025
 - b. Fox Everett claims released on September 5, 2025.
 - c. Electronic fund transfers for August 2025.

G. ALEX WADE, PUBLIC WORKS DEPARTMENT

1. Permission to allow Hollan Silcox, Water & Sewer Superintendent, to travel and attend the 2025 MSRWA Water Certification Course in Tupelo, MS on October 12-16, 2025, for water and sewer CEU hours. The City of Brandon will pay the travel expenses for this course.
2. Consideration to adopt a Resolution regarding the Mississippi Outdoor Stewardship Trust Fund Grant for a funding request for the City Park Trails Improvements Project.
3. Consideration to approve invoice #0030587 in the amount of \$69,825.00 from Fluid Process & Pumps for the emergency repairs at Appleridge Lift Station and authorize payment of the same. The Board declared these repairs an emergency on 9/2/2025.
4. Consideration to approve the following from Edgar Contracting, LLC for the Cornerstone Water Well Power Supply Project.
 1. Approve Pay Request 1 in the amount of \$88,933.30 and authorize payment of the same.
 2. Approve Change Order 1 at an increase of \$8,010.00 in the project cost and authorize the Mayor to execute the same.

5. Consideration to approve Pay Request 3 in the amount of \$326,295.88 from Thornton Construction Company for the Grants Ferry Parkway Shared Use Path LPA Project and authorize payment of the same.

H. JOEY BARNETTE, COMMUNITY DEVELOPMENT

1. Consideration to appoint the new Office Manager Jessica Carr as the petty cash custodian for the Community Development Office fund in the amount of \$100.00.
2. Consideration of a Rezoning Request from CC Community Center to I-1 Light Industrial for Spiers Properties and Development LLC at 480 East Mark Drive, Parcel # H8Q-13-10
3. Consideration of a Rezoning Request from ORC Office and Research Campus to I-1 Light Industrial for Michael Perry, Parcel # I9A-2-30
4. Resolution regarding Clean-up of Nuisance in accordance with MCA § 21-19-11 for 79 Woodbridge Road.

I. JOSEPH FRENCH, POLICE CHIEF

1. Consideration to approve the amendment to and renewal of the 2025-2026 School Law Enforcement Officer (LEO) Agreement and authorize the Mayor to execute the same.

J. BRIAN ROBERTS, FIRE CHIEF

1. Request permission for Chief Roberts, Deputy Chief Patrick Wofford, Div. Chief Jerry King and BC Eric Stringer to travel to Natchez to attend the Mid-Winter Chiefs Conference from December 1–3, 2025 and approve all travel expenses.
2. Consideration to remove off the roster part-time Firefighter Yusef Wilder effective September 8, 2025.

K. EXECUTIVE SESSION

L. ADJOURN

[MEET_FOOT]

MINUTES OF THE REGULAR BOARD MEETING OF THE
MAYOR AND BOARD OF ALDERMEN OF THE CITY OF BRANDON, MISSISSIPPI
OF SEPTEMBER 2, 2025, AT 6:00 P.M.
MAYOR BUTCH LEE, MAYOR PRESIDING

- A. CALL TO ORDER - Mayor Lee and Aldermen Farris, King, Womack, Williams, Vinson, Coker, and Craine were present.
- B. INVOCATION AND PLEDGE OF ALLEGIANCE - Alderman Farris gave the invocation and Alderman King led the Pledge of Allegiance.
- C. PUBLIC COMMENTS AND RECOGNITIONS: None.
- D. OLD BUSINESS

- 1. Approve Regular Board Meeting Minutes as amended of August 18, 2025 and the Recessed Board Meeting Minutes of August 21, 2025.

Alderman Womack made the motion to approve agenda item D.1, seconded by Alderman Craine and upon affirmative vote of the members present the motion carried.

E. BUTCH LEE, MAYOR

- 1. Presentation items: Information/Recommendation (bond rating, police/fire monthly stats, community requests for support, city flag adoption, bicentennial preparation, christening of USS Louis H. Wilson, Jr. travel request, PATH Lighting, city hall renovations progress, discussion of tourism bureau, Sports Facilities Advisors site visit, Magic of Lights 2025 recommendation, Transportation Alternative (TA) grant applications, residential development moratorium)
 - 2. Police and Fire Departments Monthly Reports
 - 3. Adopt new flag design for the City of Brandon as presented by the Mayor.

Alderman Vinson made the motion to approve agenda item E.3, in accordance with the memo from the Mayor's Office, which is appended hereto with attachment, seconded by Alderman Coker and upon affirmative vote of the members present the motion carried.

- 4. Create a City of Brandon Bicentennial Celebration Steering Committee.

Alderman Womack made the motion to approve agenda items E.4, in accordance with the memo from the Mayor's Office, which is appended hereto with attachment, seconded by Alderman Craine and upon affirmative vote of the members present the motion carried.

- 5. Authorize the following two travel requests:

- (i)At the request of General Dynamics Bath Iron Works, permission to travel to Bath, Maine to attend the Christening of the Flight III Arleigh Burke Class Guided Missile Destroyer DDG126, Louis H. Wilson, Jr. September 26-28, 2025.
 - (ii)Permission for Alderman Cris Vinson, Alderman Harry Williams, and Mayor Butch Lee to travel and assess various recreational facilities in Louisiana, Arkansas, Tennessee, Kentucky, and Alabama.

Alderman Farris made the motion to approve agenda item E.5, in accordance with the memo from the Mayor's Office, which is appended hereto with attachments, seconded by Alderman King and

upon affirmative vote of the members present the motion carried.

6. Approve payment to PATH for the Street Light GIS Study in the amount of \$60,000 as per the contract dated March 3, 2025, conditioned upon receipt of GIS data.

Alderman Williams made the motion to approve agenda item E.6, in accordance with the memo from the Mayor's Office, which is appended hereto with attachment, seconded by Alderman Vinson and upon affirmative vote of the members present the motion carried.

7. Table action regarding a professional services Limited License Agreement with Fun Guys, LLC. re: Magic of Lights

Alderman Vinson made the motion to table consideration of agenda item E.7 to the next regular board meeting on September 15, 2025, seconded by Alderman Craine and upon affirmative vote of the members present the motion carried.

8. Approval of the project section list for the MPO, MOOT, and MOST Grant Applications as presented by the Mayor

Alderman Vinson made the motion to approve agenda item E.8, in accordance with the memo from the Mayor's Office, which is appended hereto with attachment, seconded by Alderman Williams and upon affirmative vote of the members present the motion carried.

9. Adopt Resolution re: Moratorium on all the approval of preliminary plats for any residential development and set a Public Hearing for October 6, 2025 during the Regular Board Meeting for consideration of the adoption of an Ordinance regarding the same.

Alderman Vinson made the motion to approve agenda item E.9, in accordance with the memo from the Mayor's Office, which is appended hereto with attachment, seconded by Alderman Womack and upon affirmative vote of the members present the motion carried.

10. Adopt an Ordinance setting the salary of the members of the Board of Aldermen at \$32,000.00 per year, effective October 2, 2025.

11. Change the titles of the following employees effective September 1, 2025, to-wit: Tracie Rigin to Finance Director and Charles Pitcox to Events Director

Alderman Craine made the motion to approve agenda items E.10 and E.11, in accordance with the memos from the Mayor's Office, which are appended hereto with attachments, seconded by Alderman Williams and upon affirmative vote of the members present the motion carried.

F. MARY ANN HESS, CITY CLERK

1. Adopt the FY 2025-2026 Taxing and Spending Plan and authorize publication of the same.
2. Pay an additional \$81.08 in lease payment to the Rankin County School District on a piece of 16th Section Land (Parcel: 16-5-318J-50-10) due to a new CPI Rent Adjustment.
3. Renew the annual subscription for Adobe Acrobat Pro for teams - Subscription in the amount of \$6,737.12 from Insight - coverage dates are from 24 Aug 2025 to 23 Aug 2026. (This is an MS ITS EPL Pricing quote.) (Note the Attorney General has opined

that subscription services are not subject to Mississippi Bid Laws, Opinion 2010-00123; however, regardless two quotes were obtained and the accepted quote is the lowest and best quote received.)

4. Accept the resignation of Veronica Hawkins from her current position as the Accounts Payable Specialist. for the City of Brandon Finance Department effective September 12, 2025.
5. Authorize City Clerk Mary Ann Hess to attend training at the Fall MMCCA Conference at the Cotton House Hotel in Cleveland, MS on October 7-10, 2025.
6. Approve:
 - a. Docket of Claims for September 2, 2025.
 - b. Fox Everett claims released on August 22, 2025.

Alderman Womack made the motion to approve agenda items F.1 – F.6(a)&(b), in accordance with the memos from the City Clerk's Office, which are appended hereto with attachments, seconded by Alderman Vinson and upon affirmative vote of the members present the motion carried.

G. CARLY DEARMAN, PUBLIC WORKS DEPARTMENT

1. Authorize the development of plans and to advertise for bid the Kennedy Farm Parkway Sidewalk Project.
2. Approve the following from Thornton Construction Company for the Grants Ferry Parkway Shared Use Path LPA Project.
 1. Pay Request #2 in the amount of \$168,672.19 and authorize payment of the same.
 2. Supplemental Agreement #1 at an increase of \$45,585.48 in the project cost and authorize the Mayor to execute the same. Supplemental Agreement 1 adds 500lf of concrete paved ditch to the project scope and adds 5 working days to the project.
3. Approve Pay Request #5 in the amount of \$12,129.00 from Hemphill Construction Company for the Dining Poindexter New Parking Lot Project and authorize payment of the same.
4. Approve the following from Thornton Construction Company for the Marquette Road Multi-Use Path Project. These items will finalize the Marquette Road Multi-Use Path Project.
 1. Approve the Final Summary Change Order at an increase of \$43,454.07 in the project amount and authorize the Mayor to execute the same, due to final project quantities, first finding that, as reflected in the documentation appended hereto, after the construction contract was let changes or modifications to the original contract were necessary and better serve the purposes of the City and that such changes are being made in a commercially reasonable manner and are not being made to circumvent the public purchasing statutes, and authorize the Mayor to execute the same.
 2. Approve Pay Request #8 FINAL, including the Final Summary Change Order, in the amount of \$1,400.00 and authorize payment of the same.
5. Accept the attached letter from Delta Utilities, formerly Centerpoint Energy Gas Company, dated 8/22/2025. This letter from Delta Utilities is with regard to required maintenance work to be performed on the 4" gas line along Highway 80 between Woodgate Drive and Terrapin Skin Creek and restoration of the City of Brandon's

walking trail in that area that will be affected.

6. Approve the following regarding emergency repairs at Appleridge Lift Station.
 1. Declare an emergency in accordance with MCA Section 31-7-13(k), the repairs to Appleridge Lift Station due to lift station pump failure.
 2. Approve invoice #189966 in the amount of \$5,781.00 from Hydra Services, Inc. for bypass pump rental from 6/21/2025 through 7/19/2025.
 3. Approve invoice #190794 in the amount of \$5,781.00 from Hydra Services, Inc. for bypass pump rental from 7/20/2025 through 8/17/2025.
 4. Approve invoice #7800 in the amount of \$3,675.00 from Harvey Services, Inc. for labor services to install the new lift station pump at the site.
7. Approve the following from Hemphill Construction Company for the Highway 80 Waterline Improvements Project.
 1. Approve Change Order #1 at an increase of \$25,731.00 in the project cost and authorize the Mayor to execute the same. Change Order 1 is due to utility conflicts, the relocation of two water meters, a fire hydrant connection not on the original plans, and the need for additional fittings and pipe quantities, first finding that, as reflected in the documentation appended hereto, after the construction contract was let changes or modifications to the original contract were necessary and better serve the purposes of the City and that such change are being made in a commercially reasonable manner and are not being made to circumvent the public purchasing statutes.
 2. Approve Pay Request #4 in the amount of \$40,735.05 and authorize payment of the same.
8. Approve the utility adjustment approvals and denials as presented in the memo dated September 2, 2025, first finding that the approvals were due to unforeseen circumstances and that the customer did not receive the benefit of the service thereby warranting a reduction or compromise.

Alderman Williams made the motion to approve agenda items G.1 – G.8, in accordance with the memos from the Public Works Department, which are appended hereto with attachments, seconded by Alderman King and upon affirmative vote of the members present the motion carried.

H. JOEY BARNETTE, COMMUNITY DEVELOPMENT

1. Hire Jessica Carr as an Office Manager effective September 8, 2025, and set the rate of pay in accordance with the memo.
2. Approve Development Application re: Brandon Heights Loft #1 (Thrash Group), Parcel #H8Q-7-20, within Brandon Heights PUD
3. Approve Development Application re: Brandon Heights Loft #2 (Thrash Group), Parcel #H8Q-7-20, within Brandon Heights PUD
4. Set public hearing during the Regular Board Meeting on September 15, 2025, for consideration of application of Spiers Properties and Development LLC to rezone an existing CC - Community Center property to I-1 Light industrial. (Parcel # H08Q000013 00000 PPIN #022074).
5. Set public hearing during the Regular Board Meeting on September 15, 2025, for consideration of an application of Michael Perry to rezone an existing ORC Office and Research Campus property to I-1 Light industrial. (Parcel # I09A000002 00030 PPIN #33180).

Alderman Craine made the motion to approve agenda items H.1-H.5, in accordance with the memos from the Community Development Department, which are appended hereto with attachments, seconded by Alderman Vinson and upon affirmative vote of the members present the motion carried.

I. JOSEPH FRENCH, POLICE CHIEF

1. Designate Clare Lancaster as E-Telecommunications Custodian for the Police Department to receive and disseminate records, information and affidavits for reimbursement(s).
2. Authorize the following people to travel to Topeka, Kansas to help with the pick-up of the recently purchased patrol cars from the Kansas Highway Patrol on September 16-17, 2025:
Beau Edgington
Brian Elwell
Jerry Spell
Jabri Selmon
Sam Versell
Tami Hutson
DMarques Adams
Brian Roberts
Bryhn Beck
Jerry King

Alderman Coker made the motion to approve agenda items I.1 & I.2, in accordance with the memos from the Police Department, which are appended hereto with attachments, seconded by Alderman Womack and upon unanimous vote the motion carried.

J. BRIAN ROBERTS, FIRE CHIEF

1. Approve FF Cody Cole, SGT. Hayden Jackson and LT. Allan Plotkin to travel to Gulfport, MS for paramedic lab school and approve school and travel expenses.
2. Hire Justin Hales and Michael Williams as part-time firefighters/EMT/Paramedic at the rate of pay per memo.
3. Accept the Homeland Security Grant #23HS128R in the amount of \$21,350 and authorize Mayor Lee, Chief Roberts, City Clerk Mary Ann Hess, Finance Director Tracie Riggins and Carolyn Palmer to execute all documents.
4. Declare as an emergency in accordance with MCA Section 31-7-13(k) and to approve repairs to the 2016 E-One (Vin #9942) for the amount of \$9,092.31 to replace the turbo and turbo actuator and authorize payment for the same. This purchase would also meet the requirements of MCA Section 31-7-13(m)(ii) regarding outside equipment repairs.
5. Request consideration to purchase four (4) sets of turn-out gear from Delta Fire and Safety on state contract# 8200078722 in the amount of \$14,472.00 from state Insurance rebate funds and authorize payment of the same.
6. Approve a three (3) year subscription with Timeclock Plus (TCP) plus for fire department scheduler software which is also the lowest and best quote received for a three-year total of \$14,988.18 and authorize Mayor Butch Lee to execute the same. (Note the Attorney General has opined that subscription services are not subject to Mississippi Bid Laws, Opinion 2010-00123; however, regardless, two quotes were obtained and the accepted

quote is the lowest and best quote received.)

Alderman Farris made the motion to approve agenda items J.1- J.6, in accordance with the memos from the Fire Department, which are appended hereto with attachments, seconded by Alderman Craine upon affirmative vote of the members present the motion carried.

K. EXECUTIVE SESSION

Alderman Womack made the motion to consider the need to enter into Executive Session, seconded by Alderman Williams and upon affirmative vote of the members present the motion carried.

Alderman Farris then made the motion to enter into Executive Session to discuss pending and potential litigation, the acquisition of real property and economic development, seconded by Alderman Coker and affirmative vote of the members present the motion carried.

Alderman Womack made the motion to resume the Regular Board Meeting out of Executive Session seconded by Alderman Vinson and upon unanimous vote the motion carried.

(That there were no votes taken in Executive Session was announced upon resuming the Regular Board Meeting out of Executive Session).

L. ADJOURN

Alderman Womack made the motion to adjourn the Regular Board Meeting, seconded by Alderman Coker and upon affirmative vote of the members present the motion carried.

(Next Regular Board Meeting: September 15, 2025)

Minutes approved this the 15th day of September 2025.

Hon. Butch Lee, Mayor

Attest:

Hon. Mary Ann Hess, City Clerk



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:
DATE: 09/15/2025
SUBJECT: DISCUSSION ON THE FOLLOWING TOPICS: BUDGETS AND AUD

ATTACHMENTS:

None



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: BUTCH LEE
DATE: 09/08/2025
SUBJECT: TRAVEL REQUEST - MML BOARD OF DIRECTORS MEETING

Request permission to travel to Tupelo, MS to attend the MML Board of Directors meeting September 17-19, 2025.

ATTACHMENTS:

None



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/08/2025
SUBJECT: PROFESSIONAL SERVICES AGREEMENT

Consideration to approve a professional services Limited License Agreement with Fun Guys, LLC. re: Magic of Lights 2025.

ATTACHMENTS:

1. Copy of Copy of 2025-2028 Proposed New Deal Terms Brandon - 9.12.25 REVISED



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/15/2025
SUBJECT: BRANDON EXCHANGE CLUB

Request permission to make a donation to the Brandon Exchange Club in the amount of \$5,000.00 for the "2025 Brandon on Ice" event.

ATTACHMENTS:

None



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:
DATE: 09/08/2025
SUBJECT: ARTIST AGREEMENTS

Consideration to approve professional services agreement for the purposes of promoting tourism in accordance with HB1521 (2023 MS Legislative Session) and other lawful and related purposes; authorize the Mayor to execute the same; and approve payment of all show related expenditures Parker and Fann LLC f/s/o Earthgang and City of Brandon Artist Agreement Outback Presents, LLC and City of Brandon City Hall Live Lease Agreement

ATTACHMENTS:

1. Earthgang Contract Brandon 2025
2. City Hall Live Lease Agreement Henry Cho - Outback 2026



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:
DATE: 09/09/2025
SUBJECT: CIVIC CENTER CARPET REPLACEMENT

ATTACHMENTS:

1. Memo
2. Bid Submittal-Civic Center Carpet
3. Quote_Byrd Cook-Civic Center New Carpet
4. Quote_CraftCroswell-Civic Center Carpet



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS, CITY CLERK
JODY COMPTON, FACILITIES MANAGER
BOARD AGENDA: SEPTEMBER 15, 2025
SUBJECT: BIG ROOM RENOVATION – NEW CARPET

Asking for your consideration to approve the quote from Craft Croswell to replace 12,900 square feet of carpet tiles in the civic center with approved Mohawk Group product 839 Flex.

We received an additional quote and recommend Craft Croswell as the lowest and best quote and authorize the mayor to execute all related documents and amend the budget accordingly.

- | | | |
|------------------|-------------|----------------------|
| • Craft Croswell | \$68,308.27 | GL Code: 001-092-720 |
|------------------|-------------|----------------------|

Additional quote received from:

- | | |
|------------------------|-------------|
| - Byrd & Cook Flooring | \$69,590.00 |
|------------------------|-------------|

Quote Submittal Certification Form has been completed and verified.

Thank you for your consideration in this matter. Please let us know if you have any questions.

ATTACHMENTS

- Craft Croswell Quote
- Byrd & Cook Flooring Quote

CITY OF BRANDON, MISSISSIPPI

BID, CONTRACTOR BOND AND INSURANCE CERTIFICATION FORM

This bid form is furnished by the City of Brandon, Mississippi in accordance with Mississippi Code § 31-7-13(b) regarding competitive written bids for purchases between \$5,000.00 and \$75,000.00.

Bids may be submitted by facsimile, electronic mail, or other generally accepted method of information distribution.

All bids must be developed based upon comparable identification of the project needs which have been provided to the bidder. Bidder shall include the project specifications/information provided by the City with this bid submission form.

All bidders take notice that all bids shall be developed independently and without knowledge of other bids or prospective bids.

Any bid item for construction in excess of Five Thousand Dollars (\$5,000.00) shall be broken down by components to provide detail of component description and pricing. These details shall be submitted with this bid submission form and shall become part of the bid evaluation criteria.

(To be completed by Contractor/Vendor)

Project Name: BRANDON CIVIC CENTER

Bid Number: QUOTE NUMBER 131541

Bid Submission Date: 8-29-2025

Location of Work/Delivery (if applicable): BRANDON MS

Expected Completion/Delivery Date: OCTOBER 2025

Additional Requirements:

I. CONTRACTOR/VENDOR INFORMATION

Company Name: Cornerstone Commercial Flooring DBA Craft Croswell

Mailing Address: P.O. BOX 15405

City, State, Zip: Baton Rouge, LA 70895

Phone Number: 225-590-5155

Email Address: accounting@cornerstoneflooring.net

Federal Tax ID/SSN: 16-1638464

Mississippi Certificate of Responsibility No.: 22624-SC

*(Required for construction projects over \$50,000.)

For purposes of this solicitation, "construction project" means work relating to the construction, alteration, or repair of any public building or public work.

II. BID AMOUNT

1. Total Bid (excluding freight/shipping): \$

Freight/Shipping Charges (if applicable): \$

Grand Total: \$ 68,308.27

2. Additional Information

Warranty Information: one year

Delivery/Completion Timeline: 6 to 8 weeks

Payment Terms: Contractor/Vendor acknowledges that all payments by the City shall be lump sum only after delivery and/or completion of the work. (Terms other than lump sum must be approved by the City).

III. BOND AND INSURANCE CERTIFICATIONS

As the authorized representative of the above-named contractor, I certify that our company understands and will comply with the following requirements according to Mississippi Code §31-5-51 if awarded this contract (please check all boxes):

A. For Construction Projects Over \$25,000:

☐ Performance Bond: I certify that our company will furnish a performance bond payable to the City in an amount not less than the total contract amount.

☐ Payment Bond: I certify that our company will furnish a payment bond payable to the City in an amount not less than the total contract amount.

☐ Bond Quality: I certify that all bonds will be issued by a surety company that is:

- Authorized to do business in the State of Mississippi
- Listed on the United States Treasury Department's list of acceptable sureties

Name of Bonding Company: Ross & Yerger / Grey Casualty & Surety.

Bonding Agent Contact: Blake Martinez - (504) 210-7074

B. Liability Insurance:

☒ General Liability Insurance: I certify that our company will provide proof of general liability insurance coverage in an amount not less than One Million Dollars (\$1,000,000.00) for bodily injury and property damage.

☒ City as Named Insured: I certify that our company will include the City as a named insured on the liability insurance policy.

Name of Insurance Company: ROSS & YERGER INSURANCE INC

Insurance Agent Contact: DEANNA BOYLES

Policy Number: GL 85328182 WC1247000145

C. Certificate of Responsibility:

☒ For construction projects over \$50,000: I certify that our company holds a valid Mississippi Certificate of Responsibility as required by state law (number listed above).

IV. ACKNOWLEDGMENT OF DOCUMENTATION REQUIREMENTS

I understand that the following documents must be provided if our company is awarded this contract (please check all boxes):

☒ Insurance Certificate: Showing \$1,000,000 liability coverage with City named as insured (for construction projects over \$25,000)

☒ Performance Bond: Equal to 100% of contract value (for construction projects over \$25,000)

☒ Payment Bond: Equal to 100% of contract value (for construction projects over \$25,000)

☒ Certificate of Responsibility: Copy of valid certificate (for construction projects over \$50,000)

V. NON-COLLUSION CERTIFICATION

I certify that this bid is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of state and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of this bid and certify that I am authorized to sign this bid for the bidder.

VI. CERTIFICATION AND SIGNATURE

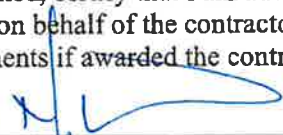
I, the undersigned, certify that I am authorized to complete this form and make these commitments on behalf of the contractor/vendor named above. I understand that failure to meet these requirements if awarded the contract may result in bid rejection or contract termination.

Signature: _____

Printed Name: _____

Title: _____

Date: _____


Nancy Courteaux
Corporate Controller
09/05/2025

FOR CITY USE ONLY

Form Received By: Jody Compton

Date Received: 9/8/25

Insurance Verification: ☒ Complete ☐ Incomplete ☐ Not Required Yet

Bond Verification: ☒ Complete ☐ Incomplete ☐ Not Required Yet

Certificate of Responsibility Verified: ☒ Yes ☐ No ☐ Not Required

This bid meets all requirements of § 31-7-13(b): ☐ Yes ☐ No

Award Date: _____

Bid award authorized by Governing Authority: ☐ Yes ☐ No. (If "No" indicate reason why _____)

Bid Accepted: ☒ Yes ☐ No. (If "No" indicate why this bid was not accepted: _____)

Governing Authority Minutes Date (if applicable): _____

Purchase Order No. (if applicable): _____

Notes: _____

By executing below, I certify on behalf of the City that this bid solicitation was developed based upon comparable identification of the needs of the City and independently of any bidder.

City Representative Signature: J. Compton

Date: 9/8/25



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/8/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ross & Yerger Insurance, Inc. 100 Vision Drive, Suite 100 Jackson MS 39211	CONTACT NAME: Deanna Boyles	
	PHONE (A/C, No, Ext): 601-944-0989	FAX (A/C, No):
INSURED Craft Croswell, LLC P.O. Box 15405 Baton Rouge LA 70895	E-MAIL ADDRESS: dboyles@rossandyerger.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: United Fire & Cas Co	
	INSURER B: Progressive Paloverde Insurance Company	
	INSURER C: Ascot Ins Co	
	INSURER D: General Star Indemnity	
INSURER E: Upland Specialty Ins Co		
INSURER F:		
NAIC #		

COVERAGES

CERTIFICATE NUMBER: 793436258

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ 1,000 GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	Y	Y	85328182	11/18/2024	11/18/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	Y	Y	989455866	5/18/2025	11/18/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	Y	Y	85328182	11/18/2024	11/18/2025	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	WC1247000145	11/18/2024	11/18/2025	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Excess Auto Liability			IXG682910	5/18/2025	11/18/2025	\$1,000,000 \$1,000,000
E	Excess Auto Liability			USXTL0797824	5/18/2025	11/18/2025	\$1,000,000 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Leased/Rented Equipment Carrier A; policy number 85328182, Eff Date 11/18/2024 to 11/18/2025 \$150,000 \$1,000 Dedt.
Installation Floater: Carrier A; policy number 85328182, Eff Date 11/18/2024 to 11/18/2025 \$250,000 \$1,000 Dedt.

General Liability and Automobile Liability include Blanket Additional Insured when required by written contract. General Liability Blanket Additional Insured includes Ongoing and Completed Operations, when required by written contract. General Liability and Automobile Liability is Primary and Non-Contributory when required by written contract. General Liability, Automobile Liability, and Workers Compensation include Blanket Waiver of Subrogation when required by written contract. Umbrella is Follow-Form. Workers Compensation provides statutory coverage in the States for LA and FL. All coverages are subject to policy terms, conditions, and exclusions. James Lloyd is included on workers compensation as an owner.
City of Brandon is included as Additional Insured with respect to General Liability and Automobile Liability when required by written contract.

CERTIFICATE HOLDER**CANCELLATION**

City of Brandon P.O. Box 1539 Brandon MS 39043	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Deanna Boyles</i>

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State of Mississippi

BOARD OF CONTRACTORS

ACTIVE

CORNERSTONE COMMERCIAL FLOORING, LLC

P.O. BOX 15405

BATON ROUGE, LA 70895

is duly registered and entitled to perform

FLOOR COVERING



We have examined the contract and caused the Seal of the Mississippi Board of Contractors to be affixed this 10 day of May, 2026.

CERTIFICATE OF RESPONSIBILITY

No. 22624-SC

Expires May 10, 2026

Joel A. Canell

CHAIRMAN OF THE BOARD



JOB NAME: BRANDON CITY CENTER

DATE: 9/1/25

QUOTE

- DEMO EXISTING CARPET TILE AND ADHESIVE
- MOHAWK DURACOLOR CARPET TILE (BASED ON ALLOWANCE) (WILL PROVIDE SAMPLES) INSTALLED
- JOHNSONITE SLIM LINE TRANSITIONS (COLOR TBD) INSTALLED AS NEEDED
- PATCH/PREP (15 BAGS INCLUDED)

SUB TOTAL- \$69,590.00

TAX 7%- \$

TOTAL- \$69,590.00

EXCLUDES:

FLOOR PREP OR LEVELING
WALL PREP OR BACKER BOARD
PROTECTION


RUSS ALMOND



P 601.939.3060

F 601.939.3061

russ.almond@byrdandcook.com

Quote based on using AIA 401 Contract. Moisture levels of concrete, flatness of substrates, & climate control of interior required per manufacturers recommendations. Quote will be used as attachment to contract with listed exclusions.



For:

Ship To:

BID PROPOSAL-RIDGELAND
116 Ridgeland Plaza
Ridgeland, MS 39157

City of Brandon

Quote # 131541

Customer PO

Contract #

Date 8/27/2025

Sales Person1 Anna Leggett

Sales Person2

Quantity	Product Description	Sell	Total
1		\$64,251.79	\$64,251.79
EA			
	Furnish & Install New Carpet Tile & Transitions Includes: 1,560 sq yards carpet & 27 transitions		
1		\$4,056.48	\$4,056.48
EA			
	Demo Carpet Tile & Glue Scrape Demo Existing Carpet & Prep Floor for new material Includes: Demo of 12,900sf of existing carpet & 15 bags patch Excludes furniture moving		
			Total
Grand Total			\$68,308.27

9/2 EMAILED BIO form to BG completed

Date Ck # \$

Deposit

Conditions

THIS PROPOSAL IS VALID FOR 30 DAYS. All special-order merchandise is non - refundable. A deposit may be required. Invoice is due upon receipt. The terms of this proposal and CFC Contract Exhibit including Force Majeure Clause shall be incorporated into the Subcontract between Subcontractor and Contractor and shall expressly survive the execution of the Subcontract. **NOTE: The imposition of tariffs on construction materials is presently unknown (unless specifically stated on material line item). Construction products and energy costs are sometimes subject to unusual price volatility due to conditions that are beyond the control of the Subcontractor. If a tariff is imposed on materials to be used in this scope of work or there is a substantial increase in these or other products or energy costs between the date of this proposal / Agreement and the time when the Work is performed, the Subcontract Price shall be increased to reflect the additional cost to the Subcontractor, upon submittal of written documentation and advance notice to Contractor. Additionally, Subcontractor shall be entitled to an extension of time for delays beyond the control of the Subcontractor, including delays in delivery of materials.**

Unless specifically qualified otherwise: BID EXCLUDES Bonds, ~~Manufacturer price escalation due to Tariffs~~, Acts of God, and/or Emergency declaration(s). Quote excludes Final Cleaning, Wax/Polish/Sealer and protection of finished flooring work, ALL subfloor preparation (floor patch), moisture testing and barrier(s), demolition and/or remediation of unforeseen surfaces, removal of existing flooring material and/or adhesive, floor patch, subfloor grinding, stone, terrazzo, epoxy, mud beds, epoxy mortar, epoxy grout, waterproofing, expansion joint materials, Acoustical Underlayment(s), Ceiling Finishes, Pool and/or Exterior Finishes, multiple mobilizations (phased work schedule), and working hours beyond Mon. - Friday, 7am-5pm. Unless noted otherwise, client to supply climate controlled environment, electrical connection, access to running water, adequate lighting and dumpster.

It shall be the sole responsibility of the client or property owner to prepare and deliver all surfaces upon which any installation of any type is to be made according to the flooring manufacturer's recommendations and within the specified contractual tolerances as to moisture and/or alkaline content, pH factor or surface variation and CFC shall have no duty or obligation to test for or make independent determination of said tolerances and correct same.

ALL floor patch not included with proposal is a change-order item billed as follows:

\$65.00 per 10# bag Mapei Planiprep SC (Skim Coat, Resilient locations)

\$65.00 per 25# unit Mapei Planipatch (Carpet / Ceramic locations)

\$80.00 per 50# unit Mapei Novaplan Easy (Self Level Compound).

Slab moisture content is unknown until moisture testing is performed. All moisture mitigation and remediation is excluded.

Continuation For: BID PROPOSAL-RIDGELAND, Quote # 131541

Quantity	Product Description	Sell	Total
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Cornerstone Commercial Flooring is general flooring contractor and utilizes subcontractor labor for installation work.
CFC reserves the right to assign labor portion of scope of work to 2nd tier subcontractor

Buyer 8/29/25 Date _____

Seller  Date _____



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/10/2025
SUBJECT: NATIONAL OPIOIDS SECONDARY MANUFACTURERS SETTLEMENTS

Consider designating Mayor Butch Lee and Finance Director Tracie Riggins as the official authorized signers for the City of Brandon, Mississippi regarding the "National Prescription Opiate Litigation" which must be executed in order to participate in the new National Opioids Secondary Manufacturers Settlements and authorizing them to sign all official documents associated with this settlement.

ATTACHMENTS:

1. New National Opioids Secondary Manufacturers Settlements Participation Form

New National Opioids Settlement: Secondary Manufacturers
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Brandon city, MS
Reference Number: CL-1765475

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SECONDARY MANUFACTURERS SETTLEMENTS. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: October 8, 2025

A new proposed national opioids settlement ("*Secondary Manufacturers Settlements*") has been reached with eight opioids manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus ("*Settling Defendants*"). This *Combined Participation Package* is a follow-up communication to the *Notice of National Opioids Settlement* recently received electronically by your subdivision.

You are receiving this *Combined Participation Package* because Mississippi is participating in the Secondary Manufacturers Settlements.

If a state is not eligible to or does not participate in the settlement with a particular manufacturer, the subdivisions in that state are not eligible to participate in that manufacturer's settlement.

This electronic envelope contains:

- A *Combined Participation Form* for the *Secondary Manufacturers Settlements* that your subdivision is eligible to join, including a release of any claims.

The *Combined Participation Form* must be executed, without alteration, and submitted on or before October 8, 2025, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the *Secondary Manufacturers Settlement*.

Based upon *Combined Participation Forms* received on or before October 8, 2025, the subdivision participation rate will be used to determine whether participation is sufficient for each settlement to move forward and whether a state earns its maximum potential payment under each settlement. If a settlement moves forward, your release will become effective. If a settlement does not move forward, that release will not become effective.

Any subdivision that does not participate cannot directly share in the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds. Any subdivision that does not participate may also

reduce the amount of money for programs to remediate the opioid crisis in its state. Please note, a subdivision will not necessarily directly receive settlement funds by participating; decisions on how settlement funds will be allocated within a state are subject to intrastate agreements or state statutes.

You are encouraged to discuss the terms and benefits of the *Secondary Manufacturers Settlements* with your counsel, your Attorney General's Office, and other contacts within your state. Many states are implementing and allocating funds for this new settlement the same as they did for the prior opioids settlements but states may choose to treat this settlement differently.

Information and documents regarding the *Secondary Manufacturers Settlements*, implementation in your state, and how funds will be allocated within your state can be found on the national settlement website at <https://nationalopioidsettlement.com/>. This website will be supplemented as additional documents are created.

This *Participation Packet* is different than the participation packet you recently received from Rubris concerning a settlement with Purdue Pharma, L.P, and the Sackler Family. The *Secondary Manufacturers Settlements* discussed in this *Participation Packet* are different than the settlement with Purdue and the Sacklers, and you may participate in the *Secondary Manufacturers Settlements* regardless of whether you join the Purdue and Sackler settlement.

How to return signed forms:

There are three methods for returning the executed *Combined Participation Form* and any supporting documentation to the Implementation Administrator:

- (1) *Electronic Signature via DocuSign*: Executing the *Combined Participation Form* electronically through DocuSign will return the signed form to the Implementation Administrator and associate your form with your subdivision's records. Electronic signature is the most efficient method for returning the *Combined Participation Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.
- (2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete all fields. As with electronic signature, returning a manually signed *Combined Participation Form* via DocuSign will associate your signed forms with your subdivision's records.
- (3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Combined Participation Form* using DocuSign, the signed *Combined Participation Form* may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and

reference ID of your subdivision in the body of the email and use the subject line Combined Settlement Participation Form – [Subdivision Name, Subdivision State] – [Reference ID].

Detailed instructions on how to sign and return the *Combined Participation Form*, including changing the authorized signer, can be found at <https://nationalopioidsettlement.com/additional-settlements/>. You may also contact opioidsparticipation@rubris.com.

The sign-on period for subdivisions ends on October 8, 2025.

If you have any questions about executing the *Combined Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com, or Tricia L. Beale, Deputy Director and Special Assistant Attorney General, Mississippi Attorney General's Office, 1141 Bayview Avenue, Biloxi, Mississippi 39530, Telephone: 228-386-4404, Email: tricia.beale@ago.ms.gov.

Thank you,

Secondary Manufacturers Settlements Implementation Administrator

The Implementation Administrator is retained to provide the settlement notice required by the Secondary Manufacturers Settlements and to manage the collection of the Combined Participation Form.

EXHIBIT K

Secondary Manufacturers' Combined Subdivision Participation and Release Form **("Combined Participation Form")**

Governmental Entity: Brandon city	State: MS
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to each of the settlements which are listed in paragraph 1 below (each a "Secondary Manufacturer's Settlement" and collectively, "the Secondary Manufacturers' Settlements"), and acting through the undersigned authorized official, hereby elects to participate in each of the Secondary Manufacturers' Settlements, release all Released Claims against all Released Entities in each of the Secondary Manufacturers' Settlements, and agrees as follows.

1. The Participating Entity hereby elects to participate in each of the following Secondary Manufacturers' Settlements as a Participating Entity:
 - a. Settlement Agreement for Alvogen, Inc. dated April 4, 2025.
 - b. Settlement Agreement for Apotex Corp. dated April 4, 2025.
 - c. Settlement Agreement for Amneal Pharmaceuticals LLC dated April 4, 2025.
 - d. Settlement Agreement for Hikma Pharmaceuticals USA Inc. dated April 4, 2025.
 - e. Settlement Agreement for Indivior Inc. dated April 4, 2025.
 - f. Settlement Agreement for Viatrix Inc. ("Mylan") dated April 4, 2025.
 - g. Settlement Agreement for Sun Pharmaceutical Industries, Inc. dated April 4, 2025.
 - h. Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. dated April 4, 2025.

2. The Governmental Entity is aware of and has reviewed each of the Secondary Manufacturers' Settlements, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in each of the Secondary Manufacturers' Settlements, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in each of the Secondary Manufacturers' Settlements and become a Participating Subdivision as provided in each of the Secondary Manufacturers' Settlements.

3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in each of the Secondary Manufacturers' Settlements. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity



authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of the manufacturers listed in paragraph 1 above substantially in the form found at <https://nationalopioidsettlement.com/additional-settlements/>.

4. The Governmental Entity agrees to the terms of each of the Secondary Manufacturers' Settlements pertaining to Participating Subdivisions as defined therein.
5. By agreeing to the terms of each of the Secondary Manufacturers' Settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
6. The Governmental Entity agrees to use any monies it receives through each of the Secondary Manufacturers' Settlements solely for the purposes provided therein.
7. The Governmental Entity submits to the jurisdiction of the court and agrees to follow the process for resolving any disputes related to each Secondary Manufacturer's Settlement as described in each of the Secondary Manufacturers' Settlements.¹
8. The Governmental Entity has the right to enforce each of the Secondary Manufacturers' Settlements as provided therein.
9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in each of the Secondary Manufacturers' Settlements, including without limitation all provisions related to release of any claims,² and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in each of the Secondary Manufacturers' Settlements in any forum whatsoever. The releases provided for in each of the Secondary Manufacturers' Settlements are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in each of the Secondary Manufacturers' Settlements the broadest possible bar against any liability relating in any way to Released

¹ See Settlement Agreement for Alvogen, Inc. Section VII.F.2; Settlement Agreement for Apotex Corp. Section VII.F.2; Settlement Agreement for Amneal Pharmaceuticals LLC Section VII.F.2; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section VII.F.2; Settlement Agreement for Indivior Section VI.F.2; Settlement Agreement for Mylan Section VI.F.2; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section VII.F.2; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section VII.F.2.

² See Settlement Agreement for Alvogen, Inc. Section XI; Settlement Agreement for Amneal Pharmaceuticals LLC Section X; Settlement Agreement for Apotex Corp. Section XI; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section XI; Settlement Agreement for Indivior Section X; Settlement Agreement for Mylan Section X; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section XI; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section XI.



Claims and extend to the full extent of the power of the Governmental Entity to release claims. Each of the Secondary Manufacturers' Settlements shall be a complete bar to any Released Claim against that manufacturer's Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in each of the Secondary Manufacturers' Settlements.
11. In connection with the releases provided for in each of the Secondary Manufacturers' Settlements, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in each of the Secondary Manufacturers' Settlements, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in each of the Secondary Manufacturers' Settlements.

12. The Governmental Entity understands and acknowledges that each of the Secondary Manufacturers' Settlements is an independent agreement with its own terms and conditions. Nothing herein is intended to modify in any way the terms of any of the Secondary Manufacturers' Settlements, to which Governmental Entity hereby agrees, aside from the exceptions in paragraph 13 below. To the extent this Combined Participation Form is interpreted differently from any of the Secondary Manufacturers' Settlements in any respect, the individual Secondary Manufacturer's Settlement controls.
13. For the avoidance of doubt, in the event that some but not all of the Secondary Manufacturers' Settlements proceed past their respective Reference Dates, all releases and other commitments or obligations shall become void **only as to** those Secondary Manufacturers' Settlements that fail to proceed past their Reference Dates. All releases and other commitments or obligations (including those contained in this Combined Participation Form) shall remain in full effect as to each Secondary Manufacturer's Settlement that proceeds past its Reference Date, and this Combined Participation Form need not be modified, returned, or destroyed as long as any Secondary Manufacturer's Settlement proceeds past its Reference Date.



I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____





MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:
DATE: 07/31/2025
SUBJECT: TAX ASSESSMENT ROLL

ATTACHMENTS:

1. Brandon Final
2. Public Utilities 2025 Tax Year (Initial)
3. Public Utilities 2025 Tax Year (Final)

STACI MCNINCH
Rankin County Tax Assessor
211 East Government St.
Brandon, MS 39042
Phone # 601-825-1470

2025 Recap of Values--FY 2025/2026

Date: 9/2/2025

City of Brandon

mhess@brandonms.org

Below you will find values from the 2025 final rolls. I have listed the assessed values for each class of property with the total assessed value of the county along with the total net taxable value.

Real Property-Land & Buildings	\$243,623,587
Business Personal Property	\$20,910,387
Mobile Homes	\$50,870
Public Utilities	\$14,637,269
Motor Vehicles	\$53,112,187
Total Assessed Value	\$332,334,300
Less (School Tax Only Value)	\$0
Less Special H/S Value (Exempt)	\$30,766,285
Net Taxable Value	\$301,568,015

	True	Value	Assessed Value
Total 2025 New Properties Value-(Real & Personal)		\$43,445,622	\$5,953,023
TOTAL TRUE VALUE OF ALL PROPERTIES			\$2,314,561,929

If you have any questions, please feel free to call.

Sincerely,
Staci McNinch
Rankin County Tax Assessor



— DEPARTMENT OF —
REVENUE
STATE OF MISSISSIPPI

OFFICE OF PROPERTY TAX
EXEMPTIONS & PUBLIC UTILITIES BUREAU

MEMORANDUM

DATE: June 30, 2025

TO: Chancery Clerks and Tax Collectors

FROM: Talina King Matthews, Bureau Director

RE: Public Utility Roll

Enclosed you will find the **2025** Public Utility Roll for your county which includes all companies for which an assessment has been finalized.

If you should have any questions, please feel free to contact the Public Utilities Division at 601-923-7492.

DEPARTMENT OF REVENUE

JACKSON, MISSISSIPPI 39215

CERTIFICATE

STATE OF MISSISSIPPI

OFFICE OF DEPARTMENT OF REVENUE:

As Director of the Office of Motor Vehicle & County Services of the Department of Revenue, I do hereby certify that these pages contain a true and correct assessment of the taxpayers therein named on the property owned or operated by them as of the first day of January as shown by the rolls, or assessments now on file and finally approved by the Department.

WITNESS MY SIGNATURE, this the 30th day of June, 2025.

Lisa Chism

Lisa Chism

Director, Office of Motor Vehicle & County Services

MISSISSIPPI DEPARTMENT OF REVENUE

2025

Public Service Assessment for RANKIN County, Mississippi.
 Assessment made by the Mississippi Department of Revenue as of the First day of January. The names of the taxpayers and the total assessment of each being as follows:

NAME OF TAXPAYER	ASSESSMENT	
ALLEGIAN AIR LLC	970	
AT&T COMMUNICATIONS	8,834,340	*
ATMOS ENERGY CORPORATION (fka Mississippi Valley Gas)	4,846,478	
CENTERPOINT ENERGY, ENTEX (fka Reliant Energy, Entex)	6,325,764	
CENTURYLINK COMMUNICATIONS, LLC(FKA CENTURYTEL FIBER	147,484	*
DELTA AIRLINES	215,990	
ENDEAVOR AIR, INC. (FKA PINNACLE AIRLINES)	63,950	
ENTERGY MISSISSIPPI	60,279,621	
ENVOY AIR, INC. (fka AMERICAN EAGLE AIRLINES, INC.)	588,900	
GRAND TRUNK RAILROAD (fka ILLINOIS CENTRAL RAILROAD)	2,903,130	
GULF SOUTH PIPELINE COMPANY, LP	7,981,553	
KANSAS CITY SOUTHERN RAILWAY	4,422,032	
MCI COMMUNICATION SERVICES, INC.	6,310	*
MCI METRO ACCESS TRANSMISSION SERVICES LLC	30,010	*
MIDCONTINENT EXPRESS PIPELINE LLC	7,778,680	
MINNESOTA AIRLINES, LLC dba SUN COUNTRY AIRLINES	11,650	
PIEDMONT AIRLINES, INC.	30,540	
PSA AIRLINES	811,520	
SKYWEST, INC.	99,450	
SOUTHERN NATURAL GAS COMPANY	4,499,970	
SOUTHWEST AIRLINES COMPANY	1,840,670	
SPIRE MISSISSIPPI INC (fka Willmut Gas & Oil Company)	914,042	
TRANSCONTINENTAL GAS PIPE LINE	29,880	
UNITED AIRLINES, INC.(fka UNITED CONTINENTAL HOLDING)	790	
UNITED PARCEL SERVICE COMPANY	718,050	
WINDSTREAM-KENTUCKY DATA LINK	15,431	*

\$113,397,205

* Potentially Includes Exempt Property (Section 57-87-7). See company's distribution worksheet for claim. County must verify.

** Potentially Includes Exempt Property (Section 27-31-104). See company's distribution worksheet for claim. County must verify.

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED
TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: ALLEGiant AIR, LLC

Address: 1201 N. TOWN CENTER DRIVE, SUITE 110, LAS VEGAS, NV 89144

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:	A319-100	42	4	9.5%	\$	450
County School		A320-200	55	2	3.6%	\$	520
City of Jackson							

TOTAL						\$	970
-------	--	--	--	--	--	----	-----

Public Utility Property Assessment

For tax value due the districts and municipalities named below in said county, and due said county, as indicated below on property owned by said company therein, on the first day of January to-wit.

Company: AT&T WIRELINE HOLDINGS, LLC
Address: ATTN: PROPERTY TAX DEPT
1010 Pine St, 6E-L-01
St. Louis, MO 63101-2015

Year: 2025

County: Rankin County, MS

Taxing Jurisdiction	Property Description	Value Before Broadband Exception	2024 Broadband Exception	2023 Broadband Exception	2022 Broadband Exception	2021 Broadband Exception	2020 Broadband Exception	2019 Broadband Exception	2018 Broadband Exception	2017 Broadband Exception	2016 Broadband Exception	2015 Broadband Exception	Net Taxable Assessment
MS-Rankin-Pearl	Personal	2,664	1,534	1,010	13	0	0	14	83	10	0	0	0
MS-Rankin-Pearl SD	Personal	2,348	0	0	0	0	0	0	0	0	0	0	2,348
		5,012	1,534	1,010	13	0	0	14	83	10	0	0	2,348
MS-Rankin-Road Dist 1													
MS-Rankin-Florence													
MS-Rankin-Rankin Co : Personal	Personal	84,544	4,728	0	0	0	0	0	0	0	0	2,005	77,811
MS-Rankin-Outside													
MS-Rankin-Rankin Co : Personal	Personal	85,266	870	235	221	2,671	103	108	709	1,225	658	2,861	75,605
MS-Rankin-Rankin Co : Real-Building (6320 Mo	Real-Building (6320 Mo	1,518	0	0	0	0	0	0	0	0	0	0	1,518
MS-Rankin-Pearl													
MS-Rankin-Pearl SD	Personal	95,380	10,398	645	956	1,037	1,163	1,069	10,176	8,866	11,702	4,070	45,297
MS-Rankin-Rankin-Hint	Personal	95,380	10,398	645	956	1,037	1,163	1,069	10,176	8,866	11,702	4,070	45,297
MS-Rankin-Richland													
MS-Rankin-Rankin Co : Personal	Personal	415,757	4,923	2,064	50,147	14,968	6,339	7,285	21,637	7,688	16,930	21,000	262,879
MS-Rankin-Rankin Co : Real-Building (121 Indu	Real-Building (121 Indu	2,413	0	0	0	0	0	0	0	0	0	0	2,413
MS-Rankin-Rankin-Hint	Personal	9,481	12	8	0	0	146	0	27	28	420	23	8,817
		684,878	20,820	2,944	51,325	18,674	7,605	8,462	32,522	17,779	29,289	29,936	465,523

Public Utility Property Assessment

For tax value due the districts and municipalities named below in said county, and due said county, as indicated below on property owned by said company therein, on the first day of January to-wit.

Year: 2025

[illegible]

Public Utility Property Assessment

For tax value due the districts and municipalities named below in said county, and due said county,
as indicated below on property owned by said company therein, on the first day of January to-wit.

Company: AT&T WIRELINE HOLDINGS, LLC
Address: ATTN: PROPERTY TAX DEPT
1010 Pine St. 6E-L-01
St. Louis, MO 63101-2015

Year: 2025

County: Rankin County, MS

Taxing Jurisdiction	Property Description	Value Before		2024		2023		2022		2021		2020		2019		2018		2017		2016		2015		Net Taxable Assessment	
		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception		Broadband Exception			
MS-Rankin-Road Dist 2																									
MS-Rankin-Pearl																									
MS-Rankin-Rankin-Hint Personal		129,335		308		440		254		465		384		8,802		2,207		12,047		8,363		4,491		91,574	
		2,833,544		81,790		105,806		211,620		57,105		84,688		127,251		211,308		177,540		109,156		96,081		1,571,199	
MS-Rankin-Road Dist 3																									
MS-Rankin-Flowood																									
MS-Rankin-Rankin Co t Personal		388		0		0		0		0		0		0		0		0		0		0		388	
MS-Rankin-Rankin-Hint Personal		177		0		0		0		0		0		0		0		0		0		0		177	
MS-Rankin-Outside																									
MS-Rankin-Rankin Co t Personal		379,408		1,464		21,881		439		27,636		119		2,532		417		4,776		9,809		9,185		301,149	
MS-Rankin-Rankin-Hint Personal		209		0		0		0		0		0		0		0		0		0		0		209	
MS-Rankin-Pearl																									
MS-Rankin-Pearl SD Personal		877,088		19,542		9,252		30,251		18,835		10,303		14,495		70,784		44,983		49,506		32,216		576,921	
MS-Rankin-Pearl SD Real-Building (306 Vale		350,942		0		0		0		0		0		0		0		0		0		0		350,942	
MS-Rankin-Pearl SD Real-Land (306 Valento		10,724		0		0		0		0		0		0		0		0		0		0		10,724	
MS-Rankin-Rankin-Hint Personal		857,959		19,542		7,778		30,251		18,676		10,303		14,401		68,937		43,293		48,808		29,039		566,931	
MS-Rankin-Richland																									
MS-Rankin-Rankin Co t Personal		2,456		0		0		0		0		0		6		13		0		943		142		1,352	
		1,621,006		21,006		31,133		30,691		46,471		10,423		17,033		71,215		48,759		60,258		41,543		1,241,476	

Public Utility Property Assessment

For tax value due the districts and municipalities named below in said county, and due said county, as indicated below on property owned by said company therein, on the first day of January to-wit.

Year: 2025

Address: ATTN: PROPERTY TAX

1010 Pine St, 6E-L-01

St. Louis, MO 63101-2015

County: Rankin County, MS

[illegible]

Public Utility Property Assessment

For tax value due the districts and municipalities named below in said county, and due said county, as indicated below on property owned by said company therein, on the first day of January to-wit.

Company: AT&T WIRELINE HOLDINGS, LLC
Address: ATTN: PROPERTY TAX DEPT
1010 Pine St, 6E-L-01
St. Louis, MO 63101-2015

Year: 2025

County: Rankin County, MS

Taxing Jurisdiction	Property Description	Value Before		2024		2023		2022		2021		2020		2019		2018		2017		2016		2015		Net Taxable Assessment
		Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	
MS-Rankin-Road Dist 5																								
MS-Rankin-Outside																								
MS-Rankin-Rankin Co t Real-Building (201 A St)		4,317	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,317
MS-Rankin-Rankin-Hint Personal		26,366	0	8,850	71	0	0	0	0	0	0	0	0	205	0	0	0	0	0	0	0	568	0	16,672
MS-Rankin-Pearl																								
MS-Rankin-Pearl SD Personal		668,321	129,041	33,150	57,767	25,908	12,891	7,115	19,292	35,124	49,800	19,948	278,286									19,948		278,286
MS-Rankin-Rankin-Hint Personal		32,458	166	277	0	65	0	70	33	77	852	1,046	29,872									1,046		29,872
		1,352,062	176,150	50,257	96,100	41,598	32,795	40,410	55,096	53,294	77,564	48,843	679,956									48,843		679,956
Total County																								
Total Muni																								
MS-Rankin-Brandon		2,664	1,534	1,010	13	0	0	14	83	10	0	0	0									0	0	0
MS-Rankin-Florence		2,088,793	36,876	13,846	144,407	116,458	56,029	39,375	101,363	36,487	76,085	35,260	1,432,608									35,260		1,432,608
MS-Rankin-Flowood		84,544	4,728	0	0	0	0	0	0	0	0	0	0									2,005		77,811
MS-Rankin-Jackson		541,711	17,653	31,316	18,499	5,119	35,306	16,128	7,606	25,302	46,705	38,603	299,473									38,603		299,473
MS-Rankin-Outside		8,256	31	128	49	37	70	44	123	141	112	132	7,389									132		7,389
MS-Rankin-Pearl		3,266,307	119,983	145,709	238,032	92,024	68,334	143,972	226,333	169,629	70,667	94,478	1,897,141									94,478		1,897,141
MS-Rankin-Pelahatchie		2,301,256	159,321	43,488	89,333	46,254	25,006	31,481	102,514	101,160	119,913	60,843	1,521,942									60,843		1,521,942
		120,190	2,093	1,858	1,277	392	732	359	1,031	1,015	4,777	2,281	104,375									2,281		104,375

Public Utility Property Assessment

For tax value due the districts and municipalities named below in said county, and due said county, as indicated below on property owned by said company therein, on the first day of January to-wit.

Company: AT&T WIRELINE HOLDINGS, LLC
Address: ATTN: PROPERTY TAX DEPT
1010 Pine St, 6E-L-01
St. Louis, MO 63101-2015

Year: 2025

County: Rankin County, MS

Taxing Jurisdiction	Property Description	Value Before		2024		2023		2022		2021		2020		2019		2018		2017		2016		2015		Net Taxable Assessment
		Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	
Total Muni																								
MS-Rankin-Richland		420,626		4,823		2,064		50,147		14,966		6,339		7,291		21,650		7,688		17,873		21,141		266,643
		8,834,340		347,043		239,418		541,756		275,249		191,816		238,664		460,704		341,431		336,132		254,744		5,607,383
Total Other																								
MS-Rankin-Rankin-Hint		1,875,237		48,906		51,795		57,999		24,866		58,083		88,727		131,242		107,618		116,339		85,961		1,103,702
		1,875,237		48,906		51,795		57,999		24,866		58,083		88,727		131,242		107,618		116,339		85,961		1,103,702
Total Roads																								
MS-Rankin-Road Dist 1		5,012		1,534		1,010		13		0		0		14		83		10		0		0		2,348
		684,878		20,820		2,944		51,325		18,674		7,605		8,462		32,522		17,779		29,289		29,936		485,523
MS-Rankin-Road Dist 2		2,833,544		81,790		105,806		211,620		57,105		84,688		127,251		211,308		177,540		109,156		96,081		1,571,199
		1,621,006		21,006		31,133		30,691		46,471		10,423		17,033		71,215		49,759		60,258		41,543		1,241,476
MS-Rankin-Road Dist 4		2,337,838		45,743		48,269		152,008		111,402		56,305		45,494		90,480		43,049		59,865		38,341		1,646,880
		1,352,062		176,150		50,257		96,100		41,598		32,795		40,410		55,096		53,294		77,564		48,843		679,956
MS-Rankin-Road Dist 5		8,834,340		347,043		239,418		541,756		275,249		191,816		238,664		460,704		341,431		336,132		254,744		5,607,383
Total School																								
MS-Rankin-Pearl SD		2,664		1,534		1,010		13		0		0		14		83		10		0		0		0
		2,310,932		159,321		43,488		89,333		46,254		25,006		31,481		102,514		101,160		119,913		60,843		1,531,619

Public Utility Property Assessment

For tax value due the districts and municipalities named below in said county, and due said county, as indicated below on property owned by said company therein, on the first day of January to-wit.

Company: AT&T WIRELINE HOLDINGS, LLC
Address: ATTN: PROPERTY TAX DEPT
1010 Pine St, 6E-L-01
St. Louis, MO 63101-2015

Year: 2025

County: Rankin County, MS

Taxing Jurisdiction	Property Description	Value Before		2024		2023		2022		2021		2020		2019		2018		2017		2016		2015		Net Taxable Assessment
		Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	Broadband	Exception	
MS-Rankin-Rankin Co	Rankin Co	6,520,744		186,187		194,921		452,411		228,995		166,810		207,169		358,106		240,261		216,218		193,901		4,075,764
		8,834,340		347,043		239,418		541,756		275,249		191,816		238,664		460,704		341,431		336,132		254,744		5,607,383
Total School																								

PUBLIC UTILITY PROPERTY ASSESSMENT

For tax value due the Districts and Municipalities named below in said County, and due said County, as indicated below on property YEAR 202

Company **ATMOS ENERGY CORPORATION** County **RANKIN** **2025**
Co. Address P. O. Box 650205 DALLAS, TEXAS 75265

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
In Florence Supr. Dist. #1	1	18.06 Miles 3" equivalent pipe & ROW	164,644
	2	876 Services	110,347
	3	Ground Bed Installations	2,463
	4	Measuring & Regulating Station	1,961
	5	Meter & Regulator Station	2,588
		Total in Florence	282,003
In Richland Supr. Dist. #1	6	26.89 Miles 3" equivalent pipe & ROW	245,147
	7	1,994 Services	251,164
	8	Measuring & Regulating Station	539
	9	Ground Bed Installations	2,463
		Total - In Richland	499,313
Rural Supr. Dist. #1	10	Measurement & Regulation Equipment SE1/4, S30, T4N, R1E	6,698
	11	19.34 Miles 3" equivalent pipe & ROW	175,686
	12	Measuring & Regulating Station	1,090
	13	Ground Bed Installations	3,192
	14	652 Services	81,836
		Total - Rural	268,502
		Total - District #1	1,049,818
In Flowood Supr. Dist #2	15	Metering & Regulating Equipment at Miss. Steel Co. Plant	802
	16	Fence	66
	17	Metering & Regulating Equipment at Knox Glass Co.	776
	18	District Regulator Equipment	730
	19	Input Station on 1 acre lot, NE1/4 of S32, T6N, R2E, Fannin & Knox Sts. RE - S22, T6N, R2E	793
	20	31.58 Miles 3" equivalent pipe & ROW	534,675
	21	Ground Bed Installations	287,898
	22	Measuring & Regulating Station	2,463
	23	1139 Services	2,017
	24	Gas Stored - Jackson Field	143,476
			1,708,783

PUBLIC UTILITY PROPERTY ASSESSMENT

For tax value due the Districts and Municipalities named below in said County, and due said County, as indicated below on property YEAR 202

Company	ATMOS ENERGY CORPORATION	County RANKIN	2025
Co. Address	P. O. Box 650205 DALLAS, TEXAS 75265		

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
		Total - In Flowood	2,682,479
Rural Supr. Dist #2	25	36.57 Miles 3" equivalent pipe & ROW	332,187
	26	3,468 Services	435,266
	27	Measuring & Regulating Station	1,471
	28	Ground Bed Installations	3,192
	29	District Regulator Equipment	273
		Total - Rural	772,389
In Pearl Supr. Dist. #2	30	7.12 Miles 3" equivalent pipe & ROW	65,914
	31	578 Services	73,925
	32	Measuring & Regulating Station	452
	33	Ground Bed Installations	2,049
		Total - In Pearl	142,340
		Total - District #2	3,597,208
In Pearl Supr. Dist #3	34	6.25 Miles 3" equivalent pipe & ROW	57,881
	35	Ground Bed Installations	1,802
	36	Measuring & Regulating Station	397
	37	507 Services	64,903
		Total - In Pearl	124,983
		Total - District #3	192,489
Rural Supr. Dist #3	38	3.65 Miles 3" equivalent pipe & ROW	31,215
	39	Ground Bed Installations	1,031
	40	Measuring & Regulating Station	238
	41	296 Services	35,022
		Total - Rural	67,506
		Total - District #3	192,489
In Pearl Supr. Dist #5	42	.35 Miles 3" equivalent pipe & ROW	3,202
	43	28 Services	3,611
	44	Measuring & Regulating Station	54
	45	Ground Bed Installations	96
	46	District Regulating Equipment	
		Total - In Pearl	6,963

PUBLIC UTILITY PROPERTY ASSESSMENT

For tax value due the Districts and Municipalities named below in said County, and due said County, as indicated below on property YEAR 202

Company	ATMOS ENERGY CORPORATION	County RANKIN	2025
Co. Address	P. O. Box 650205 DALLAS, TEXAS 75265		

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
		Total - District #5	6,963
		GRAND TOTAL - COUNTY	4,846,478
COUNTY RECAP			
District #1		1,049,818	
District #2		3,597,208	
District #3		192,489	
District #5		6,963	4,846,478
IN MUNICIPALITIES			
Florence		282,003	
Flowood		2,682,479	
Pearl		274,286	
Richland		499,313	3,738,081
RANKIN-HINDS FLOOD CONTROL DISTRICT			
In Flowood		221,481	
In Pearl		274,284	
Rural		15,920	511,685
Total-Flood Cntrl Dist			
Rankin County Schs.	1	18.06 Miles 3" equivalent pipe & ROW	164,644
In Florence	2	876 Services	110,347
	3	Ground Bed Installations	2,463
	4	Measuring & Regulating Station	1,961
	5	Meter & Regulator Station	2,588
		Total - In Florence	282,003
In Richland	6	26.89 Miles 3" equivalent pipe & ROW	245,147
	7	Measuring & Regulating Station	539
	8	Ground Bed Installations	2,463
	9	1,994 Services	251,164
		Total - In Richland	499,313

PUBLIC UTILITY PROPERTY ASSESSMENT

For tax value due the Districts and Municipalities named below in said County, and due said County, as indicated below on proper YEAR 202

Company	ATMOS ENERGY CORPORATION	County RANKIN	2025
Co. Address	P. O. Box 650205 DALLAS, TEXAS 75265		

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
Rural	10	Measuring & Regulating Equipment SE1/4, S30, T4N, R1E	6,698
	11	19.34 Miles 3" equivalent pipe & ROW	175,686
	12	Measuring & Regulating Station	1,090
	13	Ground Bed Installations	3,192
	14	652 Services	81,836
		Total - Rural	268,502
In Flowood	15	31.58 Miles 3" equivalent pipe & ROW	287,898
	16	1139 Services	143,476
	17	Metering & Regulating Equipment at Miss. Steel Co., Plant	802
	18	Measuring & Regulating Station	2,017
	19	Fence	66
	20	Metering & Regulating Equipment at Knox Glass Co.	776
	21	Ground Bed Installation	2,463
	22	District Regulator Equipment	730
	23	Input Station at 1 acre lot, NE1/4 of S32, T6N, R2E, Fannin & Knox Sts.	793
		RE - S22, T6N, R2E	534,675
	24	Gas Stored - Jackson Field	1,708,783
		Total - In Flowood	2,682,479
Rural	25	40.22 Miles 3" equivalent pipe & ROW	363,403
	26	Measuring & Regulating Station	1,703
	27	Ground Bed Installation	4,222
	28/	3,764 Services	470,288
	29	District Regulator Equipment	279
		Total - Rural	839,895
		Total - Rankin Co. Schs.	4,572,192

PUBLIC UTILITY PROPERTY ASSESSMENT

For tax value due the Districts and Municipalities named below in said County, and due said County, as indicated below on property YEAR 202

Company **ATMOS ENERGY CORPORATION** County **RANKIN** **2025**
 Co. Address P. O. Box 650205 DALLAS, TEXAS 75265

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
Pearl Sep. Schs.	30	13.72 Miles 3" equivalent pipe & ROW	126,998
In Pearl	31	1,113 Services	142,438
	32	Measuring & Regulating Station	904
	33	Ground Bed Installations	3,946
	34	District Regulator Equipment	0
		Total - In Pearl	274,286
		GRAND TOTAL - COUNTY	4,846,478
Rankin Co. Schs.		4,572,192	
Pearl Sep. Schs.		274,286	4,846,478

**STATE OF MISSISSIPPI
PUBLIC UTILITY PROPERTY ASSESSMENT**

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:

COMPANY: CENTERPOINT ENERGY, ENTEX

COUNTY: Rankin

ADDRESS: P.O. BOX 1475, HOUSTON TX 77251-1475

YEAR: 2025

TAXING JURISDICTION	ITEM	UNITS	DESCRIPTION OF PROPERTY	ASSESSED VALUE
<u>Beat #2</u>				
Rankin County School District	1		City Gate Site	2,300
Corporation of Flowood	5	489	Services (Incl. meters & reg.)	47,123
	4	17.65	Mi. various size pipe	115,095
			PPIN 90024	TOTAL 164,518
<u>Beat #2</u>				
Rankin County School District	4	0.11	Mi. various size pipe	748
Corporation of Pearl City				TOTAL 748
<u>Beat #2</u>				
Rankin County School District	5	14	Services (Incl. meters & reg.)	1,383
Corporation of Pelahatchie	4	0.52	Mi. various size pipe	3,378
				TOTAL 4,761
<u>Beat #2</u>				
Rankin County School District	3		Miscellaneous Improvements & Equipment	10,325
Outside	5	3,659	Services (Incl. meters & reg.)	352,826
	4	132.12	Mi. various size pipe	861,752
			PPIN 90022	TOTAL 1,224,903
<u>Beat #3</u>				
Pearl Municipal Separate School District	5	1,042	Services (Incl. meters & reg.)	100,506
Corporation of Pearl	4	37.63	Mi. various size pipe	245,478
			PPIN 90026	TOTAL 345,983
<u>Beat #3</u>				
Rankin County School District	3		Miscellaneous Improvements & Equipment	5,549
Corporation of Brandon	5	2,138	Services (Incl. meters & reg.)	206,228
	4	77.22	Mi. various size pipe	503,697
			PPIN 90023	TOTAL 715,474
<u>Beat #3</u>				
Rankin County School District	5	253	Services (Incl. meters & reg.)	24,439
Corporation of Puckett Village	4	9.15	Mi. various size pipe	59,691
				TOTAL 84,130
<u>Beat #3</u>				
Rankin County School District	5	976	Services (Incl. meters & reg.)	94,167
Outside	4	35.26	Mi. various size pipe	229,996
				TOTAL 324,163
<u>Beat #4</u>				
Rankin County School District	3		Miscellaneous Improvements & Equipment	7,029
Corporation of Brandon	5	3,967	Services (Incl. meters & reg.)	382,556
	4	140.58	Mi. various size pipe	916,935
			PPIN 90023	TOTAL 1,306,520

**STATE OF MISSISSIPPI
PUBLIC UTILITY PROPERTY ASSESSMENT**

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:

COMPANY: <u>CENTERPOINT ENERGY, ENTEX</u>	COUNTY: <u>Rankin</u>
ADDRESS: <u>P.O. BOX 1475, HOUSTON TX 77251-1475</u>	YEAR: <u>2025</u>

TAXING JURISDICTION	ITEM	UNITS	DESCRIPTION OF PROPERTY	ASSESSED VALUE
<u>Beat #4</u>				
Rankin County School District	1		Fee Land #28-61-1	26
Corporation of Pelahatchie	3		Miscellaneous Improvements & Equipment	10,080
	5	536	Services (Incl. meters & reg.)	51,686
	4	19.35	Mi. various size pipe	126,239
			PPIN 90027	TOTAL 188,011
<u>Beat #4</u>				
Rankin County School District	3		Miscellaneous Improvements & Equipment	1,485
Outside	5	1,875	Services (Incl. meters & reg.)	180,821
	4	67.71	Mi. various size pipe	441,641
			PPIN 90022	TOTAL 623,947
<u>Beat #5</u>				
Pearl Municipal Separate School District	1		Jackson Airport City Gate	2,966
	3		Miscellaneous Improvements & Equipment	1,188
Corporation of Jackson	5	170	Services (Incl. meters & reg.)	16,353
	4	6.12	Mi. various size pipe	39,940
			PPIN 90025	TOTAL 60,447
<u>Beat #5</u>				
Pearl Municipal Separate School District	2		Materials & Supplies	126,475
	1		Fee Land #28-61-2	22
Corporation of Pearl	3		Miscellaneous Improvements & Equipment	29,795
	6		Vehicles & Power Equip	0
	5	699	Services (Incl. meters & reg.)	67,434
	4	25.25	Mi. various size pipe	164,702
			PPIN 90026	TOTAL 388,428
<u>Beat #5</u>				
Pearl Municipal Separate School District	5	10	Services (Incl. meters & reg.)	926
	4	0.35	Mi. various size pipe	2,261
Outside				TOTAL 3,187
<u>Beat #5</u>				
Rankin County School District	5	50	Services (Incl. meters & reg.)	4,847
Corporation of Brandon	4	1.81	Mi. various size pipe	11,837
				TOTAL 16,684
<u>Beat #5</u>				
Rankin County School District	3		Miscellaneous Improvements & Equipment	2,667
Corporation of Flowood	5	1,320	Services (Incl. meters & reg.)	127,256
	4	47.65	Mi. various size pipe	310,813
			PPIN 90024	TOTAL 440,736
<u>Beat #5</u>				
Rankin County School District	4	1.33	Mi. various size pipe	8,697
Corporation of Jackson				TOTAL 8,697

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:

COUNTY: Rankin

YEAR: 2025

TAXING JURISDICTION	ITEM	UNITS	DESCRIPTION OF PROPERTY	ASSESSED VALUE
Beat #5				
Rankin County School District Corporation of Pearl	4	1.32	Mi. various size pipe	8,587
				TOTAL 8,587
Beat #5				
Rankin County School District	3		Miscellaneous Improvements & Equipment	10,536
Outside	5	1,221	Services (Incl. meters & reg.)	117,732
	4	44.09	Mi. various size pipe	287,552
				TOTAL 415,820
				PPIN 90022
				18,419 Services (Incl. meters & reg.)
				665,23 Mi. various size pipe
				GRAND TOTAL COUNTY 6,325,764
COUNTY RECAP:				
Beat #2				1,394,930
Beat #3				1,469,751
Beat #4				2,118,498
Beat #5				1,342,585
				TOTAL BEATS 6,325,764
SCHOOL RECAP:				
Pearl Municipal Separate School				798,045
Rankin County School District				5,527,719
				TOTAL SCHOOLS 6,325,764

PUBLIC UTILITY PROPERTY ASSESSMENT

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY,
AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY
THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:

COMPANY: **CenturyLink Communications, LLC** COUNTY: **Rankin**
COMPANY ADDRESS: 931 14th Street, Denver, CO 80202

Year 2025

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
Rural County		Fiber Optic Cable	52,370
		<i>Tax district Taxable subtotal</i>	52,370
Florence City		Fiber Optic Cable	19,667
		Broadband Equipment	2,067
		Leasehold Improvements	252
		CWIP	1,110
		Exempt Broadband Equipment	37,120
		<i>Tax district Taxable subtotal</i>	23,097
Richland Outside Drainage District		Fiber Optic Cable	16,931
		<i>Tax district subtotal</i>	16,931
Richland Inside Drainage District		Fiber Optic Cable	8,243
		<i>Tax district subtotal</i>	8,243
Flowood Inside Drainage District		Fiber Optic Cable	4,837
		<i>Tax district subtotal</i>	4,837
Pearl City Inside Drainage District		Fiber Optic Cable	4,887
		<i>Tax district subtotal</i>	4,887
		County Total	147,484
		<i>Broadband Exemption:</i>	37,120
		Taxable County Total	110,364

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED
TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: DELTA AIR LINES, INC.
Address: PO BOX 45852. ATLANTA, GA 30320-5852

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:	A319-100	54	4	7.4%	\$	810
County School		A320-200	70	4	5.7%	\$	1,240
City of Jackson		B717-200	6,192	3,978	64.2%	\$	211,970
		B737-800	22	6	27.3%	\$	1,340
		B757-200	20	2	10.0%	\$	630

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: ENDEAVOR AIR, INC.
Address: PO BOX 45852, ATLANTA, GA 30320-5852

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:	CRJ-900ER/LR	1,938	504	26.0%	\$	63,950
County School							
City of Jackson							
TOTAL						\$	63,950

PUBLIC PROPERTY ASSESSMENT				
FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:				
COMPANY : ENTERGY MISSISSIPPI, LLC COUNTY : STATE SUMMARY YEAR 2025				
CO. ADDRESS: C/O ESI TAX DEPT., P.O. BOX 61000, NEW ORLEANS, LA 70161				
Tax Dept, L-ENT-15N				
COUNTY RANKIN	CITY BRANDON	SCHOOL DISTRICT RANKIN COUNTY SCHOOL	PROPERTY TYPE	Total
			137.89 ACS. RANKIN 500KV SUBSTATION SITE IN S.11, T.5N, R.3E. BOOK 436, PAGE 573	158,549
			9.398 AC. BRANDON 115KV SUBSTATION SITE IN N 1/2 S.17, T.5N, R.3E. BOOK 235, PAGE 99.	11,338
			-DISTRIBUTION FACILITIES	6,907,261
			LEASEHOLD IMPROVEMENTS - MARQUETTE CEMENT 115KV SUBSTATION.	480
			-T & D SUBSTATIONS & SWITCHING STATIONS	3,514,021
			-TRANSMISSION FACILITIES	292,683
		RANKIN COUNTY SCHOOL Total		10,884,332
	BRANDON Total			10,884,332
	FLORENCE	RANKIN COUNTY SCHOOL	13KV REGULATOR SITE IN SE 1/4 OF NW 1/4 S.30, T.4N,R.2E. BOOK 99, PAGE 535.	220
			-DISTRIBUTION FACILITIES	1,179,181
		RANKIN COUNTY SCHOOL Total		1,179,401
	FLORENCE Total			1,179,401
	FLOWOOD	RANKIN COUNTY SCHOOL	-DISTRIBUTION FACILITIES	3,058,735
			Grants Ferry Sub 4.74 ACS. ALONG HWY 25 IN SW1/4, S17, T6N, R3E. BOOK 503 PG 297.	162,458
			LUCKNEY 115KV SUBSTATION SITE PARCEL 1: 1.7 ACS. IN SW 1/4 OF NW 1/4 S.24, T.6N,R.2E. BOOK 297, PAGE 363.PARCEL 2: 2.23 ACS. IN THE SW 1/4 OF NW 1/4 S.24,T.6N, R.2E. BOOK 344, PAGE 661.	14,089
			-T & D SUBSTATIONS & SWITCHING STATIONS	886,749
			-TRANSMISSION FACILITIES	477,935
		RANKIN COUNTY SCHOOL Total		4,599,961
		RANKIN COUNTY SCHOOL - RHPRFCD	2.92 ACS. FANNIN RD. 115KV SUBSTATION SITE IN THE NE 1/4 OF NE 1/4 S.13, T.5N, R.1E. INCLUDING ROADWAY EASEMENT 50' IN WIDTH FROM HWY. 80. BOOK 387, PAGE 273.	28,392
			-DISTRIBUTION FACILITIES	1,525,642
			EASEMENT - KLEAN STEEL 115KV SUBSTATION SITE IN S.31, T.6N, R.2E. INCLUDING PARKING AREA AND ROADWAY.	1,725
			FLOWOOD 115KV SUBSTATION SITE PARCEL 1: 5.07 ACS. IN THE S 1/2 LOT 7, S.31, T.6N,R.2E. BOOK 154, PAGE 4.PARCEL 2: 0.969 AC. IN S 1/2 LOT 7, S.31, T.6N,R.2E. BOOK 155, PAGE 461.	10,750
			-T & D SUBSTATIONS & SWITCHING STATIONS	2,070,289
			-TRANSMISSION FACILITIES	1,405,817
		RANKIN COUNTY SCHOOL - RHPRFCD Total		5,042,615
	FLOWOOD Total			9,642,576
	JACKSON	RANKIN COUNTY SCHOOL	-DISTRIBUTION FACILITIES	122,871
		RANKIN COUNTY SCHOOL Total		122,871
	JACKSON Total			122,871
	PEARL	PEARL SEPARATE SCHOOL	5.8 AC. WHITFIELD 115KV SUBSTATION SITE IN S 27,T.5N, R2E, BOOK 504, PAGES 349-351.	35,098
			-DISTRIBUTION FACILITIES	7,686,155
			-MATERIALS & SUPPLIES	84,970
			-T & D SUBSTATIONS & SWITCHING STATIONS	2,944,395
			THOMPSON AIRPORT 115KV SUBSTATION SITE PARCEL 1: 9.0 ACS. IN W 1/2 OF NW 1/4 S.15, T.5N,R.2E. BOOK 191, PAGE 308.PARCEL 2: 14.5 ACS. IN NW 1/4 S.15, T.5N, R.2E. BOOK 191, PAGE 323.	32,628
			-TOOLS, FURNITURE, COMMUNICATIONS, ETC.	73,327
			-TRANSMISSION FACILITIES	372,939
		PEARL SEPARATE SCHOOL Total		11,229,520
	PEARL Total			11,229,520
	PELAHATCHIE	RANKIN COUNTY SCHOOL	-DISTRIBUTION FACILITIES	645,731
			-TRANSMISSION FACILITIES	3,014
		RANKIN COUNTY SCHOOL Total		648,745
	PELAHATCHIE Total			648,745

PUBLIC PROPERTY ASSESSMENT				
FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:				
COMPANY : ENTERGY MISSISSIPPI, LLC COUNTY : STATE SUMMARY YEAR 2025				
CO. ADDRESS: C/O ESI TAX DEPT., P.O. BOX 61000, NEW ORLEANS, LA 70161				
Tax Dept. L-ENT-15N				
COUNTY RANKIN	CITY RICHLAND	SCHOOL DISTRICT RANKIN COUNTY SCHOOL	PROPERTY TYPE -DISTRIBUTION FACILITIES	Total 1,960,827
			-T & D SUBSTATIONS & SWITCHING STATIONS	512,266
			-TRANSMISSION FACILITIES	7,039
		RANKIN COUNTY SCHOOL Total		2,480,132
		RANKIN COUNTY SCHOOL - RHPRFCD	2.1 AC. JACKSON - RANKIN INDUSTRIAL 115KV SUBSTATION SITE IN THE N 1/2 S.23, T.5N, R.1E. BOOK 305, PAGE 165	23,166
			-DISTRIBUTION FACILITIES	1,143,887
			-T & D SUBSTATIONS & SWITCHING STATIONS	343,833
			-TRANSMISSION FACILITIES	109,912
		RANKIN COUNTY SCHOOL - RHPRFCD Total		1,620,798
	RICHLAND Total			4,100,930
	RURAL	RANKIN COUNTY SCHOOL	0.453 ACRES HENDERSON ROAD SUBSTATION SITE N. W. 1/4 OF THE S. W. 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 3 EAST	4,077
			11.4 ACRE STAR 115KV SUBSTATION SITE ALONG WESTVILLE ROAD IN THE SE 1/4 S.2, T.3N, R.2E. BOOK 524, PAGE 448. LESS 3 ACRES AS WESTVILLE ROAD R.O.W. (NET OF 11.1 ACRES)	15,407
			3.49 AC. FLORENCE 115KV SUBSTATION SITE IN NE 1/4 OF NE 1/4 S.13, T.4N, R.1E. BOOK 231, PAGE 546.	5,833
			5.143 ACRES HENDERSON ROAD SUBSTATION SITE N. W. 1/4 OF THE S. W. 1/4 OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 3 EAST	58,133
			5.74 AC. PELAHATCHIE 115KV SUBSTATION SITE IN NW 1/4 OF NW 1/4 S.36, T.6N, R.5E. BOOK 131, PAGE 519.	5,642
			-DISTRIBUTION FACILITIES	15,997,413
			EASEMENT - BRANDON 115KV SWITCHING STATION SITE IN E 1/2 OF W 1/2 OF NE 1/4 S.5, T.5N, R.3E. BOOK 131, PAGE 425.	50
			PROPOSED 50' ACCESS ROAD IN SW1/4, S17, T6N, R3E	59,925
			-T & D SUBSTATIONS & SWITCHING STATIONS	2,034,848
			-TRANSMISSION FACILITIES	3,658,244
		RANKIN COUNTY SCHOOL Total		21,839,572
		RANKIN COUNTY SCHOOL - RHPRFCD	-DISTRIBUTION FACILITIES	598,100
			-TRANSMISSION FACILITIES	33,574
		RANKIN COUNTY SCHOOL - RHPRFCD Total		631,674
	RURAL Total			22,471,246
RANKIN Total				60,279,621

PUBLIC PROPERTY ASSESSMENT			
FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:			
COMPANY : ENTERGY MISSISSIPPI, LLC COUNTY : STATE SUMMARY YEAR 2025			
CO. ADDRESS: C/O ESI TAX DEPT., P.O. BOX 61000, NEW ORLEANS, LA 70161			
Tax Dept, L-ENT-15N			
COUNTY	SCHOOL DISTRICT	CITY	Total
RANKIN	PEARL SEPARATE SCHOOL RANKIN COUNTY SCHOOL	PEARL	11,229,521
		BRANDON	10,884,332
		FLORENCE	1,179,401
		FLOWOOD	4,599,961
		JACKSON	122,871
		PELAHATCHIE	648,745
		RICHLAND	2,480,132
		RURAL	21,839,572
	RANKIN COUNTY SCHOOL - RHPRFCD	FLOWOOD	5,042,615
		RICHLAND	1,620,798
		RURAL	631,674
	RANKIN Total		60,279,621

PUBLIC PROPERTY ASSESSMENT				
FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:				
COMPANY : ENTERGY MISSISSIPPI, LLC COUNTY : STATE SUMMARY YEAR 2025				
CO. ADDRESS: C/O ESI TAX DEPT., P.O. BOX 61000, NEW ORLEANS, LA 70161				
Tax Dept, L-ENT-15N				
COUNTY	SCHOOL DISTRICT	CITY	Total	
RANKIN	PEARL SEPARATE SCHOOL	PEARL	11,229,521	
		BRANDON	10,884,332	
	RANKIN COUNTY SCHOOL	FLORENCE	1,179,401	
		FLOWOOD	4,599,961	
		JACKSON	122,871	
		PELAHATCHIE	648,745	
		RICHLAND	2,480,132	
		RURAL	21,839,572	
		RANKIN COUNTY SCHOOL - RHPRFCD		5,042,615
		RICHLAND		1,620,798
		RURAL		631,674
		RANKIN Total		60,279,621

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: Envoy Air, Inc.
Address: 1 Skyview Drive, MD 8B401, Fort Worth, TX 76155

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:					
County School	EMB-170	893	683	76.5%	\$	62,360
City of Jackson	EMB-175	2,269	1,442	63.6%	\$	526,540
Total					\$	588,900

PUBLIC UTILITY PROPERTY ASSESSMENT

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND
DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN,
ON THE FIRST DAY OF JANUARY TO-WIT:

COMPANY Illinois Central Railroad COUNTY Rankin YEAR 2025
17641 South Ashland Avenue
Homewood, Illinois 60430

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY					VALUE
Road Districts		MAIN TRACK \$144,399 PER MILE		SIDE TRACK \$1,000 PER MILE		SITUS PROPERTY VALUE	
		MILES	VALUE	MILES	VALUE		
		<u>R.D. #1</u>					
	Flowood	-	-	-	-	800	800
	Richland (Lakeland)	6.49	937,153	-	-	-	937,153
	Florence	5.31	766,761	0.10	100	250	767,111
	Outside	8.20	1,184,076	7.99	7,990	-	1,192,066
Total Roads & County		20.00	2,887,990	8.09	8,090	1,050	2,897,130

All the above in County School District

Rankin-Hinds Pearl River Flood & Damage
Control District

- - - - -

Details fo situs Property

Florence	1	Section House	50
	2	Tool House & Supplies	100
	3	Pogoda	100
			<u>250</u>
Flowood	4	Furniture & equipment in Customer Service Center located at 2500 Lakeland Drive	<u>800</u>
Total Situs Property			<u><u>1,050</u></u>

Recap Total City Values

Florence	767,111
Richland	937,153
Flowood	800

PUBLIC UTILITY PROPERTY ASSESSMENT

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:

COMPANY Illinois Central Railroad COUNTY Rankin YEAR 2025
 17641 South Ashland Avenue
 Homewood, Illinois 60430

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY				VALUE
Road Districts		MAIN TRACK \$12,964 PER MILE		SIDE TRACK \$1,000 PER MILE		SITUS PROPERTY VALUE
		MILES	VALUE	MILES	VALUE	
		<u>R.D. #4</u>				
	Outside	0.00	-	0.00	-	-
	Total R.D. #4	0.00	-	0.00	-	-
<u>R.D. #2</u>						
	Flowood	0.00	-	0.00	-	6,000
	Outside	0.00	-	0.00	-	-
	Total R.D. #2	0.00	-	0.00	-	6,000
<u>R.D. #3</u>						
	Outside	0.00	-	0.00	-	-
	Total R.D. #3	0.00	-	0.00	-	-
Total Roads & County		0.00	-	0.00	-	6,000
Rankin-Hinds Pearl River Flood & Drainage Control District						
	Flowood	0.00	-	0.00	-	6,000
	Outside	0.00	-	0.00	-	-
	Total	-	-	-	-	6,000

Details for Situs Property

Flowood	1	4.34 Miles W.G. Avery Body Co.- Track and land underneath	6,000
Total Situs Property			<u>6,000</u>

Recap for City Values

Flowood	6,000
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Public Utility Property Assessment

State of Mississippi

For tax value due the districts and municipalities named below in said county, and due said County, as indicated below on the property owned by said company therein, on the first day of January to wit

Company: Gulf South Pipeline Company, Lp **County:** Rankin **Year:** 2025
Co. Address: 9 Greenway Plaza Ste 2800, Houston, TX 77046

Taxing Jurisdiction	Description of Property	Value
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BEAT 1, PEARL MUNICIPAL SCHOOL DISTRICT, CITY OF PEARL

1.176 Miles of Gas Pipeline	5,016
Subtotal	<u>5,016</u>

BEAT 1, PEARL MUNICIPAL SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT, CITY OF PEARL

1.580 Miles of Gas Pipeline	54,851
Subtotal	<u>54,851</u>

BEAT 1, RANKIN COUNTY SCHOOL DISTRICT

12.602 Miles of Gas Pipeline	645,444
Meter Station Structures and Equipment	39,512
0.15 Acre in N/2 of N/2, S32-T4N-R2E, Fee 3416	1,763
0.1 Acres, SW/4 S5-T3N-R2E Fee 3701	59
Subtotal	<u>686,778</u>

BEAT 1, RANKIN COUNTY SCHOOL DISTRICT, CITY OF FLOWOOD

0.477 Miles of Gas Pipeline	2,034
Subtotal	<u>2,034</u>

BEAT 1, RANKIN COUNTY SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT, CITY OF RICHLAND

1.640 Miles of Gas Pipeline	35,415
Subtotal	<u>35,415</u>

BEAT 2, PEARL MUNICIPAL SCHOOL DISTRICT, CITY OF PEARL

2.523 Miles of Gas Pipeline	34,025
Subtotal	<u>34,025</u>

Public Utility Property Assessment

State of Mississippi

For tax value due the districts and municipalities named below in said county, and due said County, as indicated below on the property owned by said company therein, on the first day of January to wit

Company: Gulf South Pipeline Company, Lp **County:** Rankin **Year:** 2025
Co. Address: 9 Greenway Plaza Ste 2800, Houston, TX 77046

Taxing Jurisdiction	Description of Property	Value
---------------------	-------------------------	-------

BEAT 2, PEARL MUNICIPAL SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT, CITY OF PEARL

7.184 Miles of Gas Pipeline	140,617
COMMUNICATION EQT-JACKSON AREA	28,130
JACKSON / 5 / 8550	1,865,106
JACKSON / 5 / 8550	99,356
50.31 Acres in NE/4, SE/4 of SE/4, S4-T5N-R2E, Fee 2764	6,360
150.0 Acres in S4 and 9, T5N-R2E, Fee 3420	157,259
Subtotal	2,296,828

BEAT 2, RANKIN COUNTY SCHOOL DISTRICT

7.910 Miles of Gas Pipeline	460,460
Meter Station Structures and Equipment	23,707
Subtotal	484,167

BEAT 2, RANKIN COUNTY SCHOOL DISTRICT, CITY OF FLOWOOD

6.431 Miles of Gas Pipeline	50,807
Subtotal	50,807

BEAT 2, RANKIN COUNTY SCHOOL DISTRICT, CITY OF JACKSON

1.820 Miles of Gas Pipeline	109,172
Subtotal	109,172

BEAT 2, RANKIN COUNTY SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT

9.376 Miles of Gas Pipeline	55,343
Subtotal	55,343

BEAT 2, RANKIN COUNTY SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT, CITY OF FLOWOOD

Public Utility Property Assessment

State of Mississippi

For tax value due the districts and municipalities named below in said county, and due said County, as indicated below on the property owned by said company therein, on the first day of January to wit

Company: Gulf South Pipeline Company, Lp **County:** Rankin **Year:** 2025
Co. Address: 9 Greenway Plaza Ste 2800, Houston, TX 77046

Taxing Jurisdiction	Description of Property	Value
	6.310 Miles of Gas Pipeline	47,017
	1.620 Miles of Gas Pipeline	15,548
	Non-current Gas Stored underground	46,821
	JACKSON STORAGE - DEHYDRATION	25,250
	JACKSON STORAGE-WELLS & LINES	829,257
	Meter Station Structures and Equipment	47,415
	JACKSON STORAGE - DEHYDRATION	578,613
	JACKSON STORAGE - DEHYDRATION	11,536
	JACKSON STORAGE-LAND RIGHTS	45,426
	JACKSON STORAGE-WELLS & LINES	393,988
	1.76 Acres in S31-T6N-R2E, Fee 3220	1,715
	1.44 Acres in Lots 6, 33 and 34 of Block "C" E Jackson Place, Fee 32	1,406
	1.14 Acres in S31-T6N-R2E, Fee 3221	1,131
	0.93 Acre in S31-T6N-R2E, Fee 3161	977
	0.93 Acre S/2, NE/4, NE/4 S6-T5N-R2E, Fee 3219	929
	0.48 Acre in 50' Off E. Side of Lot 11, Blk. C.E. Jackson Place, Fee 3	488
	0.87 Acres Lots 31, 32 and 200' off the N. End of 30 Blk. "C" in S12-	845
	0.50 Acre in E/2, SW/4, S5-T5N-R2E, Fee 3205	488
	0.48 Acre in 50' Off W. Side of Lot 11, Blk. C.E. Jackson Place Fee 3	488
	0.133 Acre in Lot 8 Less 10' off E. Side and Lots 10 and 11 Blk. E, E.	4,895
	0.91 Acre in N/2, NE/4, NE/4, S6-T5N-R2E, Fee 3217	881
	3.95 Acres in N/2, SE/4, S5- T5N- R2E, Fee 3207	3,874
	1.64 Acres Lots 3,4,5,6 Blk. 6, Lot 1 and S/2 Lot 2 Blk. 2 Subdivisor	3,180
	46.866 Acres in S31-T6N-R2E, and S6-T5N-R2E, Fee 3168	141,389
	120.0 Acres in S4-T5N-R2E, Fee 3420	126,726
	36.29 Acres in E/2 of SE/4, S1-T5N-R1E, Fee 3163	117,978
	40.31 Acres in NE/4, SE/4, SE/4, SE/4, S4-T5N-R2E, Fee 2764	70,765
	40.2 Acres in S4-T5N-R2E, Fee 3420	42,414
	5.55 Acres in S6-T5N-R2E and 4.57 Acres in S5-6, T5N-R2E, Fee 32	9,933
	4.00 Acres in SW/4, S4-T5N-R2E, Fee 3218	3,918
	Subtotal	2,575,291

BEAT 3, PEARL MUNICIPAL SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT, CITY OF PEARL

6.339 Miles of Gas Pipeline	218,715
Subtotal	218,715

Public Utility Property Assessment

State of Mississippi

For tax value due the districts and municipalities named below in said county, and due said County, as indicated below on the property owned by said company therein, on the first day of January to wit

Company: Gulf South Pipeline Company, Lp **County:** Rankin **Year:** 2025
Co. Address: 9 Greenway Plaza Ste 2800, Houston, TX 77046

Taxing Jurisdiction	Description of Property	Value
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BEAT 3, RANKIN COUNTY SCHOOL DISTRICT

25.781 Miles of Gas Pipeline	344,329
Meter Station Structures and Equipment	11,774
1.333 Acres in SE/4, S28-T3N-R4E, Fee 2432	786
Subtotal	356,883

BEAT 3, RANKIN COUNTY SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT, CITY OF FLOWOOD

3.760 Miles of Gas Pipeline	225,542
0.253 Acre on the South- Easterly 100' of Lot 21 Blk.D First Additior	250
0.68 Acre Lot 20 Blk. B.E. Jackson Place, Fee 3259	667
8.91 Acres Lots 11, 12 and the N. 200' of Lot 85 Blk. D.E. Jackson Pl	8,718
Subtotal	235,177

BEAT 5, PEARL MUNICIPAL SCHOOL DISTRICT, CITY OF PEARL

6.856 Miles of Gas Pipeline	261,036
Subtotal	261,036

BEAT 5, PEARL MUNICIPAL SCHOOL DISTRICT, FLOOD AND DRAIN DISTRICT, CITY OF PEARL

4.270 Miles of Gas Pipeline	232,717
0.017 Acre in NW Corner SW/4, S17-T5N-R2E, Fee 3618	143
0.021 Acre in NW Corner SW/4, S17-T5N-R2E, Fee 3616	191
Subtotal	233,051

BEAT 5, RANKIN COUNTY SCHOOL DISTRICT

7.042 Miles of Gas Pipeline	219,494
Meter Station Structures and Equipment	51,366
Subtotal	270,860

BEAT 5, RANKIN COUNTY SCHOOL DISTRICT, CITY OF FLOWOOD

Public Utility Property Assessment

State of Mississippi

For tax value due the districts and municipalities named below in said county, and due said County, as indicated below on the property owned by said company therein, on the first day of January to wit

Company: Gulf South Pipeline Company, Lp **County:** Rankin **Year:** 2025
Co. Address: 9 Greenway Plaza Ste 2800, Houston, TX 77046

Taxing Jurisdiction	Description of Property	Value
	1.678 Miles of Gas Pipeline	16,104
	Subtotal	16,104
	Total	7,981,553
Total By Beat		
001		784,093
002		5,605,634
003		810,775
005		781,051
	Total	7,981,553
Totals By School		
	Pearl Municipal School District	3,103,521
	Rankin County School District	4,878,032
	Total	7,981,553
Totals By Levee		
	Flood And Drain District	5,704,670
Totals By Cities		
	City Of Flowood	2,879,414
	City Of Jackson	109,172
	City Of Pearl	3,103,521
	City Of Richland	35,415

PUBLIC UTILITY PROPERTY ASSESSMENT
MISSISSIPPI 12/31/24

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO WIT:

KANSAS CITY SOUTHERN RAILWAY COMPANY
FORMERLY: MIDSOUTH RAIL CORPORATION
PROPERTY TAX DEPARTMENT
P. O. BOX 219335
KANSAS CITY, MO 64121-9335

COUNTY: RANKIN

YEAR: 2025

MERIDIAN TO VICKSBURG

DISTRICTS	TRACK MILES		TRACK VALUE			ASSESSED VALUE			TOTAL VALUE **
	MAIN	SIDE	MAIN	SIDE	TOTAL	OTHER*	EQUIP*	TOTAL*	
MERIDIAN TO VICKSBURG									
ROAD DISTRICT #1									
OUTSIDE E. JACKSON - 90046	0.93	-	75,225	-	75,225	283		283	75,508
ROAD DISTRICT # 2									
INSIDE BRANDON - 90047	2.63	1.94	212,732	62,768	275,500	4,972		4,972	280,472
NEAR GREENFIELD - 90046	-	0.71	-	22,972	22,972			-	22,972
NEAR WHITFIELD - 90046	-	0.27	-	8,736	8,736			-	8,736
INSIDE PEARL - 90048	8.70	6.77	703,714	219,041	922,755	52,465		52,465	975,220
INSIDE RICHLAND - 90092 (1)	-	11.71	-	378,873	378,873	757,989	2,534	760,523	1,139,396
OUTSIDE - 90046	10.17	0.80	822,618	25,884	848,502	1,188		1,188	849,690
ROAD DISTRICT #4									
INSIDE PELAHATCHIE - 90049	1.47	1.18	118,903	38,179	157,082			-	157,082
INSIDE RANKIN - 90046	-	0.96	-	31,060	31,060			-	31,060
OUTSIDE - 90046	10.09	2.03	816,147	65,680	881,827	69		69	881,896
TOTAL	33.99	26.37	2,749,339	853,193	3,602,532	816,966	2,534	819,500	4,422,032
RECAP:									
ROAD DIST #1	0.93	-	75,225	-	75,225	283	-	283	75,508
ROAD DIST #2	21.50	22.20	1,739,064	718,274	2,457,338	816,614	2,534	819,148	3,276,486
ROAD DIST #4	11.56	4.17	935,050	134,919	1,069,969	69	-	69	1,070,038
TOTAL ROADS	33.99	26.37	2,749,339	853,193	3,602,532	816,966	2,534	819,500	4,422,032
INSIDE PELAHATCHIE	1.47	1.18	118,903	38,179	157,082	-	-	-	157,082
INSIDE BRANDON	2.63	1.94	212,732	62,768	275,500	4,972	-	4,972	280,472
INSIDE PEARL	8.70	6.77	703,714	219,041	922,755	52,465	-	52,465	975,220
INSIDE RICHLAND (1) (2)	-	11.71	-	378,873	378,873	757,989	2,534	760,523	1,139,396
TOTAL CITIES	12.80	21.60	1,035,349	698,861	1,734,210	815,426	2,534	817,960	2,552,170

MERIDIAN SPEEDWAY - PPIN # 963040 Special Assessment through 2020
KANSAS CITY SOUTHERN - PPIN # 966491 Special Assessment
KANSAS CITY SOUTHERN - PPIN # 966494 Special Assessment
KANSAS CITY SOUTHERN - PPIN # 966495 Special Assessment
KANSAS CITY SOUTHERN - PPIN # 968228 Special Assessment
MERIDIAN SPEEDWAY - PPIN #S 76986, 54177 MICHAEL ADDING TO SITUS FOR 2012
(1) SEE BELOW LOCAL ASSESSMENT

RICHLAND CREEK WATERSHED DRAINAGE PUBLIC UTILITY SPECIAL ASSESSMENT - TEN (10) PARCELS
PPIN's 18487, 18635, 21856, 49755, 7921, 7946, 13701, 18473, 21852 & 18480

(1) LOCALLY ASSESSED NON-OPERATING PROPERTY (737) PREVIOUS YEAR INFORMATION UTILIZED (INCLUDES TAXES FROM CITY OF RICHLAND)

	COUNTY				SCHOOL		RICHLAND	TOTAL LEVY
	MARKET	ASSESS	44.9900	44.9900	46.1700	41.4200	CITY 19.0000	
PPIN #: 90108 (1)	6,660	2,073	44.9900				56.5516	101.54
PPIN #: 90109 (1)	9,790	3,033	44.9900				56.5516	101.54
PPIN #: 90110 (1)	4,040	1,254		44.9900			56.5516	101.54
PPIN #: 90111	13,110	4,086			46.1700		56.5516	102.72
PPIN #: 90112	9,620	2,997				41.4200	56.5516	97.97
PPIN #: PU7 (2)	20,490	6,360					19.0000	19.00
	63,710	19,803						

(1) City of Richland includes the City value in City of Richland local bill, this includes #90108,90109 and 90110.

(2) Included in City of Richland local assessed bill.

MCI Communications Services LLC
899 Heathrow Park Lane Lake Mary, FL 32746
State of Mississippi
Ad Valorem Tax Report
2025 Assessment
As of 01/01/2025

Site County	Site City	Site Address 1	Asset Category	Assessed	Exempt	Taxable
Rankin	Brandon	118 SHIRLEY LN	PRI - Customer Premise Equip	110		110
Rankin	Brandon	1576 OLD FANNIN RD STE D	PRI - Customer Premise Equip	450		450
Rankin	Brandon	159 ANDREW CHAPEL RD FL 1	PRI - Customer Premise Equip	80		80
Rankin	Brandon	1790 W GOVERNMENT ST	Construction in Progress	420		420
Rankin	Brandon	306 MAXIE DR STE A-1	PRI - Customer Premise Equip	110		110
Rankin	Brandon	815 N COLLEGE ST	DSL - Data Software - Network	40		40
Rankin	Brandon	815 N COLLEGE ST	PRI - Customer Premise Equip	300		300
Rankin	Brandon	509 NORTH ST	Construction in Progress	30		30
Rankin	Florence	220 PRICE ST	STL - Sales Type Lease	150		150
Rankin	Florence	220 PRICE ST FL 1	PRI - Customer Premise Equip	250		250
Rankin	Flowood	10 CANEBRAKE BLVD	STL - Sales Type Lease	100		100
Rankin	Flowood	1000 HUGH WARD BLVD	STL - Sales Type Lease	110		110
Rankin	Flowood	1050 RIVER OAKS DR	Construction in Progress	60		60
Rankin	Flowood	208 DOGWOOD BLVD	PRI - Customer Premise Equip	40		40
Rankin	Flowood	2929 LAYFAIR DR FL 1 RM TELCO	POW - Network Power	70		70
Rankin	Flowood	420 LIBERTY PARK CT STE E	PRI - Customer Premise Equip	100		100
Rankin	Flowood	5341 HIGHWAY 25	DHC - Communications Equip	40	40	-
Rankin	Flowood	748 MACKENZIE LN	PRI - Customer Premise Equip	220		220
Rankin	Flowood	799 LIBERTY RD	PRI - Customer Premise Equip	70		70
Rankin	Flowood	234 WEATHER SERVICE DR	Construction in Progress	60		60
Rankin	Flowood	RANKIN COUNTY FIBER ROUTE	Construction in Progress	150		150
Rankin	Pearl	102 METROPLEX BLVD	PRI - Customer Premise Equip	150		150
Rankin	Pearl	164A CONCOURSE DR	PRI - Customer Premise Equip	200		200
Rankin	Pearl	200 COUNTRY PLACE PKWY	DHC - Communications Equip	480	480	-
Rankin	Pearl	200 COUNTRY PLACE PKWY	DSL - Data Software - Network	190		190
Rankin	Pearl	2515 HIGHWAY 80 E	PRI - Customer Premise Equip	130		130
Rankin	Pearl	2709 OLD BRANDON RD	PRI - Customer Premise Equip	130		130
Rankin	Pearl	306 VALENTOUR RD FL 1	MUX - Multiplex	720	720	-
Rankin	Pearl	3189 HIGHWAY 80 E	STL - Sales Type Lease	300		300
Rankin	Pearl	3853 HIGHWAY 468 W	Construction in Progress	90		90
Rankin	Pearl	400 COUNTRY PLACE PKWY	PRI - Customer Premise Equip	140		140
Rankin	Pearl	5468 HIGHWAY 80 E	PRI - Customer Premise Equip	20		20
Rankin	Pearl	5520 HIGHWAY 80 E	DHC - Communications Equip	40	40	-
Rankin	Richland	101 SANDERS CV	STL - Sales Type Lease	50		50
Rankin	Richland	1199 HIGHWAY 49 S	Construction in Progress	10		10
Rankin	Richland	1199 HIGHWAY 49 S	STL - Sales Type Lease	300		300
Rankin	Richland	197 INTERSTATE DR	STL - Sales Type Lease	270		270
Rankin	Richland	591 HIGHWAY 49 S	PRI - Customer Premise Equip	130		130
Rankin Total				6,310	1,280	5,030

MCI Metro Access Transmission Services LLC
899 Heathrow Park Lane Lake Mary, FL 32746
State of Mississippi
Ad Valorem Tax Report
2025 Assessment
As of 01/01/2025

Site County	Site City	Site Address 1	Asset Category	Assessed	Exempt	Taxable
Rankin	Brandon	350 CROSSGATES BLVD FL 3	MUX - Multiplex	70	70	-
Rankin	Brandon	1811 W GOVERNMENT ST	OSE - Satellite Equipment	30	-	30
Rankin	Brandon	1070 SPILLWAY CIR	OSE - Satellite Equipment	30	-	30
Rankin	Florence	220 PRICE ST	FOP - Fiber Optic Elect	50	50	-
Rankin	Florence	220 PRICE ST	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	10 CANEBRAKE BLVD	DHC - Communications Equip	10	10	-
Rankin	Flowood	10 CANEBRAKE BLVD	FOP - Fiber Optic Elect	70	70	-
Rankin	Flowood	1030 RIVER OAKS DR	PRI - Customer Premise Equip	70	-	70
Rankin	Flowood	1050 RIVER OAKS DR	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	2929 LAYFAIR DR FL 1	DHC - Communications Equip	170	170	-
Rankin	Flowood	2929 LAYFAIR DR FL 1	DSL - Data Software - Network	210	-	210
Rankin	Flowood	2929 LAYFAIR DR FL 1	DXC - Digital Cross Connect	370	370	-
Rankin	Flowood	2929 LAYFAIR DR FL 1	FAL - Network Mgmt Equip	30	-	30
Rankin	Flowood	2929 LAYFAIR DR FL 1	FOP - Fiber Optic Elect	730	730	-
Rankin	Flowood	106 DOGWOOD BLVD	DHC - Communications Equip	20	20	-
Rankin	Flowood	106 DOGWOOD BLVD	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	163 RIDGE WAY	DHC - Communications Equip	10	10	-
Rankin	Flowood	163 RIDGE WAY	OSE - Satellite Equipment	60	-	60
Rankin	Flowood	115 DOGWOOD BLVD	FOP - Fiber Optic Elect	40	40	-
Rankin	Flowood	234 WEATHER SERVICE DR	FOP - Fiber Optic Elect	770	770	-
Rankin	Flowood	1030 RIVER OAKS DR FL 1	MUX - Multiplex	80	80	-
Rankin	Flowood	170 PROMENADE BLVD	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	150 DOGWOOD BLVD	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	150 DOGWOOD BLVD	OSE - Satellite Equipment	60	-	60
Rankin	Flowood	106 RIVERVIEW DR	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	273 MARKET ST	FOP - Fiber Optic Elect	100	100	-
Rankin	Flowood	7 RIVER BEND PL	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	RANKIN COUNTY FIBER ROUTE	DXC - Digital Cross Connect	240	240	-
Rankin	Flowood	RANKIN COUNTY FIBER ROUTE	FOC - Fiber Optic Cable	1,470	1,470	-
Rankin	Flowood	RANKIN COUNTY FIBER ROUTE	FOP - Fiber Optic Elect	710	710	-
Rankin	Flowood	144 MILITARY DR	DHC - Communications Equip	10	10	-
Rankin	Flowood	144 MILITARY DR	FOP - Fiber Optic Elect	70	70	-
Rankin	Flowood	9 RIVER BEND PL	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	9 RIVER BEND PL	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	150 DOGWOOD PL	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	150 DOGWOOD PL	OSE - Satellite Equipment	60	-	60
Rankin	Flowood	112 DOGWOOD BLVD	FOP - Fiber Optic Elect	100	100	-
Rankin	Flowood	112 DOGWOOD BLVD	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	218 DOGWOOD BLVD	FOP - Fiber Optic Elect	100	100	-
Rankin	Flowood	218 DOGWOOD BLVD	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	630 LAKE LAND EAST DR	PRI - Customer Premise Equip	80	-	80
Rankin	Flowood	760 MACKENZIE LN	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	5286 PARK WAY	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	143 FRIENDLY AND FRESH DR	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	110 PROMENADE BLVD	OSE - Satellite Equipment	30	-	30
Rankin	Flowood	439A KATHERINE DR	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	150 DOGWOOD AVE	FOP - Fiber Optic Elect	50	50	-
Rankin	Flowood	141 MILITARY DR	FOP - Fiber Optic Elect	70	70	-
Rankin	Flowood	142 MILITARY DR	DHC - Communications Equip	20	20	-
Rankin	Flowood	142 MILITARY DR	DSL - Data Software - Network	10	-	10
Rankin	Flowood	114 LAUREL PARK CV	DHC - Communications Equip	20	20	-
Rankin	Flowood	114 LAUREL PARK CV	DSL - Data Software - Network	10	-	10
Rankin	Flowood	135 E PINE VIEW DR	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	200 COUNTRY PLACE PKWY	DSL - Data Software - Network	210	-	210
Rankin	Pearl	200 COUNTRY PLACE PKWY	FOC - Fiber Optic Cable	8,670	8,670	-
Rankin	Pearl	200 COUNTRY PLACE PKWY	FOP - Fiber Optic Elect	3,930	3,930	-
Rankin	Pearl	306 VALENTOUR RD FL 1	DSL - Data Software - Network	120	-	120
Rankin	Pearl	306 VALENTOUR RD FL 1	DXC - Digital Cross Connect	5,090	5,090	-
Rankin	Pearl	306 VALENTOUR RD FL 1	FOP - Fiber Optic Elect	910	910	-
Rankin	Pearl	400 COUNTRY PLACE PKWY	FOP - Fiber Optic Elect	50	50	-
Rankin	Pearl	400 COUNTRY PLACE PKWY	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	2104 HIGHWAY 80 E	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	149 BECKNELL ST	FOP - Fiber Optic Elect	50	50	-
Rankin	Pearl	149 BECKNELL ST	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	550 GULF LINE RD	MUX - Multiplex	130	130	-
Rankin	Pearl	110 METROPLEX BLVD	FOP - Fiber Optic Elect	50	50	-
Rankin	Pearl	100 INTERNATIONAL DR	DHC - Communications Equip	20	20	-
Rankin	Pearl	100 INTERNATIONAL DR	FOP - Fiber Optic Elect	140	140	-
Rankin	Pearl	104 CROSS PARK DR	FOP - Fiber Optic Elect	100	100	-
Rankin	Pearl	104 CROSS PARK DR	PRI - Customer Premise Equip	80	-	80
Rankin	Pearl	1 MEMA DR	FOP - Fiber Optic Elect	50	50	-
Rankin	Pearl	150 BECKNELL ST	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	200 BASS PRO DR	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	409 RIVERWIND DR	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	201 LONNIE T JENKINS DR	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	202 METROPLEX BLVD	DHC - Communications Equip	10	10	-
Rankin	Pearl	202 METROPLEX BLVD	FOP - Fiber Optic Elect	650	650	-
Rankin	Pearl	163 CONCOURSE DR	FOP - Fiber Optic Elect	50	50	-
Rankin	Pearl	3853 HIGHWAY 468 W	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	3895 HIGHWAY 468 W	OSE - Satellite Equipment	30	-	30
Rankin	Pearl	294 COUNTRY PLACE PKWY	OSE - Satellite Equipment	30	-	30
Rankin	Richland	101 SANDERS CV	FOP - Fiber Optic Elect	50	50	-
Rankin	Richland	197 INTERSTATE DR	FOP - Fiber Optic Elect	50	50	-
Rankin	Richland	197 INTERSTATE DR	OSE - Satellite Equipment	30	-	30
Rankin	Richland	181 DAVIS JOHNSON DR	OSE - Satellite Equipment	30	-	30
Rankin	Richland	181 DAVIS JOHNSON DR	PRI - Customer Premise Equip	70	-	70
Rankin	Richland	286 CARRIER BLVD	FOP - Fiber Optic Elect	50	50	-
Rankin	Richland	440 HIGHWAY 49 S	FOP - Fiber Optic Elect	40	40	-
Rankin	Richland	444 HIGHWAY 49 S	FOP - Fiber Optic Elect	40	40	-
Rankin	Richland	198 INTERSTATE DR	DHC - Communications Equip	30	30	-
Rankin	Richland	198 INTERSTATE DR	DSL - Data Software - Network	10	-	10
Rankin	Richland	198 INTERSTATE DR	PRI - Customer Premise Equip	2,040	-	2,040
Rankin	Richland	1167 HIGHWAY 49 S	OSE - Satellite Equipment	30	-	30
Rankin	Richland	500 HIGHWAY 49 S	FOP - Fiber Optic Elect	100	100	-
Rankin	Richland	4010 BENTON H GREEN BLVD	OSE - Satellite Equipment	30	-	30
Rankin	Star	217 ANDREW JACKSON CIR	FOP - Fiber Optic Elect	50	50	-
Rankin	Star	217 ANDREW JACKSON CIR	OSE - Satellite Equipment	30	-	30
Rankin Total				30,010	26,110	3,900

PUBLIC UTILITY PROPERTY ASSESSMENT

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY,
AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT

COMPANY _____ MIDCONTINENT EXPRESS PIPELINE, LLC _____ COUNTY RANKIN YEAR 2025

CO. ADDRESS C/O KINDER MORGAN ENERGY PARTNERS, L.P., PO BOX 4372 HOUSTON, TX 77210-4372

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	ASSESSED VALUE
Rankin County District 100 - County Only	1	100 - 26.10 Miles of 36" Steel Pipeline	7,778,680
		Total Rankin County	7,778,680

71-058

PUBLIC UTILITY PROPERTY ASSESSMENT

2025

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED
TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: PIEDMONT AIRLINES, INC.**Address:** 1000 ROSEDALE AVENUE, SUITE B, MIDDLETOWN, PA 17057

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:	ERJ-145LR	1,627	1,627	100.0%	\$	30,540
County School							
City of Jackson							

TOTAL	\$	30,540
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71-058

PUBLIC UTILITY PROPERTY ASSESSMENT

2025

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED
TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: PSA AIRLINES, INC.

Address: 1000 ROSEDALE AVENUE, SUITE C, MIDDLETOWN, PA 17057

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:	CRJ-700ER	1,046	809	77.3%	\$	201,720
County School		CRJ-900LR	4,013	1,808	45.1%	\$	609,800
City of Jackson							

TOTAL	\$	811,520
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71-058

PUBLIC UTILITY PROPERTY ASSESSMENT

2025

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED
TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: SKYWEST AIRLINES, INC.

Address: 13155 NOEL ROAD, SUITE 100, DALLAS, TEXAS 75240

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:					
County School	CRJ-700	1,515	889	58.7%	\$	99,160
City of Jackson	CRJ-900	2	2	100.0%	\$	290
TOTAL						\$ 99,450

Public Utility Property Assessment

Southern Natural Gas Company
 %Property Tax Department
 P. O. Box 4372
 Houston, Texas 77210-4372

Rankin County

Tax Year 2025

Taxing Jurisdiction	Description of Property	Value
Beat #2	5.719 Miles of 18" Pipe & ROW	331,440
Rankin Co. School	5.709 Miles of 16" Pipe & ROW	300,280
	Total	631,720
Beat #2	4.369 Miles of 18" Pipe & ROW	253,200
Pearl Sep. School	4.379 Miles of 16" Pipe & ROW	230,320
City of Pearl	Total	483,520
Beat #3	5.049 Miles of 18" Pipe & ROW	292,610
Rankin Co. School	5.059 Miles of 16" Pipe & ROW	266,090
	Thomasville Field Reg. Station:	
	0.37 Ac. - S32 T4N R5E	1,600
	Structures	0
	Equipment	340
	Braxton Microwave Station:	
	5.12 Ac. - SW/4 - S29 T3N R4E	3,100
	Structures	0
	Equipment	6,280
	Total	570,020

Southern Natural Gas	Rankin County (Con't)	Tax Year 2025
Beat #4	10.166 Miles of 18" Pipe & ROW	589,150
Rankin Co. School	10.143 Miles of 16" Pipe & ROW	533,490
	Rankin Compressor Station:	
	21.85 Ac. - S8 T5N R4E	1,540
	Structures	126,120
	Equipment (5 Engines - 6,050 HP)	742,000
	Koch Gateway SCADA	
	Equipment	0
	Rankin Radio Station:	
	Structures	0
	Equipment	21,810
	Furniture & Equipment	13,170
	Materials & Supplies	7,630
	Total	2,034,910
Beat #5	7.039 Miles of 18" Pipe & ROW	407,940
Rankin Co. School	7.070 Miles of 16" Pipe & ROW	371,860
	Total	779,800
	Total County	4,499,970

County Recap:

Beat #2 - County School	631,720
Beat #2 - Pearl Separate School	483,520
Beat #3 - County School	570,020
Beat #4 - County School	2,034,910
Beat #5 - County School	779,800
Total Beats	4,499,970
Rankin County School	4,016,450
Pearl Separate School	483,520
Total Schools	4,499,970
City of Pearl	483,520

PUBLIC UTILITY PROPERTY ASSESSMENT

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY,
AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:

Spire Inc.

700 Market St. St. Louis, MO 63101

COUNTY RANKIN

YEAR 2025

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
STEENS CREEK AREA	1	6 Farms Taps	\$90
		Total Steens Creek Area	\$90
CITY OF PEARL	2	0.01 Acre NE 1/4 NW 1/4 S17 T5N R2E	\$15
	3	0.012 Acre SW 1/4 NE 1/4 S20 T5N R2E	\$15
	4	30 Foot by 30 Foot Lot SW Corner Lot 50 McLaurin Heights Part 8 run S 88 Deg 51 Min W 16.78 Feet to Pt of Beginning; thence N 27 Deg 44 Min W 30 Feet; thence S 87 Deg 46 Min W 30 Feet; thence S 27 Deg 45 Min E 30 Feet; thence N 87 Deg 47 Min E 30 Feet to Pt of Beginning. All being in the SE 1/4 of S17 T5N R2E	\$30
	5	Office Furniture, Fixtures	ASSESSED LOCALLY
	6	Machinery & Equipment	\$133
	7	3,001 Customer Taps	\$41,538
	8	332,812 Feet Various Size Pipe	\$646,763
		Total City of Pearl	\$688,494
TOWN OF FLOWOOD	9	301 Customer Taps	\$4,140
		15 Farm Taps	\$225
	10	31,157 Feet Various Size Pipe	\$61,799
	11	Total Town of Flowood Area	\$66,164
MONTERREY AREA	9	273 Customer Taps	\$3,823
		19 Farm Taps	\$285
	10	69,512 Feet Various Size Pipe	\$130,671
	11	Total Monterrey Area	\$134,779
CITY OF RICHLAND	9	96 Customer Taps	\$1,325
		0 Farm Taps	\$0
	10	11,957 Feet Various Size Pipe	\$23,100
	11	Total City of Richland Area	\$24,425

PUBLIC UTILITY PROPERTY ASSESSMENT

FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY,
AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT:

Spire Inc.

700 Market St. St. Louis, MO 63101

NTY RANKIN CONTINUED

YEAR 2025

TAXING JURISDICTION	ITEM	DESCRIPTION OF PROPERTY	VALUE
CITY OF BRANDON	1	6 Farm Taps	\$90
		Total City of Brandon Area	\$90
Grand Total For County			\$914,042
COUNTY RECAP:			
Steens Creek Area			\$90
City of Pearl			\$688,494
Town of Flowood			\$66,164
City of Richland			\$24,425
Monterrey Area			\$134,779
City of Brandon			\$90
		Total Area	\$914,042
COUNTY WIDE SCHOOL			\$134,869
Pearl Separate			\$688,494
Town of Flowood			\$66,164
City of Brandon			\$90
City of Richland			\$24,425
PEARL RIVER FLOOD CONTROL			\$914,042

Public Utility Property Assessment

State of Mississippi

For tax value due the districts and municipalities named below in said county, and due said county,
as indicated below on property owned by said company therein, on the first day of January to wit

Transcontinental Gas Pipe Line Company, LLC, P.O. Box 2400, Tulsa OK 74102

Rankin County

Property Description	Year	Size	Miles	Value
Rankin County School				
JOHNS PLT OUT				
Field M&R Station Equipment				2,380
FORTENBERRY #1				
Mainline Pipe		8	0.15	5,730
PUCKET LATERAL 12"				
Rights of Way				21,770
Total Rankin County School				29,880
Total Rankin County				29,880

Rankin County Recap

Rankin C	29,880
Total Beats	29,880
nty School	29,880
Total Schools	29,880

71-058

PUBLIC UTILITY PROPERTY ASSESSMENT

2025

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED
TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: United Airlines, Inc.

Address: 233 South Wacker Drive - WHQCT, Chicago, IL 60606

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment: B737-900	6	2	33.3%	\$	790
County School						
City of Jackson						
				Total	\$	790

TAX VALUE DUE THE DISTRICTS, MUNICIPALITIES, AND COUNTY, ON PROPERTY ASSESSED TO THE COMPANY NAMED BELOW AS OF THE FIRST DAY OF JANUARY:

Company: UNITED PARCEL SERVICE CO

Address: 1400 N HURSTBOURNE PRWY, LOUISVILLE, KY 40223

Taxing Jurisdiction	Description of Property	Arrivals / Departures			Value
		State	Airport	Allocation	

County: Rankin

District # 2	Flight Equipment:	A300-600	154	154	100.0%	\$	124,470
County School		B757-200PF	384	384	100.0%	\$	190,720
City of Jackson		B767-300F	128	128	100.0%	\$	402,860

TOTAL	\$ 718,050
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FOR TAX VALUE DUE THE DISTRICTS AND MUNICIPALITIES NAMED BELOW IN SAID COUNTY, AND DUE SAID COUNTY, AS INDICATED BELOW ON PROPERTY OWNED BY SAID COMPANY THEREIN, ON THE FIRST DAY OF JANUARY TO-WIT

CO. ADDRESS PO Box 2629, Addison, TX 75001

* Exempt Amount per Mississippi Code 57-87-7

2025 PUBLIC UTILITY	County	Pearl	Flood District	County Only	County Drainage	Brandon	Florence	Flowood	Flowood Drainage	Jackson	Pearl	Pearl	Pelahatchie	Richland	Richland	Assessment	Exempt Amounts	Taxable Amount
	School District	School District										Drainage			Drainage			
Allegiant Air	970	970	0	0	0	0	0	0	0	970	0	0	0	0	0	970	0	970
Atmos Energy	4,846,478	4,572,192	274,286	511,685	1,092,477	15,920	0	282,003	2,460,998	221,481	0	2	274,284	0	499,313	4,846,478	0	4,846,478
AT&T MS/Bellsouth	5,607,384	4,075,765	1,531,619	1,103,701	1,747,037	150,102	1,432,607	77,811	88,369	211,105	7,388	788,268	733,675	104,375	257,827	8,834,340	3,226,956	5,607,384
Centrepoinete Entex	6,325,764	5,588,166	737,598	0	2,682,298	0	2,038,698	0	605,254	0	69,144	737,598	0	192,772	0	6,325,764	0	6,325,764
CenturyLink	110,364	105,477	4,887	17,967	52,370	0	0	23,096	0	4,837	0	0	4,887	0	16,931	147,484	37,120	110,364
Countour Airlines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delta Airline	215,990	215,990	0	0	0	0	0	0	0	0	215,990	0	0	0	0	215,990	0	215,990
Endeavor Air, Inc.	63,950	63,950	0	0	0	0	0	0	0	0	63,950	0	0	0	0	63,950	0	63,950
Entergy of MS, Inc.	60,279,621	49,050,100	11,229,521	7,295,087	21,839,572	631,674	10,884,332	1,179,401	4,599,961	5,042,615	122,871	11,229,520	0	648,745	2,480,132	60,279,621	0	60,279,621
Envoy Air, Inc.	588,900	588,900	0	0	0	0	0	0	0	0	588,900	0	0	0	0	588,900	0	588,900
Grand Trunk Rail	2,903,130	2,903,130	0	6,000	1,192,066	0	0	767,111	800	6,000	0	0	0	0	937,153	2,903,130	0	2,903,130
Gulf South Pipeline	7,981,553	4,878,032	3,103,521	5,704,670	1,798,688	55,343	0	0	68,945	2,810,468	109,172	300,077	2,803,445	0	0	7,981,553	0	7,981,553
Kansas City	4,422,032	3,446,812	975,220	0	1,869,862	0	280,472	0	0	0	0	975,220	0	157,082	1,139,396	4,422,032	0	4,422,032
MCI Communication	5,030	3,680	1,350	130	530	0	1,010	400	980	0	0	1,220	130	0	760	6,310	1,280	5,030
MCI Metro	3,900	3,190	710	2,240	30	0	60	30	830	0	0	710	0	0	2,240	30,010	26,110	3,900
Midcontinent	7,778,680	7,778,680	0	0	7,778,680	0	0	0	0	0	0	0	0	0	0	7,778,680	0	7,778,680
Sun Country - Minnesota Air	11,650	11,650	0	0	0	0	0	0	0	0	11,650	0	0	0	0	11,650	0	11,650
Piedmont Airlines	30,540	30,540	0	0	0	0	0	0	0	0	30,540	0	0	0	0	30,540	0	30,540
PSA Airlines	811,520	811,520	0	0	0	0	0	0	0	0	811,520	0	0	0	0	811,520	0	811,520
Skywest, Inc.	99,450	99,450	0	0	0	0	0	0	0	0	99,450	0	0	0	0	99,450	0	99,450
Southern National Gas	4,499,970	4,016,450	483,520	0	4,016,450	0	0	0	0	0	0	483,520	0	0	0	4,499,970	0	4,499,970
Southwest Airlines	1,840,670	1,840,670	0	0	0	0	0	0	0	0	1,840,670	0	0	0	0	1,840,670	0	1,840,670
Spire MS FKA Willmut	914,042	225,548	688,494	914,042	0	134,869	90	0	0	66,164	0	0	688,494	0	0	914,042	0	914,042
T'Cont'Al Gas Pipe	29,880	29,880	0	0	29,880	0	0	0	0	0	0	0	0	0	0	29,880	0	29,880
United Airlines	790	790	0	0	0	0	0	0	0	0	790	0	0	0	0	790	0	790
UPS	718,050	718,050	0	0	0	0	0	0	0	0	718,050	0	0	0	0	718,050	0	718,050
Windstream	8,416	8,416	0	0	0	0	0	8,416	0	0	0	0	0	0	0	15,431	7,015	8,416
SUB TOTAL	110,098,724	91,067,998	19,030,726	15,555,522	44,099,940	987,908	14,637,269	2,338,268	7,826,137	8,362,670	4,691,055	14,516,135	4,504,915	1,102,974	5,331,512	113,397,205	3,298,481	110,098,724
Locally Assessed	2,363,497	609,015	1,208,465	0	2,361	3,240	0	0	598,035	0	546,017	1,203,659	4,806	0	0	113,397,205	3,298,481	110,098,724
GRAND TOTAL	112,462,221	91,677,013	20,239,191	15,555,522	44,102,301	991,148	14,637,269	2,338,268	8,424,172	8,362,670	5,237,072	15,719,794	4,509,721	1,102,974	5,331,512	113,397,205	3,298,481	110,098,724
County Assessed					100	356	401	101	201	216	202	551	333	402	102	116		
Atmos Energy	594,561	594,561	0	0	0	0	0	0	594,561	0	0	0	0	0	0	0		
Entergy MS, Inc.	12,353	0	12,353	0	0	0	0	0	0	0	0	12,353	0	0	0	0		
Entergy MS, Inc.	1,191,306	0	1,191,306	0	0	0	0	0	0	0	0	1,191,306	0	0	0	0		
Kansas City	1,647	1,647	0	0	0	0	0	0	0	0	0	0	0	0	0	1,647		
Kansas City	2,727	2,727	0	0	0	0	0	0	0	0	0	0	0	0	0	2,727		
Kansas City	1,005	1,005	0	0	0	0	0	0	0	0	0	0	0	0	0	1,005		
Kansas City	3,240	3,240	0	0	0	3,240	0	0	0	0	0	0	0	0	0	0		
Kansas City	2,361	2,361	0	0	2,361	0	0	0	0	0	0	0	0	0	0	0		
MS Power	3,474	3,474	0	0	0	0	0	0	3,474	0	0	0	0	0	0	0		
Southwest Airlines	546,017	0	0	0	0	0	0	0	0	0	546,017	0	0	0	0	0		
Spire MS FKA Willmut	4,806	0	4,806	0	0	0	0	0	0	0	0	0	4,806	0	0	0		
TOTAL	2,363,497	609,015	1,208,465	0	2,361	3,240	0	0	598,035	0	546,017	1,203,659	4,806	0	0	5,379		
BRANDON	14,637,269																	
FLORENCE	2,338,268																	
FLOWOOD	16,786,842																	
JACKSON	5,237,072																	
PEARL	20,229,515																	
PELAHATCHIE	1,102,974																	
RICHLAND	7,036,829																	



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/08/2025
SUBJECT: AUDIT ENGAGEMENT LETTER

Consideration of the acceptance of the FYE 2025 audit engagement letter with Barlow and Company, PLLC and authorizing the Mayor to sign the letter.

ATTACHMENTS:

1. Engagment Letter FY25

Barlow & Company, PLLC

Certified Public Accountants

Charles S. Barlow, CPA
Kristi G. Thompson, CPA
Rose Edmonston, CPA
Hogan E. Allen, CPA
R. Greg Vaughn, CPA

Lauren M. LaPrade, CPA
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Members of:
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August 19, 2025

To Honorable Mayor Butch Lee and
Board of Aldermen
City of Brandon, Mississippi

Ladies and Gentlemen:

We are pleased to confirm the terms of our understanding of the services we are to provide for the City of Brandon, Mississippi (the City) for the year ended September 30, 2025.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the City as of and for the year ended September 30, 2025. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedules.
- 3) Schedule of Changes in Net Pension Liability and Related Ratios
- 4) Schedule of Employer Contributions

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures



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applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

- 1) Combining and individual non-major fund financial statements.
- 2) Schedule of Expenditures of Federal Awards

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- 1) Schedule of Surety Bonds for Municipal Officials
- 2) Comparison schedules of revenue, expenditures and changes in fund balance.

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

According to GAAS, significant risks include management override of controls, and GAAS presumes that revenue recognition is a significant risk. Accordingly, we have considered these as significant risks.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

Audit Procedures—Internal Control

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

Responsibilities of Management for the Financial Statements and Single Audit

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported.

Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter (for example, within an additional three months if currently known). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities also include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the City complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan.

You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of

expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

Other Services

We will assist in preparing the financial statements, schedule of federal awards, and related notes of the City in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, the schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, the schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash, accounts receivable, or other confirmations we request and will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditor's reports, and corrective action plan) along with the Data Collection Form to the Federal Audit Clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditor's reports or nine months after the end of the audit period.

Management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Barlow & Company, PLLC and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to federal or state agencies providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Barlow & Company, PLLC personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a Federal Oversight Agency, if one exists. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the parties contesting the audit finding for guidance prior to destroying the audit documentation.

R. Greg Vaughn, CPA, is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audit in October 2025.

Our fee for these services will be billed at the standard hourly rates of the individuals assigned to the engagement plus out-of-pocket costs (such as report reproduction, travel, postage, confirmation service provider fees, etc.). We estimate that the time required to complete the audit and perform testing of internal control and compliance will result in approximately \$74,000 to \$87,000 in total billings.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our reports. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. We anticipate cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at an estimate of additional costs before we incur them.

Reporting

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the City of Brandon. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to

modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,



Barlow & Company, PLLC

RESPONSE:

This letter correctly sets forth the understanding of the City of Brandon, Mississippi.

Mayor signature: _____

Title: _____

Date: _____



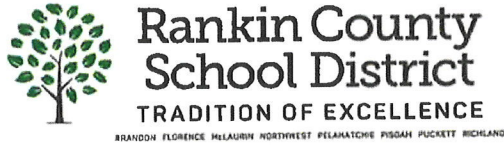
MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/09/2025
SUBJECT: SIXTEENTH SECTION LEASE

Consideration to approve the 2025 Sixteenth Section Lease Payment 16-5-3 I8J-52 in the amount of \$5,287.39. The annual lease begins on 10/01/2025.

ATTACHMENTS:

1. 16th Section Land Lease OCT 2025



16th Section Land Management

Office Address: 200 School Road | Brandon, MS 39042 | 601-824-5147
Mailing Address: Post Office Box 1359 | Brandon, MS 39043 | www.rcsd.ms

INVOICE

TO:
CITY OF BRANDON
P.O. Box 1539
Brandon, MS 39043

DATE: September 4, 2025

RE: 2025 SIXTEENTH SECTION LEASE(S) PAYMENT
16-5-3 I8J-52

Dear Leaseholder:

Your Sixteenth Section Lease payment in the amount of **\$5,287.39** is due. Your annual lease date is on **10/01/2025**.

Please mail your payment by check, money order or cashier's check to our mailing address listed above. Should you have any questions regarding this matter, please feel free to contact Maverick Harrison, Sixteenth Section Land Manager at 601-824-5147.

REMINDER:

*If you plan to pay your rent in cash, please have the correct amount.
We do not keep change in our office.*

It is the responsibility of the Lessee to pay annual property taxes timely. In the event the annual property taxes are not paid in full by February 28th each year, you will be in default under your lease and subject to cancellation of your lease.

Shane Sanders
Superintendent of Education



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/15/2025
SUBJECT: PAY RAISES

Consideration to approve the start date of the Fiscal Year 2026 pay raises on Monday, September 29, 2025, rather than Wednesday, October 1, 2025, to coincide with the beginning date of the pay period.

ATTACHMENTS:

None



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/08/2025
SUBJECT: TRAINING REQUEST

Consideration for City Clerk Mary Ann Hess, Deputy Clerk Rebecca Pevey, and Deputy Clerk Candance Hunley to attend clerk training at the Winter MMCCA Conference at the Sheraton Refuge Center in Flowood, MS on December 10-12, 2025.

ATTACHMENTS:

1. 2025 Winter Announcement

2025 Winter Municipal Clerk Conference



December 10-12, 2025

Coordinated by
Mississippi State University Extension Center for Government and Community Development
Mississippi Institute of Municipal Clerks



Sheraton Flowood The Refuge Hotel & Conference Center
2200 Refuge Blvd,
Flowood, MS 39232

**2025 Mississippi Municipal Clerks & Collectors Association
Winter Conference**

TENTATIVE AGENDA

The Conference will be held at the Sheraton Flowood The Refuge Hotel & Conference Center in Flowood, MS. The date and location for this event are as follows:

Date: December 10-12, 2025

Location: The Refuge Hotel & Conference Center Sheraton Flowood
2200 Refuge Blvd, Flowood, MS 39232

Host Hotel: Sheraton Flowood (Hotel Reservation ends November 23)
Rate: \$179
The Group Code & Booking link will only be released once you register for the conference. The block will sell out. Once the block sells out, other nearby hotels will be announced.



TENTATIVE SCHEDULE

Wednesday | December 10

11:00-5:00 Vendor Setup
11:00-1:00 MMCCA Executive Committee Meeting
1:00-3:00 Leadership Workshop (Pre-Registration Required)
2:30-5:00 Registration Open
3:00-4:00 Committee Meetings
4:00-5:00 New Clerk Orientation Meet & Greet
5:00 – 6:30 Welcome Reception

Thursday | December 11

7:00 - 8:00 Registration & Breakfast
8:00 – 8:15 Welcome & Announcements
8:15- 11:30 Education Session
9:45-10:00 Break
10:00-11:30 Education Session
11:30 – 1:00 Lunch (Provided)
1:00 -2:30 Education Session
2:30-2:45 Break
2:45-5:00 Education Session
5:00 Dinner on Your Own
7:30 Social Event-Live Entertainment & Desserts-Tentative

Friday | December 12

7:00-8:00 Breakfast
8:00-8:30 Mississippi Municipal Service Company
8:30-11:00 Education Session
11:00 - 12:00 MMCCA Business Meeting

Registration Fee:

Conference \$275

****5 IIMC CMC or MMC Points ****

Subject to IIMC Approval, Requires Full Participation

REGISTER NOW

Proposed Education Topics: Privilege Licenses & Transit Vendors, PERS, Payroll, and more.



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 08/20/2025
SUBJECT: CLAIMS DOCKET

Consideration to approve:

- a. Docket of Claims for September 15, 2025
- b. Fox Everett claims released on September 5, 2025.
- c. Electronic fund transfers for August 2025.

ATTACHMENTS:

1. 09-15-2025_claims docket
2. 9_5_2025
3. August 2025 Memo to the Board



City of Brandon
Check Register by Department for Checks Dated 9/16/2025

Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
Dept#		001-000						
101533	2394	AFLAC		278709	ACC/STD/HOSP INSURANCE	001-000-156	12	\$48.48
						001-000-157	12	\$102.12
						001-000-120	12	\$30.24
101537	4011	AMERICAN UNITED LIFE INS. CO.		G 00611669- 0001-00- SEPT 25	SEPTEMBER 2025 VOL LIFE INSURANCE	001-000-155	12	\$1,683.15
				G 006611669- 0000-000-SEPT 25	SEPTEMBER 2025 BASIC LIFE INS	001-000-125	12	\$529.71
101542	2386	BAY BRIDGE ADMINISTRATORS LLC		BBA INS- 700628	SEPTEMBER 2025 CANCER INSURANCE	001-000-159	12	\$92.57
101556	676	CITY OF BRANDON		08/31/2025	SEPT 2025 FLOWER FUND	001-000-127	12	\$113.00
101559	260	COLONIAL LIFE & ACCIDENT		7029838090116 0	SEPTEMBER 2025 P&P/LIFE INSURANCE	001-000-128	12	\$3,114.58
						001-000-129	12	\$527.30
101569	799	DPS FUND #3734		08/2025	SPECIAL ASSESSMENTS	001-000-330		\$2,265.17
101570	799	DPS FUND #3734		08/2025-A	INTERLOCK IGNITION SUMMARY	001-000-330		\$828.25
101582	2002	FOX-EVERETT/COB		SEPT 2025	MEDICAL AND DENTAL INSURANCE	001-000-117	12	\$5,308.44
						001-000-116	12	\$89,100.00
101605	14514	MARY BROWN		08/29/2025	OVERPAYMENT	001-000-330	12	\$355.00
101612	12735	MS ATTORNEY GENERAL'S OFFICE		08/2025	VICTIMS OF HUMAN TRAFFICKING AND COMMERICAL	001-000-330	12	\$810.00



City of Brandon
Check Register by Department for Checks Dated 9/16/2025

Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
101626	1224	RANKIN CO SUPERVISORS		08/2025	SEXUAL EXPLOITATION FUND AUG 2025 LAW LIBRARY	001-000-330	12	\$337.25
101631	2540	RELIANCE STANDARD		SEPT 2025	SEPTEMBER 2025 LTD INSURANCE	001-000-154	12	\$716.84
101644	838	STATE TREASURER		06/2025	COURT ASSESSMENT 2025	001-000-330	12	\$25,090.00
				08/2025	AUGUST 2025 COURT ASSESSMENT	001-000-330	12	\$26,269.58
101652	12364	UNUM INSURANCE COMPANY		AUGUST 2025	AUGUST VISION INSURANCE	001-000-122	12	\$1,401.67
				Total For Department	001-000			\$158,723.35
Dept# 001-010								
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	001-010-695	12	\$122.18
101610	6168	MIPCO IMPRESSION PRODUCTS, INC.	18540	274589	COURT SERVICES COPIER	001-010-640	12	\$439.26
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	001-010-491	12	\$2,866.85
				Total For Department	001-010			\$3,428.29
Dept# 001-040								
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	001-040-695	12	\$219.92
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	001-040-491	12	\$6,307.06



City of Brandon
Check Register by Department for Checks Dated 9/16/2025

Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
101642	3699	STAPLES CONTRACT & COMMERCIAL, INC	20488	6041832392	staples order for city hall	001-040-500	12	\$10.90
101650	14000	TRUSTMARK VISA/MC - GEORGANNA KEENUM		CWMBKJ	SOUTHWEST-PLANE TICKET	001-040-610	12	\$886.36
				L33609855B0	HERTZ- RENTAL CAR	001-040-610	12	\$359.22
Total For Department				001-040				\$7,783.46
Dept#	001-092							
101545	13958	BLAKENEY ELECTRICAL SERVICES LLC	20505	1189	remove and install 3 new LED flat panel lights in Tim's old office	001-092-637	12	\$500.00
101548	4919	BROADBAND VOICE, LLC		135797	CITY HALL & LIBRARY PHONE-09/01/2025-09/30/2025	001-092-605	12	\$1,046.89
101550	12191	BYRD & COOK PAINT & DECORATING CENTER INC.	20014	11895	Board Approved June 17th 2025 install new carpet in Board Room	001-092-637	12	\$15,781.00
101551	2254	C SPIRE	18548	3000744308-38	MONTHLY FIBER AND INTERNET	001-092-605	12	\$4,956.00
101555	1999	CINTAS CORPORATION NO 210		4241813067	UNIFORMS	001-092-535	12	\$3.95
						001-092-535	12	\$8.22
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876-FUEL FOR WEEK 08/25/2025-08/31/2025	001-092-525	12	\$64.51
				NP69113289	ACCT #126876-FUEL FOR WEEK 09/01/2025-09/07/2025	001-092-525	12	\$42.62
101588	11630	GORDON RAY LEWIS	20447	000269	re-locate one 3' x 7' frame and door to	001-092-637	12	\$2,230.00



City of Brandon
Check Register by Department for Checks Dated 9/16/2025

Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
					another wall in breakroom. patch remaining hole in existing wall			
			20492	000271	remove existing door in comm delv hallway and build new wall in the existing office, sheetrock tape and float. we will paint in house.	001-092-637	12	\$4,775.00
101589	13965	GOVERNMENT FINANCE OFFICERS ASSOCIATION		3000032542- 2025	MEMBERSHIP DUES MEMBER # 300032542- 09/01/2025- 08/31/2026	001-092-695	12	\$500.00
101593	575	HOME DEPOT CREDIT SERVICES		4022764	REPAIRS AT CITY HALL	001-092-637	12	\$59.52
				3024005	HANGING CABINETS FOR CHARLES OFFICE	001-092-637	12	\$53.05
						001-092-637	12	(\$1.06)
101600	10529	K&S TRUCKING LLC	20524	32619	oil change tire rotation	001-092-635	12	\$80.00
101603	4866	LOGICS		25-IN8608	FINANICAL MANAGEMENT	001-092-600	12	\$4,914.76
				25-IN8779	IVR USAGE OVERAGES	001-092-605	12	\$178.80
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	001-092-695	12	\$268.80
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	001-092-491	12	\$8,027.16
101616	203	MSU EXTENSION CENTER FOR		09/05/2025	FALL MUNICIPAL CLERK CONFERENCE	001-092-696	12	\$225.00
101617	2377	MURPHY'S LAWN & LANDSCAPE	20368	18644	clean and de-weed entire bed in front of	001-092-637	12	\$4,988.17



City of Brandon
Check Register by Department for Checks Dated 9/16/2025

Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
			20369	18647	Joe's Diner. And convert for planting bed into rock garden. clean and de-weed all beds along Mar- Lynn Dr	001-092-637	12	\$3,520.22
101620	968	PHELPS		1439825	HINCKLEY FAIR HOUSING ACT COMPLAINT	001-092-608	12	\$468.75
				1439826	PERSONNEL ADVICE	001-092-608	12	\$937.50
101621	4276	PITNEY BOWES		27887207	postage for account 27887207	001-092-691		\$2,504.92
101624	12243	RANDALL'S CUSTOM MILLWORK LLC	20409	08/29/2025	remove and repair 3 louver sliding doors in the civic center	001-092-636	12	\$450.00
101628	3244	RANKIN COUNTY SCHOOL DIST		09/04/2025	SECTION 16 LEASE 16-5-3 I8J-52	001-092-642	12	\$5,287.39
101629	12708	RECURO HEALTH, INC		SEPTEMBER 2025	SEPTEMBER 2025 MD LIFE	001-092-480	12	\$347.50
101633	3948	RJ YOUNG	18552	INV7672820	ACCOUNTING COPIER	001-092-640	12	\$240.00
			18553	INV7672819	CITY CLERK COPIER	001-092-640	12	\$249.55
101638	5241	SHRED-IT		8011863404	CITY HALL SHRED IT SERVICES 07/31/2025	001-092-600	12	\$375.47
101642	3699	STAPLES CONTRACT & COMMERCIAL, INC	20488	6041832392	staples order for city hall	001-092-500	12	\$45.71
						001-092-500	12	\$11.19
101646	5602	THE CIRLOT AGENCY, INC		008979-008985	PUBLIC RELATIONS,CREAT IVE DEVELOPMENT,SO CIAL MEDIA ADVERTISING, 2025 BRAND MANAGEMENT,ME	001-092-600	12	\$40,571.52



City of Brandon
Check Register by Department for Checks Dated 9/16/2025

Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
101650	14000	TRUSTMARK VISA/MC - GEORANNA KEENUM		04620-46040594	DIA MONITORING/SOCI AL LISTENING CANVA	001-092-695	12	\$30.00
				1851-0809	CHECK R-BACKGROUND CHECK	001-092-600	12	\$209.94
101651	4935	UNITED RENTALS (N.A.), INC.	20344	251755248-001	rent 40' to 60' articulating boom to clean highway bridge	001-092-640	12	\$1,692.40
101652	12364	UNUM INSURANCE COMPANY		AUGUST 2025	AUGUST VISION INSURANCE	001-092-480	12	\$15.00
101653	11103	VESTIS GROUP INC F/K/A ARAMARK		2780268021	MOPS FOR CITY HALL AND SENIOR CENTER	001-092-510	12	\$96.49
				2780369405	MOPS FOR SENIOR CENTER AND CITY HALL	001-092-510	12	\$96.49
101663	10027	WILSON & WILSON IRRIGATION, INC	19745	38836	Brd Apr 5/5 install new irrigation system in front parking lot beds	001-092-705	12	\$22,975.00
Total For Department				001-092				\$128,827.43
Dept#	001-112							
101538	6291	APPLICATION DATA SYSTEMS INC		12566	CAD SYSTEM SOFTWARE-PD	001-112-600	12	\$4,995.00
101539	2275	AT&T		601M313547001 0590-AUG 25	PD PHONE SERVICES-08/23/2025-09/02/2025	001-112-605	12	\$243.96
101548	4919	BROADBAND VOICE, LLC		135799	PD PHONE AND FAX LINE-09/01/2025-	001-112-605	12	\$824.97



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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per.	Detail Amount
101560	4293	COMCAST CABLE		8396341061014 7155-SEPT 25	09/30/2025 PD TV SERVICES- 09/02/2025- 10/01/2025	001-112-605	12	\$222.25
101564	4870	CROW BURLINGAME CO.		6006-13847	BRAKES AND PADS	001-112-635	12	\$150.76
101571	356	DPS LAW ENFORCEMENT		90164380	ANALYTICAL FEES	001-112-600		\$480.00
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876- FUEL FOR WEEK 08/25/2025- 08/31/2025	001-112-525	12	\$2,222.06
				NP69113289	ACCT #126876- FUEL FOR WEEK 09/01/2025- 09/07/2025	001-112-525	12	\$1,695.12
101586	13735	GLOBAL POLICE SOLUTIONS		09/08/2025	FIRST LINE SUPERVISION LEVEL 1 TRAINING	001-112-685		\$295.00
101597	2567	INSURANCE MART		436936	SURETY BOND- HAYDEN GIBBONS	001-112-601	12	\$175.00
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	001-112-695	12	\$855.26
101607	14460	MEDTECH FORENSICS, INC	20440	45557	L scale label 2cmx2cm	001-112-550	12	\$13.00
						001-112-550	12	\$14.00
101609	14504	MICRODAQ,LLC	20438	229808-0001	Reed sound level meter and calibrator kit and 3 additional sound level meters	001-112-550	12	\$436.50
						001-112-550	12	\$567.00
						001-112-550	12	\$17.50
101610	6168	MIPCO IMPRESSION PRODUCTS, INC.	18542	274591	PD BOOKING COPIER	001-112-640	12	\$364.78
			18541	274590	CID COPIER	001-112-640	12	\$377.58
			18543	274588	PD ADMIN COPIER	001-112-640	12	\$399.13
101611	3403	MLEOTA		09/08/2025	PATROL NEGOTIATIONS/DE- ESCALATION	001-112-685	12	\$149.00



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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
				09/08/2025-A	OFFICER SURVIVAL TRAINING	001-112-685	12	\$350.00
101613	4589	MS DEPT OF REVENUE		09/09/2025	REPLACEMENT TITLE FOR 7 PD VEHICLES AND 2 TRAILERS	001-112-690	12	\$63.00
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	001-112-491	12	\$40,709.24
101619	931	O'REILLY AUTO PARTS	20442	1129-103109	light blub - 17-001 Oil filter adaptor and spark plugs - 18-003	001-112-635	12	\$28.82
						001-112-635	12	\$297.05
						001-112-635	12	\$69.30
101625	2477	RANKIN CO SHERIFF DEPT		SO-55263	SEPTEMBER 2025 INMATE FEEDING/HOUSING /MEDICAL	001-112-522	12	\$3,750.00
						001-112-523	12	\$482.51
101636	13064	SHARECARE HEALTH DATA SERVICES INC		39725637	MEDICAL RECORDS-20 PAGES-SENT TO BPD	001-112-600	12	\$49.00
101647	3994	THE SOUTHERN CONNECTION POLICE SUPPLIES LLC		36038	SHIRTS FOR PD	001-112-535	12	\$149.00
101661	13967	WILLARD D HOLIFIELD JR		20250905	POLYGRAPH- LAFAYETTE MARTINT	001-112-600	12	\$200.00
Total For Department				001-112				\$60,645.79
Dept#	001-161							
101536	10473	AMAZON	20483	1JMK-XTDW- 46M9	REPLACEMENT US FLAGS, ROPE	001-161-550	12	\$175.84



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					BAGS		
						001-161-550	12 \$145.44
						001-161-550	12 \$165.57
101546	3976	BOUND TREE MEDICAL LLC	20393	85897303	SCORTS-SUCTION UNIT, BARIATRIC TRANSFER FLAT, SUCTION CUPS FOR LIFELINE ARM	001-161-555	12 \$819.90
101548	4919	BROADBAND VOICE, LLC		135793	FD-1 PHONE-09/01/2025-09/30/2025	001-161-605	12 \$72.41
101552	965	CAROLYN PALMER		09/08/2025	ESAP CONFERENCE LODGING/MEALS	001-161-696	12 \$72.16
101554	12555	CAVENDER STORES, LTD	20521	1757361580251	REPLACEMENT BOOTS	001-161-535	12 \$157.48
			20388	0303911-IN	WORK BOOTS FOR 4 NEW HIRES	001-161-535	12 \$165.00
			20388	08/19/2025	WORK BOOTS FOR 4 NEW HIRES	001-161-535	12 \$165.00
			20388	08/19/2025-A	WORK BOOTS FOR 4 NEW HIRES	001-161-535	12 \$165.00
			20388	440720	WORK BOOTS FOR 4 NEW HIRES	001-161-535	12 \$117.88
101566	1913	DAVID JEFLOAT PEST CONTROL		46185	FS QTRLY PEST CONTROL	001-161-600	12 \$75.00
101567	13531	DELTA FIRE & SAFETY INC	20218	INVTX25-5103	REPAIR OF CAPT HALL'S TURNOUT COAT	001-161-535	12 \$125.08
101568	14231	DELTA UTILITIES AGGREGATOR, LLC		6400692628-7-SEPT 25	6577 GRANTS FERRY RD	001-161-630	12 \$67.90
101574	3820	EMERGENCY EQUIP PROFESSIONALS	20482	519515	REPAIR OF QUANTUM	001-161-635	12 \$1,295.00
						001-161-635	12 \$20.00
						001-161-635	12 \$84.78
						001-161-635	12 \$145.00



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						001-161-635	12	\$58.64
						001-161-635	12	\$128.29
			20347	519765	SCOTT CARBON 60 MIN 4500 PSI BOTTLE	001-161-730	12	\$1,517.51
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876- FUEL FOR WEEK 08/25/2025- 08/31/2025	001-161-525	12	\$689.75
				NP69113289	ACCT #126876- FUEL FOR WEEK 09/01/2025- 09/07/2025	001-161-525	12	\$739.96
101583	463	FREDERICK'S SALES & SERV.	20431	01-126801	REPLACEMENT CHAIN SAWS	001-161-730	12	\$1,900.78
101585	14457	GLOBAL INDUSTRIAL	20258	123516926	3 COMBINATION STORAGE CABINETS FOR BC'S-REPLACES THE 3 ON PO 20232 TO ULINE AS PRICE WAS LOWER	001-161-750	12	\$359.96
101587	1468	GOLDEN NUGGET BILOXI HOTEL & CASINO		09/08/2025	MEMS CONFERENCE LODGING	001-161-685	12	\$654.06
101592	9872	HENRY SCHEIN INC	19684	44315295	APPROVED BY BOARD APRIL 21,2025-\$15,330 OF THIS WILL BE PAID FOR BY EMSOF GRANT -BALANCE BY GENERAL FUNDS	001-161-686	12	\$878.00
101593	575	HOME DEPOT CREDIT SERVICES	20411	1023204	MATERIALS TO PAINT INSIDE STATION 3 AND BLANKET PO FOR SMALL TOOLS, HOSES,AIR	001-161-637	12	\$70.00



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					FILTERS.			
						001-161-637	12	\$140.00
						001-161-637	12	\$64.94
						001-161-637	12	(\$5.50)
			20411	4093988	MATERIALS TO PAINT INSIDE STATION 3 AND BLANKET PO FOR SMALL TOOLS, HOSES, AIR FILTERS.	001-161-500	12	\$0.00
						001-161-550	12	\$99.96
						001-161-550	12	(\$2.00)
101594	575	HOME DEPOT CREDIT SERVICES	20171	7023504	BLANKET PO FOR MISC SUPPLIES	001-161-637		\$36.89
						001-161-637		(\$0.74)
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	001-161-695	12	\$953.01
101614	806	MS FIRE INVESTIGATOR ASSC		09/10/2025	M.F.I.A CONFERENCE	001-161-685	12	\$275.00
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE-10/01/2025-09/30/2026	001-161-491	12	\$33,255.43
101640	1141	SOUTHERN PINE ELECTRIC		15368361	3090 HWY 80 BYPASS ER WARNING SIREN	001-161-630	12	\$50.63
				15368373	13 WOODGATE DR FIRE STATION	001-161-630	12	\$645.01
				15368378	1058 STAR RD FIRE STATION #4	001-161-630	12	\$760.68
101643	1158	STATE FIRE ACADEMY	20296	11746	AUGUST FIRE ACADEMY CLASSES	001-161-685	12	\$500.00
101648	13433	TRI-COUNTY DIESEL LLC	19809	5895	REPAIR ON ENGINE 5 VIN E-6483	001-161-635	12	\$260.00



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			20517	5867	EMERGENCY REPAIR-ON SEPT 2ND BOARD AGENDA FOR E- ONE-VIN # 9942- REPLACE TURBO- APPROVED BY BOARD SEPT 2, 2025	001-161-635	12	\$5,865.44
						001-161-635	12	\$130.00
						001-161-635	12	\$910.00
						001-161-635	12	\$71.87
						001-161-635	12	\$2,115.00
101649	3845	TRUSTMARK VISA/MC - CAROLYN PALMER	20432	457851120574	CHIEF ROBERTS GOLDEN NUGGET HOTEL FOR ESAP CONFERENCE- APPROVED BY BOARD 5/5/2025	001-161-696	12	\$97.41
				Total For Department	001-161			\$57,254.42
Dept#	001-180							
101553	12621	CASSIE BURNETTE		08//30/2025	MACE TRAINING LODGING/MEAL	001-180-685	12	\$393.81
						001-180-685	12	(\$159.30)
101573	12426	ELIZABETH JOHNSON		2907 00054 22159	TEST EQUIPMENT FOR CODE ENFORCEMENT	001-180-550	12	\$10.67
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876- FUEL FOR WEEK 08/25/2025- 08/31/2025	001-180-525	12	\$117.86
				NP69113289	ACCT #126876- FUEL FOR WEEK 09/01/2025-	001-180-525	12	\$87.79



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101606	13964	MCE LLC		1012	09/07/2025 MEMBERSHIP FEE	001-180-695	12	\$146.62
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	001-180-491	12	\$3,440.21
101627	1028	RANKIN COUNTY NEWS		251979	ZONE HEARING SPIERS PROPERTIES & DEVELOPMENT	001-180-615	12	\$58.20
				251978	REZONE OF MICHAEL PERRY PROPERTY	001-180-615	12	\$21.84
				252096	RESOLUTION- AD VALOREM TAXES	001-180-615	12	\$283.50
101633	3948	RJ YOUNG	18551	INV7672816	COMM DEV COPIER	001-180-640	12	\$344.78
101642	3699	STAPLES CONTRACT & COMMERCIAL, INC	20488	6041832392	staples order for city hall	001-180-500	12	\$6.06
						001-180-500	12	\$13.19
Total For Department				001-180				\$4,765.23

Dept#	001-201							
101534	12701	AJ CONSTRUCTION INC		4275	ASPHALT REPAIRS	001-201-637	12	\$2,731.34
				4281	ASPHALT REPAIRS	001-201-637	12	\$298.96
101555	1999	CINTAS CORPORATION NO 210		4241813067	UNIFORMS	001-201-535	12	\$5.74
						001-201-535	12	\$5.35
						001-201-535	12	\$6.31
101557	2607	CLARKE POWER SERVICES	20375	S108030655-01	VIN #0139 2002 Sterling Dump Truck - replace rear left axle hub & bearings	001-201-635	12	\$1,446.51
			20288	S108030566-01	VIN #0139 2002	001-201-637	12	\$1,446.51

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101558	4106	CLEO MCKINION		1217	Sterling Dump Truck - rear brakes replaced, A/C - new blower motor, and chunk inspection PROF SVCS B/A 2/18/2025 ASPHALT REPAIRS	001-201-637	12	\$4,952.50
				1218	PROF SVCS B/A 2/18/2025 ASPHALT REPAIRS	001-201-637	12	\$3,570.00
101562	2442	CORE & MAIN, LP	20265	X472502	Black Street sinkhole repair work WO #59147 - 36" x 36" frame & grate	001-201-637	12	\$853.34
101575	2190	ENTERGY		250006578914	605 W GOVERNMENT ST	001-201-630	12	\$136.15
				245007328639	1346 W GOVERNMENT ST	001-201-630	12	\$136.51
				245007328640	1379 W GOVERNMENT ST	001-201-630	12	\$139.41
				375005374399	LOUIS WILSON DR & HWY 80	001-201-630	12	\$141.89
101579	10308	EZ WHEELS INC	20376	42582	VIN #6817 Kubota M9960 Tractor - A/C Repair: replace compressor, valve expansion, O-rings, filters & belt	001-201-636	12	\$2,375.54
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876- FUEL FOR WEEK 08/25/2025- 08/31/2025	001-201-525	12	\$333.98
				NP69113289	ACCT #126876- FUEL FOR WEEK 09/01/2025- 09/07/2025	001-201-525	12	\$383.03
101584	144	GILMORE BROS BUILDING SUPPLY	20290	152593	1) Stock at Shop -	001-201-550	12	\$410.40

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					shovel & striping wand 2) Shop Supplies - concrete blocks (str) & saw blades - 3 types			
101602	693	LEWIS ELECTRIC	20475	154052	Stock at Shop	001-201-550	12	\$304.50
				M2025.112	SIGNAL REPAIR	001-201-720	12	\$2,750.00
				M2025.113	SIGNAL REPAIR	001-201-720	12	\$350.00
				M2025.114	SIGNAL REPAIR	001-201-720	12	\$2,230.00
101604	12879	MAGCOR INDUSTRIES		136071	P/R REIMBURSEMENT FOR WORK RELEASE 08/17/2025- 08/30/2025	001-201-604	12	\$12,734.71
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	001-201-695	12	\$73.31
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	001-201-491	12	\$2,866.85
101617	2377	MURPHY'S LAWN & LANDSCAPE	20256	18648	Yard restoration - Caine Circle (dead trees removed)	001-201-637	12	\$4,352.74
			20496	18657	Remove and cut off exposed T-posts along base of dam at Crossgates Lake.	001-201-637	12	\$1,385.00
101640	1141	SOUTHERN PINE ELECTRIC		15370225	GREENFIELD/ORLE ANS	001-201-630	12	\$1,146.43
				15370221	WINDSOR RIDGE	001-201-630	12	\$657.16
				15370222	STREET LIGHTS	001-201-630	12	\$6,840.35
				15370223	CLERK LIGHTS	001-201-630	12	\$5,859.16
				15368354	3267 LOUIS WILSON DR TRAFFIC LIGHT	001-201-630	12	\$75.71
				15368356	ORLEANS WAY	001-201-630	12	\$64.10

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				15368357	SIGNAL LIGHT GREENFIELD RD RED LIGHTS/HWY 80	001-201-630	12	\$139.78
				15368358	HWY 18 & STAR BRANDON RD RED LIGHT	001-201-630	12	\$54.34
				15368359	HWY 18 & GREENFIELD RD RED LIGHT	001-201-630	12	\$72.39
				15368365	STONEGATE DR RED LIGHT	001-201-630	12	\$85.06
				15368366	HWY 80 EAST/RED LIGHT	001-201-630	12	\$59.61
				15368367	HWY 18 RED LIGHT AT BHS	001-201-630	12	\$52.77
				15368369	HWY 18 RED LIGHT AT HWY 18	001-201-630	12	\$51.42
				15368374	N OF I-20 SIGNAL LIGHT/GREENFIEL D INT	001-201-630	12	\$54.45
				15368375	S OF I-20 SIGNAL LIGHT/GREENFIEL D INT	001-201-630	12	\$62.85
				15368377	SERVICE DR CROSSGATES CIRCLE LIGHT	001-201-630	12	\$85.84
101641	6085	SOUTHERN TIRE MART, LLC	20424	2600218079	VIN #4448 New Holland T5060 Tractor - new left front tire	001-201-540	12	\$515.45
101657	2500	WASTE MANAGEMENT OF JACKSON		3268304-0078-3	CITY SHOP DUMPSTER	001-201-600	12	\$352.00
101662	4949	WILLIAMS EQUIPMENT & SUPPLY CO	20308	40010425-0001	"Wacker Packer" Wacker Neusom Soil Packer - hand held Model: BS50-4; Asset Tag #0253 -	001-201-636	12	\$349.89



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					needs new carburetor			
			20206	40009960-0001	New Purchase 77" Vail Trackloader High Flow Brushcutter Board Approved 07.07.2025	001-201-730	12	\$14,500.00
Total For Department				001-201				\$77,499.34
Dept#	001-220							
101545	13958	BLAKENEY ELECTRICAL SERVICES LLC	20169	1190	Oreplace senior center kitchen vent hood fan motor	001-220-636	12	\$100.00
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE-10/01/2025-09/30/2026	001-220-491	12	\$1,720.11
101617	2377	MURPHY'S LAWN & LANDSCAPE	20449	18646	Prune, clean up, remove weeds, remove dead plant material, and install pine straw in island bed, and both side entry beds, at Stonegate Dr.	001-220-637	12	\$4,567.39
Total For Department				001-220				\$6,387.50
Dept#	001-340							
101547	12141	BRAN SFM, LLC	18555	fund0925	OPERATING FUNDING REQUEST-FY25	001-340-600	12	\$182,847.00
101548	4919	BROADBAND VOICE, LLC		135795	AMP AND P&R PHONE-09/01/2025-	001-340-605	12	\$196.58

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101580	860	FLEETCOR TECHNOLOGIES		NP69028771	09/30/2025 ACCT #126876- FUEL FOR WEEK 08/25/2025- 08/31/2025	001-340-525	12 \$399.31
				NP69113289	ACCT #126876- FUEL FOR WEEK 09/01/2025- 09/07/2025	001-340-525	12 \$382.09
101599	2743	JEFCOAT FENCE CO INC	20220	F13119	308 Bomar Street - Repair fence damaged from tree falling from Bill Vance Park WO #57930	001-340-637	12 \$1,079.00
101660	2429	WEST RANKIN UTILITY AUTHORITY	18532	SW-0925	SANITATION (SOLID WASTE) SERVICE	001-340-600	12 \$2,019.01
Total For Department				001-340			\$186,922.99
Dept#	001-342						
101544	12360	BLACK FORREST LAWN CARE LLC	19503	3803	2025 Professional Services Agreement for Cemetery Mowing and String Trimming Board Approved 3/3/2025	001-342-604	12 \$255.00
						001-342-604	12 \$1,080.00
						001-342-604	12 \$1,550.00
						001-342-604	12 \$255.00
			19503	3804	2025 Professional Services Agreement for Cemetery Mowing and String Trimming Board Approved 3/3/2025	001-342-604	12 \$255.00



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						001-342-604	12	\$1,080.00
						001-342-604	12	\$1,550.00
						001-342-604	12	\$255.00
Total For Department				001-342				\$6,280.00
Dept#	001-350							
101548	4919	BROADBAND VOICE, LLC		135797	CITY HALL & LIBRARY PHONE- 09/01/2025- 09/30/2025	001-350-605	12	\$337.10
101577	13383	EXELL/MS BOTTLE WATER-ACCT #023270		331786	LIBRARY- EQUIPMENT RENTAL	001-350-640	12	\$11.00
				329712	LIBRARY- EQUIPMENT RENTAL	001-350-640	12	\$17.16
101608	4566	METRO BUILDING SERVICES, INC	20343	62011	remove and install 4 new women restroom faucets similar in model	001-350-637	12	\$2,049.57
101637	1109	SHERWIN WILLIAMS PAINT	20515	1617014950092 5	purchase 3 gallons to paint all walls in kitchen area, fire repair work.	001-350-637	12	\$110.85
Total For Department				001-350				\$2,525.68
Fund Total				001				\$701,043.48



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Check Run #: 13001							vhawkins	
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per.	Detail Amount
Dept#	002-100							
101541	4898	AXON ENTERPRISE INC.		09/03/2025	TASER COURSE, INSTALLATION AND CERTIFICATION	002-100-550	12	\$42,083.04
101595	13440	HOMETOWN VETERINARY HOSPITAL, INC.		139784	PD VET/SHOTS	002-100-555	12	\$259.00
Total For Department				002-100	\$42,342.04			
Fund Total				002	\$42,342.04			



City of Brandon
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Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
Dept#		004-500						
101540	12710	AUBREY L. HURSH	20448	20250908	print and install one sponsor sign	004-500-600	12	\$2,168.00
101548	4919	BROADBAND VOICE, LLC		135795	AMP AND P&R PHONE-09/01/2025-09/30/2025	004-500-605	12	\$156.74
101555	1999	CINTAS CORPORATION NO 210		4241679452	AMPHITEATRE MATS	004-500-535	12	\$302.31
				4242442746	AMPHITEATRE MATS	004-500-535	12	\$302.31
			20514	5291028903	quarterly emergency medical box replenishment for out of date supplies	004-500-690	12	\$239.08
101572	370	ELCON ELECTRICAL CO. INC.	19640	53244	AMP - Show Staffing - Electricians FY25	004-500-600	12	\$601.19
			19640	52970	AMP - Show Staffing - Electricians FY25	004-500-600	12	\$540.00
				53245	LABOR AND MATERIAL TO WIRE CAMLOCK CABLES FOR ROD STEWART	004-500-600	12	\$710.20
101578	786	EXELL/MS BOTTLE WATER-ACCT #029737		332600	AMP-EQUIPMENT RENTAL	004-500-640	12	\$22.00
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876-FUEL FOR WEEK 08/25/2025-08/31/2025	004-500-525	12	\$32.78
				NP69113289	ACCT #126876-FUEL FOR WEEK 09/01/2025-09/07/2025	004-500-525	12	\$34.20
101597	2567	INSURANCE MART		435193	SURETY BOND-JENNIFER STIGALL	004-500-601	12	\$175.00



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Check Run #: 13001							vhawkins	
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per.	Detail Amount
101600	10529	K&S TRUCKING LLC	20524	32618	Coil change tire rotation	004-500-635	12	\$80.00
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	004-500-695	12	\$73.31
						004-500-695	12	\$250.00
101610	6168	MIPCO IMPRESSION PRODUCTS, INC.	18556	274592	AMP COPIER	004-500-640	12	\$228.94
101613	4589	MS DEPT OF REVENUE		09/09/2025	REPLACEMENT TITLE FOR 7 PD VEHICLES AND 2 TRAILERS	004-500-690	12	\$18.00
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE-10/01/2025-09/30/2026	004-500-491	12	\$9,747.28
101635	8161	Roderick Randall Kwan		2511	AVAIO REVEAL EVENT	004-500-604	12	\$300.00
101646	5602	THE CIRLOT AGENCY, INC		008979-008985	PUBLIC RELATIONS,CREATIVE DEVELOPMENT,SOCIAL MEDIA ADVERTISING, 2025 BRAND MANAGEMENT, MEDIA MONITORING/SOCIAL LISTENING	004-500-600	12	\$578.25
101657	2500	WASTE MANAGEMENT OF JACKSON		3268370-0078-4	AMP TRASH PICK UP	004-500-600	12	\$393.70
Total For Department				004-500				\$16,953.29
Fund Total				004				\$16,953.29



City of Brandon
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Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
Dept# 100-220								
101549	11366	BURGERS & BLUES LLC		000325	INMATE MEALS 09/01/2025	100-220-520	12	\$280.00
				000334	INMATE MEALS 09/05/2025	100-220-520	12	\$290.00
				000339	INMATE MEALS 09/10/2025	100-220-520	12	\$280.00
101555	1999	CINTAS CORPORATION NO 210		4241813067	UNIFORMS	100-220-535	12	\$9.86
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876- FUEL FOR WEEK 08/25/2025- 08/31/2025	100-220-525	12	\$262.35
				NP69113289	ACCT #126876- FUEL FOR WEEK 09/01/2025- 09/07/2025	100-220-525	12	\$118.16
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	100-220-491	12	\$573.38
101622	2583	RAMEY'S		000810159123	INMATE MEALS 08/28/2025	100-220-520	12	\$7.67
				00810159121	INMATE MEALS 08/28/2025	100-220-520	12	\$59.91
				000810159197	INMATE MEALS 08/29/2025	100-220-520	12	\$31.76
				000810159587	INMATE MEALS 09/02/2025	100-220-520	12	\$39.23
				000810159680	INMATE MEALS 09/03/2025	100-220-520	12	\$40.17
				000810159837	INMATE MEALS 09/04/2025	100-220-520	12	\$40.17
				000810159941	INMATE MEALS 09/05/2025	100-220-520	12	\$257.71



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Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
				000810160236	INMATE MEALS 09/08/2025	100-220-520	12	\$289.84
				000810160317	INMATE MEALS 09/09/2025	100-220-520	12	\$41.24
				000810160380	INMATE MEALS 09/10/2025	100-220-520	12	\$24.00
101639	1851	SONIC		CHK 132-A	INMATE MEALS 09/03/2025	100-220-520	12	\$248.92
101654	8048	WALTER L. HARVEY		09/02/2025	INMATE MEALS 09/02/2025	100-220-520	12	\$320.00
				09/09/2025	INMATE MEALS 09/09/2025	100-220-520	12	\$290.00
101660	2429	WEST RANKIN UTILITY AUTHORITY	18532	SW-0925	SANITATION (SOLID WASTE) SERVICE	100-220-603	12	\$155,121.05
Total For Department				100-220				\$158,625.42
Fund Total				100				\$158,625.42



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Check Run #: 13001

Check# Vendor# Vendor Name			PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
Dept#	314-600							
101618	894	NEEL-SCHAFFER, INC.		1109254	NCRS- RICHLAND CR STONEBRIDGE PROF SVS	314-600-720	12	\$9,930.00
				1109255	HB603 PROFESSIONAL SVC ENDING JULY 31,2025-VALUE ROAD IMPROVEMENTS	314-600-718	12	\$12,075.00
Total For Department				314-600				\$22,005.00
Fund Total				314				\$22,005.00



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Check Run #: 13001						vhawkins	
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per. Detail Amount
Dept#	400-000						
101659	1983	WEST RANKIN UTILITY AUTHORITY		09/02/2025	AUG 2025 TAP FEES	400-000-371	\$5,400.00
Total For Department				400-000			\$5,400.00
Dept#	400-450						
101658	1315	WEST RANKIN UTILITY AUTHORITY	18531	WW-0925	WASTEWATER SEWER BILLING	400-450-890	12 \$271,886.00
Total For Department				400-450			\$271,886.00
Dept#	400-670						
101536	10473	AMAZON	20474	1RWR-L1MY-MVRV	Public Works Items	400-670-500	12 \$10.99
						400-670-550	12 \$109.99
						400-670-500	12 \$13.98
						400-670-500	12 \$17.99
						400-670-500	12 \$48.28
						400-670-500	12 \$24.99
						400-670-500	12 \$17.08
101562	2442	CORE & MAIN, LP		X599324	MONTHLY SVC AGREEMENT PLUS LABOR COST AUGUST 2025	400-670-604	12 \$14,997.34
101597	2567	INSURANCE MART		435914	SURETY BOND-CARLY DEARMAN	400-670-601	12 \$175.00
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	400-670-695	12 \$171.05
101610	6168	MIPCO IMPRESSION PRODUCTS, INC.	18539	274627	PUBLIC WORKS COPIER	400-670-640	12 \$559.96



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Check Run #: 13001						vhawkins	Detail Amount
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE-10/01/2025-09/30/2026	400-670-491	\$4,013.59
101640	1141	SOUTHERN PINE ELECTRIC		15368353	128 HEBRON HILL DR METER READING ANTENNA	400-670-630	\$40.25
101664	1708	WOLVERTON ENTERPRISE INC.	20486	20253432	White Window Envelopes with Indicia for September Utility Bills	400-670-620	\$1,200.00
Total For Department				400-670			\$21,400.49
Dept#	400-673						
101535	12016	ALLIED UNIVERSAL CORPORATION	18650	I3041505	Stock at Shop - Chlorine FY25 Commodity Bid Price Board Approved 10/7/2024	400-673-515	\$4,140.00
101536	10473	AMAZON	20474	1RWR-L1MY-MVRV	Public Works Items	400-673-535	\$169.95
						400-673-550	\$37.99
						400-673-535	\$129.96
101548	4919	BROADBAND VOICE, LLC		135794	CITY SHOP PHONE-09/01/2025-09/30/2025	400-673-605	\$110.35
101555	1999	CINTAS CORPORATION NO 210		4241813067	UNIFORMS	400-673-535	\$4.51
						400-673-535	\$12.30
101561	274	CONSOLIDATED PIPE & SUPPLY CO., INC.	20380	MS00412865	Stock at Shop	400-673-550	\$1,600.00
			20478	MS00412864	Stock at Shop	400-673-550	\$350.00
						400-673-550	\$1,400.00



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Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
						400-673-550	12	\$3.00
						400-673-550	12	\$127.50
						400-673-550	12	\$870.00
						400-673-550	12	\$430.00
						400-673-550	12	\$60.00
			20373	MS00412784	Fire Hydrant Repair Parts - to be used by Greg Roberts for repairs	400-673-637	12	\$2,790.00
						400-673-637	12	\$6,336.00
						400-673-637	12	\$1,414.00
			20456	MS00412801	Hydrant repair work - 2049 Red Oak Drive WO #59148	400-673-637	12	\$536.00
				MS00412840	WO 59613 PARTS NEEDED FOR HYDRANT REPAIR	400-673-637	12	\$314.00
101563	134	CORPORATE BILLING, LLC	20430	273690	Gray Daniels Ford VIN #5852 2007 Ford F350 - Need to clean out diesel tank, replace strainer and filters, low rail pump, and #2 injector/hose	400-673-635	12	\$3,076.38
101564	4870	CROW BURLINGAME CO.	20427	6006-13531	Shop Supplies - red cable / wire for equipment	400-673-550	12	\$450.00
			20451	6006-13651	Items for lifting fire hydrants	400-673-550	12	\$76.00
						400-673-550	12	\$96.00
			20466	6006-13651 PARTIAL	Item for lifting fire hydrants	400-673-550	12	\$96.00
			20458	6006-13643	VIN #7988 2007 Ford F350 - replace power steering pump	400-673-635	12	\$33.82
						400-673-635	12	\$90.64



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Check Run #: 13001						vhawkins	
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per. Detail Amount
			20460	6006-13627	VIN #2708 2018 Ford F150	400-673-635	12 \$51.79
			20461	6006-13628	VIN #4852 2020 Dodge Ram 5500	400-673-635	12 \$8.82
						400-673-635	12 \$27.01
101565	2183	D&S SALES	20464	39291	Tool to keep power tools charged 1) Michael Perry (kept on truck - VIN #4852 2) Peter Hughes (kept on truck - VIN #0992)	400-673-550	12 \$662.96
			20452	39292	Public Works Field Staff - disposable suits for water & sewer work	400-673-535	12 \$159.99
						400-673-535	12 \$159.99
101576	13384	EXELL/MS BOTTLE WATER-ACCT #018566		331678	SHOP-EQUIPMENT RENTAL	400-673-640	12 \$11.00
				329726	SHOP-EQUIPMENT RENTAL	400-673-640	12 \$58.96
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876- FUEL FOR WEEK 08/25/2025-08/31/2025	400-673-525	12 \$1,171.66
				NP69113289	ACCT #126876- FUEL FOR WEEK 09/01/2025-09/07/2025	400-673-525	12 \$539.88
101583	463	FREDERICK'S SALES & SERV.	20367	01-125908	Honda Generator / Serial #EALC-1011066 - new carburetor	400-673-636	12 \$126.37
101584	144	GILMORE BROS BUILDING SUPPLY	20378	153477	Stock at Shop - Weed Killer (2 types)	400-673-550	12 \$1,764.00
						400-673-550	12 \$2,142.00
			20290	152593	1) Stock at Shop -	400-673-550	12 \$494.90

Report run by: vhawkins



City of Brandon
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Check Run #: 13001						vhawkins		Detail Amount
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per.	
					shovel & striping wand			
					2) Shop Supplies - concrete blocks (str) & saw blades - 3 types			
						400-673-550	12	\$249.75
						400-673-550	12	\$29.99
						400-673-550	12	\$25.99
						400-673-550	12	\$23.99
						400-673-550	12	\$38.97
			20365	153406	City Shop - Door sweep to go under 3 doors leading to the AC side of shop			
			20475	154052	Stock at Shop	400-673-550	12	\$1,174.32
101590	10018	GREG ROBERTS		INV112122004	FIRE HYDRANT REPAIRS B/A 03/18/2024	400-673-637	12	\$10,800.00
101598	623	JACKSON PAPER COMPANY	20465	1427317	Shop Supplies - cleaning cloth - individual packages to take on job sites	400-673-550	12	\$467.60
101600	10529	K&S TRUCKING LLC	20426	32340	VIN #2427 2004 GMC Sierra Mosquito Truck - 2 New Tires	400-673-540	12	\$300.00
101601	14120	LEADING EDGE CONCEPTS, LLC	19296	20160410-57	Well Site Wireless Maint - B/A 10.03.2016 New PO for FY25 March - September	400-673-605	12	\$704.96
101603	4866	LOGICS		25-IN8608	FINANICAL MANAGEMENT	400-673-600	12	\$6,255.15
101604	12879	MAGCOR INDUSTRIES		136071	P/R REIMBURSEMENT FOR WORK RELEASE 08/17/2025-	400-673-604	12	\$7,878.89



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Check Run #: 13001						vhawkins		Detail Amount
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per.	
101606	13964	MCE LLC		1012	08/30/2025 MEMBERSHIP FEE	400-673-695	12	\$268.80
101610	6168	MIPCO IMPRESSION PRODUCTS, INC.	18538	274628	SHOP COPIER	400-673-640	12	\$205.50
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025- 09/30/2026	400-673-491	12	\$9,173.91
101630	9506	RED BUD SUPPLY, INC	20372	192492	Public Works Field Staff - Gloves	400-673-550	12	\$720.00
						400-673-550	12	\$432.00
						400-673-550	12	\$1,103.04
						400-673-550	12	\$1,144.80
						400-673-550	12	\$180.00
101632	1048	REVELL HARDWARE	20358	186571/6	Welding Supplies	400-673-550	12	\$83.10
						400-673-550	12	\$107.10
						400-673-550	12	\$119.10
						400-673-550	12	\$180.00
101634	2176	ROBY'S FRONT END & BRAKE	20462	1-86123	VIN #4852 2020 Dodge Ram 5500	400-673-635	12	\$130.99
101640	1141	SOUTHERN PINE ELECTRIC		15370227	11 CROSSWOODS RD-NEW LAKEBEND WATER WELL	400-673-630	12	\$4,721.81
101642	3699	STAPLES CONTRACT & COMMERCIAL, INC	20488	6041832392	staples order for city hall	400-673-500	12	\$171.99
						400-673-500	12	\$22.88
101655	12881	WAREN BUILDING COMPANY INC	20289	104879	Sidewalk repair near 125 Overby Street (Brandon Elementary School) due to water repair WO #59324	400-673-637	12	\$5,475.00
101656	4342	WARREN PAVING, INC	20292	111254	Stock at Shop - 610 Slag - 95 Tons	400-673-550	12	\$3,359.68
101662	4949	WILLIAMS EQUIPMENT & SUPPLY CO	20408	50033076895	Spare wands for the 2025 Ringomatic	400-673-636	12	\$350.00



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Check Run #: 13001

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
					550JV CAT Engine Trailer Mounted Vacuum Excavator: 1) VIN #3262 (wtr-E); 2) VIN #3264 (swr-E)			
						400-673-636	12	\$476.00
						400-673-636	12	\$35.00
Total For Department				400-673				\$88,544.04
Dept#	400-680							
101543	2948	BISHOP'S HIGH VELOCITY DRAIN SERVICE, INC.		27664	WO # 58784 JETTED AND ERAN CAMERA IN SEWER LINE 80 SUMMIT RIDGE DRIVE	400-680-604	12	\$540.00
101555	1999	CINTAS CORPORATION NO 210		4241813067	UNIFORMS	400-680-535	12	\$5.73
						400-680-535	12	\$7.60
						400-680-535	12	\$0.00
						400-680-535	12	\$0.00
101561	274	CONSOLIDATED PIPE & SUPPLY CO., INC.		MS00412785	80 SUMMIT RIDGE DR WO# 58784 SEWER SINKHOLE REPAIR PARTS	400-680-637	12	\$215.12
101564	4870	CROW BURLINGAME CO.	20455	6006-13637	VIN #8633 2008 Ford F350 - replace brake pads	400-680-635	12	\$79.00
			20460	6006-13627	VIN #2708 2018 Ford F150	400-680-635	12	\$8.84
			20485	6006-13684	VIN #8633 2008 Ford F350 Replace calipers on front - need left and right	400-680-635	12	\$93.58
						400-680-635	12	\$93.58



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Check Run #: 13001						vhawkins	
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	Acct Per. Detail Amount
101565	2183	D&S SALES	20428	39278	VIN #4562 CAT 299D [Skid Steer] Track Loader w/ mulcher - replace broken rear view mirror	400-680-636	12 \$74.60
101575	2190	ENTERGY		435004790946	476 EDGEWOOD XING PLE A LIFT	400-680-630	12 \$62.47
101579	10308	EZ WHEELS INC	20459	21711	VIN #7089 Kubota RTV-X900WL Preventative Maintenance: Filters & Oil	400-680-636	12 \$362.25
101580	860	FLEETCOR TECHNOLOGIES		NP69028771	ACCT #126876-FUEL FOR WEEK 08/25/2025-08/31/2025	400-680-525	12 \$572.39
				NP69113289	ACCT #126876-FUEL FOR WEEK 09/01/2025-09/07/2025	400-680-525	12 \$460.24
101581	4984	FLUID PROCESS & PUMPS		0030587	the emergency repairs at Appleridge Lift Station	400-680-637	12 \$69,825.00
101591	5991	HARVEY SERVICES INC		7816	WO 59705 MORROW/ORR LIFT STATION PUMP 2 WAS CLOGGED	400-680-636	12 \$1,250.00
				7800	labor services to install the new lift station pump at the site.	400-680-637	12 \$3,675.00
101596	1386	HYDRA SERVICES		189966-REPRINT	bypass pump rental from 6/21/2025 thru 7/19/2025.	400-680-637	12 \$5,781.00
				190794-REPRINT	bypass pump rental from 6/21/2025 thru 7/19/2025.	400-680-637	12 \$5,781.00



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Check Run #: 13001						vhawkins	Detail Amount
Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	
101599	2743	JEFCOAT FENCE CO INC	20028	F13095	Gate Repair 1) Cannon Ridge Lift Station 2) North Street Lift Station 3) Ambiance Lift Station	400-680-637	12
						400-680-637	\$1,374.00
101606	13964	MCE LLC		1012	MEMBERSHIP FEE	400-680-695	12
101615	820	MS MUNICIPAL WORKERS COMP		0033WC2025-0	WORKERS COMP COVERAGE- 10/01/2025-09/30/2026	400-680-491	12
							\$97.74
							\$2,866.85
101623	1012	RANCO TRANSMISSION SERV.	20457	31166	VIN #2279 2012 Ford F350 Replace input speed sensor and replace transmission fluid using truck to haul chlorine	400-680-635	12
							\$439.90
101630	9506	RED BUD SUPPLY, INC	20372	192492	Public Works Field Staff - Gloves	400-680-550	12
							\$1,097.50
101640	1141	SOUTHERN PINE ELECTRIC		15370226	HWY 18 BYPASS EAST BRANDON LIFT STATION	400-680-630	12
							\$430.18
				15370224	HWY 468 LIFT STATION	400-680-630	12
							\$636.20
				15368355	5010 GLEN RIDGE DR LIFT STATION	400-680-630	12
							\$48.39
				15368360	ROUSE DR LIFT STATION	400-680-630	12
							\$55.79
				15368362	136 PROVONCE PARK LIFT STATION	400-680-630	12
							\$78.33
				15368363	208 DUCLAIR CT LIFT STATION	400-680-630	12
							\$52.31
				15368364	140 GRANDEUR DR LIFT STATION IN	400-680-630	12
							\$42.00



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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	vhawkins Acct Per.	Detail Amount
				15368368	BACK YARD 109 MORGAN LN LIFT STATION	400-680-630	12	\$92.73
				15368370	252 GREENFIELD RIDGE DR LIFT STATION	400-680-630	12	\$121.50
				15368371	HWY 18 SEWER LIFT STATION	400-680-630	12	\$58.71
				15368372	WILLOW CREEK DR/G'FLD RNCH/CNTRY MDWS LIFT STATION	400-680-630	12	\$176.56
				15368376	W GOVERNMENT ST LIFT STATION	400-680-630	12	\$1,381.06
				15368379	965 FILMORE DR LIFT STATION	400-680-630	12	\$69.70
				15368380	658 CONTI DR LIFT STATION	400-680-630	12	\$70.04
101645	4331	SUNCOAST INFRASTRUCTURE, INC.		S25069-01F	B/A 06/16/2025 HEARTS EASE SUBDIVISION CCTVE SERVICES- SEWER SYSTEM	400-680-604	12	\$39,824.40
Total For Department				400-680				\$139,275.29
Fund Total				400				\$526,505.82
Grand Total								\$1,467,475.05



City of Brandon

Check Processing Confirmation

Check Run ID	Check Date	Beg. Check #	Bank Fund	Bank	User
13000	9/10/2025	101491	098	Community Bank - Payables Clearing Account	vhawkins
Check Run Updated Successfully		Count of Checks	42	Total Amount of Checks	\$1,714.45



City of Brandon

Manual Check Batch #: 5602

Fiscal Year 2024 - 2025 12 - Sep

Vendor #	Name	PO #	Invoice #	Inv Date	Due Date	Invoice Amount		Sequence #
GL Account #	Account Description	Tax	1099	Sales Tax Amount	Liq. Amount	Detail Amount	Detail Description	
Check # 10101	Check Date: 9/10/2025							
839	DEPARTMENT OF REVENUE		SEPT 2025	9/10/2025	9/19/2025	\$71,032.64		100
400-000-120	SALES TAX PAYABLE	N			\$0.00	\$2,892.88	SEPTEMBER 2025 SALES TAX	
400-000-380	TRANSFERS	N			\$0.00	\$68,139.76	SEPTEMBER 2025 SALES TAX	
Invoice Total					\$0.00	\$71,032.64		
Total for Check # 10101					\$0.00	\$71,032.64		

Total for fund	400	\$0.00	\$71,032.64
Total for batch	5602	\$0.00	\$71,032.64



City of Brandon
Manual Check Batch #: 5599
Fiscal Year 2024 - 2025 12 - Sep

Vendor #	Name	PO #	Invoice #	Inv Date	Due Date	Invoice Amount		Sequence #
GL Account #	Account Description	Tax	1099	Sales Tax Amount	Liq. Amount	Detail Amount	Detail Amount	Detail Description
Check # 2802	Check Date: 9/9/2025			9/9/2025				
2574	CITY OF BRANDON		992025	9/9/2025	\$0.00	\$11,750.00		100
004-500-600	PROF SERVICES - OTHER	N					\$6,750.00	Cash Request - Hardy
004-500-603	ARTIST AGREEMENT	N			\$0.00	\$5,000.00		Cash Request - Hardy
				Invoice Total	\$0.00	\$11,750.00		
				Total for Check # 2802	\$0.00	\$11,750.00		
Check # 2801	Check Date: 9/11/2025			9/11/2025				100
12430	REBECCA EVANS		513	9/11/2025	\$0.00	\$4,996.80		CBC Catering - Hardy
004-500-609	VIP AREA	N					\$4,996.80	
				Invoice Total	\$0.00	\$4,996.80		
				Total for Check # 2801	\$0.00	\$4,996.80		

Total for fund	004	\$0.00	\$16,746.80
Total for batch	5599	\$0.00	\$16,746.80



City of Brandon

Check Processing Confirmation

Check Run ID	Check Date	Beg. Check #	Bank Fund	Bank	User
12999	9/4/2025	101490	098	Community Bank - Payables Clearing Account	vhawkins
Check Run Updated Successfully		Count of Checks	1	Total Amount of Checks	\$907.27



City of Brandon

Check Processing Confirmation

Check Run ID	Check Date	Beg. Check #	Bank Fund	Bank	User
12998	9/4/2025	101489	098	Community Bank - Payables Clearing Account	vhawkins
Check Run Updated Successfully		Count of Checks	1	Total Amount of Checks	\$175.39



City of Brandon

Check Processing Confirmation

Check Run ID	Check Date	Beg. Check #	Bank Fund	Bank	User
13002	9/16/2025	101665	098	Community Bank - Payables Clearing Account	vhawkins
Check Run Updated Successfully		Count of Checks	1	Total Amount of Checks	\$326,295.88

Board Approval Procedure - Statement should be submitted to Board for Approval at the next scheduled meeting

Memo

To: Mayor and Board of Aldermen

From: Niki Jobe

Date: 8/31/2025

Re: Request for Approval of August 2025 Electronic Fund Transfers

	<u>Date</u>	<u>Amount</u>
August 2025 Deferred Compensation Transfer	<u>8/8/2025</u>	<u>\$2,510.00</u>
	<u>8/22/2025</u>	<u>\$2,510.00</u>
August 2025 Retirement Transfer	<u>8/31/2025</u>	<u>\$234,972.05</u>
August 2025 Federal Tax Transfers	<u>8/8/2025</u>	<u>\$98,368.13</u>
	<u>8/22/2025</u>	<u>\$101,793.78</u>
August 2025 MS State Tax Commission	<u>8/8/2025</u>	<u>\$11,826.00</u>
	<u>8/22/2025</u>	<u>\$12,064.00</u>



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA: SEPTEMBER 15, 2025
SUBJECT: 2025 MSRWA WATER CERTIFICATION COURSE
OCTOBER 12-16, 2025 – TUPELO, MS
PERMISSION FOR PUBLIC WORKS EMPLOYEE TO TRAVEL & ATTEND

Asking for your permission to allow Hollan Silcox, Water & Sewer Superintendent, to travel and attend the 2025 MS Rural Water Association Water Certification Course in Tupelo, MS on October 12-16, 2025, for water and sewer CEU hours.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- 2025 MSRWA Water Certification Course



2025 Water Certification Registration Packet

MsRWA Sponsored Water Certification Class & CEU's

July 7 -10, 2025 - Class A (Must have at least 6 to hold "A" class)

Classes B/C/D- Limit 50

July 8 - 10 CEU Classes

Hospitality Resort Management Center
420 Debuys Road, Biloxi, MS 39501

October 13 - 16, 2025 - Classes A/B/C/D - Limit 50

CEU's AVAILABLE through Fall Training ONLY

Please register for FALL TRAINING @ msrwa.org/fall-training/

Cadence Bank Arena
375 Main Street, Tupelo, MS 38804

Mississippi Rural Water Association, Inc.

172 Country Place Parkway

Pearl, MS 39208-6675

PH: 601.857.2433 FAX: 601.857.2434

Email: msrwa@msrwa.org

Website: msrwa.org

MsRWA, MSDH & MS Dept. of Environmental Quality
Fall Training Session – October 14-16, 2025
Cadence Bank Arena, 375 Main Street, Tupelo, MS 38804

Pre-Registration Form – Deadline October 3, 2025
Please Print Legibly or Type and Fill in ALL Blanks

First Name: Hollan Last Name: Silcox
Position: Supervisor Certified: ☒ Yes ☐ No
Water Certification #: B05360 Exp. Date: 10/03/2026
Wastewater Certification #: ww4-12456 Exp. Date: 10/01/2026
System/Company: City of Brandon
Address where you want your certificate mailed to:

City/St/Zip: _____
Phone: _____ Email: _____

Please check the type of classes that you will attend, so we can ensure there is enough space in each class.

Water Training: ☒ Tuesday ☒ Wednesday ☐ Thursday
Wastewater Training: ☐ Tuesday ☐ Wednesday ☒ Thursday

FEES:

FULL Registration: Includes Exhibit Hall Pass

Water/Wastewater Training Member Rate:	\$250.00 Per Person	\$ <u>250.00</u>
Water/Wastewater Training Non-Member Rate:	\$500.00 Per Person	\$ _____

After Deadline of Oct 3 - Full & On-Site Registration: Includes Exhibit Hall Pass

Water/Wastewater Training Member Rate:	\$300.00 Per Person	\$ _____
Water/Wastewater Training Non-Member Rate:	\$600.00 Per Person	\$ _____

Training by the day: Includes Exhibit Hall Pass

Water/Wastewater Training Member Rate:	\$125.00 Per Person	\$ _____
Water/Wastewater Training Non-Member Rate:	\$250.00 Per Person	\$ _____

Exhibit Hall Pass: WEDNESDAY ONLY - Includes Lunch (No Training Credits)

Member & Non-Member Rate:	\$100.00 Per Person	\$ _____
---------------------------	---------------------	----------

MsRWA Scholarship Donation:

\$ _____

Total Amount to Pay: \$ _____

There will be no refunds on registration, however exchange of the attendee is allowed for the full training.
Please pre-register by October 3, 2025. Mail check payable to: MsRWA, 172 Country Place Pkwy, Pearl MS 39208
If you need additional info, please call 601.857.2433, FAX: 601.857.2434 or email: msrwa@msrwa.org.



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: SEPTEMBER 15, 2025

SUBJECT: MISSISSIPPI OUTDOOR STEWARDSHIP TRUST FUND GRANT
CITY PARK TRAILS IMPROVEMENTS PROJECT
RESOLUTION NAMING AUTHORIZED REPRESENTATIVE & AUTHORIZING GRANT APPLICATION

Asking for your consideration to adopt a Resolution regarding the Mississippi Outdoor Stewardship Trust Fund Grant naming Mayor Butch Lee as the authorized representative for the City of Brandon, authorizing the grant application to MOST, and allowing the Mayor to execute all related documents.

The MOST grant application is for funding request for the City Park Trails Improvements Project. The funding request is for \$621,563.02 with the city match commitment of \$414,375.35.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Resolution

RESOLUTION
NAMING AUTHORIZED REPRESENTATIVE AND
AUTHORIZING THE GRANT APPLICATION

RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THOSE DOCUMENTS AND AGREEMENTS REQUIRED IN CONNECTION WITH THE APPLICATIONS FOR THE GRANT THROUGH THE MISSISSIPPI OUTDOOR STEWARDSHIP TRUST FUND AND NAMING BUTCH LEE, MAYOR AS THE AUTHORIZED REPRESENTATIVE FOR CITY OF BRANDON.

WHEREAS the CITY OF BRANDON is making applications for a Grant through the Outdoor Stewardship Trust Fund; and

WHEREAS, in order to apply for such a grant, the CITY OF BRANDON must submit a grant application package in compliance with Outdoor Stewardship Act Program Regulations; and

WHEREAS such regulations require that the CITY OF BRANDON provide as part of such package a certified copy of a resolution which authorizes submission of the application, and which designates an authorized representative to execute the application and to be the authorized representative for the project;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF BRANDON:

SECTION 1: That the submission of a Grant application package is hereby authorized, with the proceeds from such grant to be used to finance and implement completion of projects within the City of Brandon.

SECTION 2: That Butch Lee, Mayor is authorized to execute and file an application for a Grant on behalf of CITY OF BRANDON with full authority to execute all documents pertaining to the grant.

SECTION 3: That Butch Lee, Mayor is hereby authorized to be the authorized representative for the grants and the associated projects.

_____ and _____ seconded the adoption of the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

This motion to adopt the resolution, having received the vote shown above, was declared carried.

This _____ day of _____, 2025.

Signed: _____ Butch Lee, Mayor

ATTEST: _____ Mary Ann Hess, City Clerk

**MISSISSIPPI OUTDOOR STEWARDSHIP TRUST
PROJECT BUDGET WORKSHEET**

Applicant Name: City of Brandon

Project Title: City Park Trails Improvements Project

Date: 9/9/2025

Project History

Total Project Amount: \$1,035,938.37

Total Amount of Funding Requested: \$621,563.02

Total Match Commitment: \$414,375.35

Item Number	Description	QTY	Units	Unit Price	Overall Item Cost	40%	0%	60%
						Cash Match	In-Kind Match	Requested Funding
1	MOBILIZATION	1	LS	\$ 72,000.00	\$ 72,000.00	\$ 28,800.00	\$ -	\$ 43,200.00
2	SITE CLEARING	1	EA	\$ 7,000.00	\$ 7,000.00	\$ 2,800.00	\$ -	\$ 4,200.00
3	REMOVAL OF ASPHALT PAVEMENT	797	SY	\$ 30.00	\$ 23,920.00	\$ 9,568.00	\$ -	\$ 14,352.00
4	REMOVAL OF CONCRETE PIPE	24	LF	\$ 35.00	\$ 840.00	\$ 336.00	\$ -	\$ 504.00
5	SILT REMOVAL FROM EXISTING CONCRETE PIPES	48	LF	\$ 15.00	\$ 720.00	\$ 288.00	\$ -	\$ 432.00
6	EXCESS EXCAVATION, FM, AH		CY	\$ 12.00	\$ -	\$ -	\$ -	\$ -
7	BORROW EXCAVATION, FME, AH	1000	CY	\$ 40.00	\$ 40,000.00	\$ 16,000.00	\$ -	\$ 24,000.00
8	UNCLASSIFIED EXCAVATION	1000	CY	\$ 20.00	\$ 20,000.00	\$ 8,000.00	\$ -	\$ 12,000.00
9	18" REINFORCED CONCRETE PIPE	60	LF	\$ 125.00	\$ 7,500.00	\$ 3,000.00	\$ -	\$ 4,500.00
10	4" CONCRETE SIDEWALK (SHARED USE PATH)	2880	SY	\$ 120.00	\$ 345,600.00	\$ 138,240.00	\$ -	\$ 207,360.00
11	CRUSHED STONE	79	TON	\$ 100.00	\$ 7,850.67	\$ 3,140.27	\$ -	\$ 4,710.40
12	NO. 57 LIMESTONE	13	TON	\$ 100.00	\$ 1,300.00	\$ 520.00	\$ -	\$ 780.00
13	GEOTEXTILE FABRIC	3373	SY	\$ 5.00	\$ 16,865.00	\$ 6,746.00	\$ -	\$ 10,119.00
14	PATHWAY EDGING MATERIAL	176	LF	\$ 15.00	\$ 2,640.00	\$ 1,056.00	\$ -	\$ 1,584.00
15	TEMP. EROSION CTRL INSTALL & MAINTENANCE	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 6,000.00	\$ -	\$ 9,000.00
16	SOLID SOD, MATCH EXISTING TYPE	1814	SY	\$ 10.00	\$ 18,140.00	\$ 7,256.00	\$ -	\$ 10,884.00
17	GRASSING	4	AC	\$ 1,500.00	\$ 6,000.00	\$ 2,400.00	\$ -	\$ 3,600.00
18	SHRUBS & PLANTING	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 1,400.00	\$ -	\$ 2,100.00
19	TREES & PLANTING	1	LS	\$ 6,500.00	\$ 6,500.00	\$ 2,600.00	\$ -	\$ 3,900.00
20	BICYCLE RACK	2	EA	\$ 2,000.00	\$ 4,000.00	\$ 1,600.00	\$ -	\$ 2,400.00
21	TRASH RECEPTACLES	2	EA	\$ 3,000.00	\$ 6,000.00	\$ 2,400.00	\$ -	\$ 3,600.00
22	BENCHES	3	EA	\$ 2,500.00	\$ 7,500.00	\$ 3,000.00	\$ -	\$ 4,500.00
23	EDUCATIONAL SIGNS (24"x36") ON POND ECOSYSTEMS	6	EA	\$ 1,000.00	\$ 6,000.00	\$ 2,400.00	\$ -	\$ 3,600.00
24	EDUCATIONAL SIGN (48"x24") ON PHENOLOGY WHEEL	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 480.00	\$ -	\$ 720.00
25	ADJUSTMENT OF SIGNS HOLDING CHILDREN'S BOOK	1	LS	\$ 300.00	\$ 300.00	\$ 120.00	\$ -	\$ 180.00
26	IRRIGATION & METERING	1	LS	\$ 10,000.00	\$ 10,000.00	\$ 4,000.00	\$ -	\$ 6,000.00
27	FISH FEEDER	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 600.00	\$ -	\$ 900.00
28	LIGHTING	11	LS	\$ 15,000.00	\$ 165,000.00	\$ 66,000.00	\$ -	\$ 99,000.00
TOTALS					\$ 796,875.67	\$ 318,750.27	\$ -	\$ 478,125.40
Contingencies (15%)					\$ 119,531.35	\$ 47,812.54		\$ 71,718.81
Engineering Services (15%)					\$ 119,531.35	\$ 47,812.54		\$ 71,718.81
GRAND TOTALS					\$ 1,035,938.37	\$ 414,375.35	\$ -	\$ 621,563.02
PROJECT TOTAL					\$			1,035,938.37



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA: SEPTEMBER 15, 2025
SUBJECT: APPLERIDGE LIFT STATION
EMERGENCY REPAIRS

Asking for your consideration to approve invoice #0030587 in the amount of \$69,825.00 from Fluid Process & Pumps for the emergency repairs at Appleridge Lift Station and authorize payment of the same. The emergency repairs were completed on 8/20/2025.

On September 2, 2025, the Board declared these repairs an emergency. This invoice is for the cost of the remaining pump at the lift station that was installed on 8/20/2025.

On June 18, 2025, an issue with the grinder pump at the lift station caused one of the lift station pumps to no longer work. Harvey Services was contacted at this time to pull the lift station pump.

On August 20, 2025, the new pump for Appleridge Lift Station was installed at the site by Harvey Services, Inc. The new pump was ordered through Fluid Process & Pumps, Inc.

Appleridge Lift Station is an essential component of the City of Brandon sewer system. This lift station is the main lift station for the sewer system. This site must be functional to prevent sewer overflow and sewer backup throughout several areas of the City of Brandon. Sewer overflow and backup are considered an emergency as health, environmental, and property hazards.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Fluid Process & Pump – invoice #: 0030587 - \$69,825.00

GL Code: 400-680-637

Funding: WSOM

P.O. BOX 10608
NEW ORLEANS, LA 70181-0608

INVOICE

TEL: 504-733-1330
FAX: 504-736-9348



FLUID PROCESS & PUMPS, LLC

PAGE 1

SOLD TO: BRANDON, CITY OF
PO BOX 1539

BRANDON

SHIP TO:

WEST RANKIN UTILITY AUTHORITY
C/O CITY OF BRANDON
1000 MUNICIPAL LANE
BRANDON

MS 39043

MS 39042

CUST. NO	YOUR PURCHASE ORDER	OUR ORDER NO.	SHIP DATE	INVOICE NO.	INVOICE DATE	TERMS	
2371	06182025	25-30534	8/15/25	0030587	8/18/25	NET 30 DAYS	
SHIPPED VIA		SALESMAN					
MOTOR FREIGHT		27	MS / MUNICIPAL				
ORDERED	SHIPPED	B/O	ITEM NUMBER	DESCRIPTION	#	UNIT PRICE	AMOUNT
1	1		NS-01	HYDROMATIC SUB SOLIDS HANDLING PUMP MODEL S12LP15000M4-4, 150HP, 1750RPM, 3/60/460V SUB MOTOR W/ 50' OF POWER CORD S/N: 10876393	EA	69825.00	69825.00
1	1		NS-01	FREIGHT ALLOWED TAG: APPLERIDGE PUMP STATION	EA	.00	.00
WE DO NOT ACCEPT ACH/WIRE PAYMENTS							
1 ½ % LATE CHARGE ON UNPAID BALANCES			STATE TAX	LOCAL TAX	PLEASE PAY THIS AMOUNT		
			.00	.00	→ \$ 69,825.00		



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA: SEPTEMBER 15, 2025
SUBJECT: CORNERSTONE WATER WELL POWER SUPPLY PROJECT
PAY REQUEST 1 & CHANGE ORDER 1

Asking for your consideration to approve the following from Edgar Contracting, LLC for the Cornerstone Water Well Power Supply Project.

1. Approve Pay Request 1 in the amount of \$88,933.30 and authorize payment of the same.
2. Approve Change Order 1 at an increase of \$8,010.00 in the project cost and authorize the Mayor to execute the same.

Change Order 1 is due to a required change in the switch cabinets for the project.

The Cornerstone Water Well Power Supply Project will allow the conduit and pull boxes to be installed in order for Entergy Mississippi to provide power service to the well site.

Thank you for your consideration in this matter. Please let me know if you have any questions.

ATTACHMENTS:

- Benchmark Engineering Recommendation Letter
- Pay Request 1 & Change Order 1

GL Code: 400-670-720

Funding: WSOM

September 9th, 2025

Mrs. Carly Dearman
Public Works Operations Coordinator
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

RE: City of Brandon
Cornerstone Water Well Electrical Service
B-11443
Pay Request #1 and Change Order #1

Dear Mrs. Dearman:

Please find included in this packet all documentation and paperwork necessary for approval of Pay Application No. 1 for the City of Brandon Cornerstone Water Well Electrical Service for Edgar Contracting LLC for the amount of **\$88,933.30**. We have reviewed this pay request and recommend this be submitted to the Board for their approval.

Also included in this packet all documentation and paperwork necessary for approval of Change Order No. 1 for the same project in the amount of **\$8,010.00**. This project calls for 3 switch cabinets to be installed. Due to a misunderstanding with Entergy, the switch cabinets were bid as "Concrete Pads for Switch Cabinets" with no pay item for the switch cabinets themselves. The contractor bid the project for the concrete pads not accounting for the switch cabinets. This change order removes the concrete pads for the switch cabinets and adds the correct switch cabinets which are needed to be installed. In addition, the contractor requests an additional two weeks be added to the contract time to allow time to acquire and install the switch cabinets. We have reviewed these attached prices and quantities and recommended them for submittal to the Board for their approval.

Should you have any questions or need additional information, please do not hesitate to contact our office at 601-627-7780.

Sincerely,



Anthony Horn, P.E.
Benchmark Engineering & Surveying, LLC

cc: Matthew Miller, P.E., P.L.S. (Benchmark)

File: B-11443

Brandon | 601.591.1077

Flowood | 601.627.7780

Madison | 769.289.0031

Est. 2004

Contractor's Application for Payment

Owner: <u>City of Brandon</u> Engineer: <u>Benchmark Engineering & Surveying</u> Contractor: <u>Edgar Contracting LLC</u> Project: <u>Cornerstone Well Electrical Service</u> Contract: _____	Owner's Project No.: _____ Engineer's Project No.: _____ Contractor's Project No.: _____																								
Application No.: <u>1</u> Application Date: <u>9/5/2025</u>																									
Application Period: From <u>8/4/2025</u> to <u>9/5/2025</u>																									
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 70%;">1. Original Contract Price</td><td style="width: 30%; text-align: right;">\$ 112,914.00</td></tr><tr><td>2. Net change by Change Orders</td><td></td></tr><tr><td>3. Current Contract Price (Line 1 + Line 2)</td><td style="text-align: right;">\$ 112,914.00</td></tr><tr><td>4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)</td><td style="text-align: right;">\$ 93,614.00</td></tr><tr><td>5. Retainage</td><td></td></tr><tr><td> a. <u>5%</u> X <u>\$ 93,614.00</u> Work Completed =</td><td style="text-align: right;">\$ 4,680.70</td></tr><tr><td> b. _____ X <u>\$ -</u> Stored Materials =</td><td style="text-align: right;">\$ -</td></tr><tr><td> c. Total Retainage (Line 5.a + Line 5.b)</td><td style="text-align: right;">\$ 4,680.70</td></tr><tr><td>6. Amount eligible to date (Line 4 - Line 5.c)</td><td style="text-align: right;">\$ 88,933.30</td></tr><tr><td>7. Less previous payments (Line 6 from prior application)</td><td></td></tr><tr><td>8. Amount due this application</td><td style="text-align: right;">\$ 88,933.30</td></tr><tr><td>9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)</td><td style="text-align: right;">\$ 23,980.70</td></tr></table>		1. Original Contract Price	\$ 112,914.00	2. Net change by Change Orders		3. Current Contract Price (Line 1 + Line 2)	\$ 112,914.00	4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$ 93,614.00	5. Retainage		a. <u>5%</u> X <u>\$ 93,614.00</u> Work Completed =	\$ 4,680.70	b. _____ X <u>\$ -</u> Stored Materials =	\$ -	c. Total Retainage (Line 5.a + Line 5.b)	\$ 4,680.70	6. Amount eligible to date (Line 4 - Line 5.c)	\$ 88,933.30	7. Less previous payments (Line 6 from prior application)		8. Amount due this application	\$ 88,933.30	9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 23,980.70
1. Original Contract Price	\$ 112,914.00																								
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5. Retainage																									
a. <u>5%</u> X <u>\$ 93,614.00</u> Work Completed =	\$ 4,680.70																								
b. _____ X <u>\$ -</u> Stored Materials =	\$ -																								
c. Total Retainage (Line 5.a + Line 5.b)	\$ 4,680.70																								
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9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$ 23,980.70																								
Contractor's Certification The undersigned Contractor certifies, to the best of its knowledge, the following: (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.																									
Contractor: <u>Edgar Contracting LLC</u>																									
Signature: <u>Adam Edgar</u> Date: <u>9/5/25</u>																									
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 50%; vertical-align: top;">Recommended by Engineer By: <u>Anthony Horn, PE</u> <i>J. Anthony Horn</i> Title: <u>Project Manager</u> Date: <u>9/8/25</u></td><td style="width: 50%; vertical-align: top;">Approved by Owner By: _____ Title: _____ Date: _____</td></tr><tr><td colspan="2">Approved by Funding Agency</td></tr><tr><td style="vertical-align: top;">By: _____ Title: _____ Date: _____</td><td style="vertical-align: top;">By: _____ Title: _____ Date: _____</td></tr></table>		Recommended by Engineer By: <u>Anthony Horn, PE</u> <i>J. Anthony Horn</i> Title: <u>Project Manager</u> Date: <u>9/8/25</u>	Approved by Owner By: _____ Title: _____ Date: _____	Approved by Funding Agency		By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																		
Recommended by Engineer By: <u>Anthony Horn, PE</u> <i>J. Anthony Horn</i> Title: <u>Project Manager</u> Date: <u>9/8/25</u>	Approved by Owner By: _____ Title: _____ Date: _____																								
Approved by Funding Agency																									
By: _____ Title: _____ Date: _____	By: _____ Title: _____ Date: _____																								

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Brandon					Owner's Project No.:			
Engineer:	Benchmark Engineering & Surveying					Engineer's Project No.:			
Contractor:	Edgar Contracting LLC					Contractor's Project No.:			
Project:	Cornerstone Well Electrical Service								
Contract:									

Application No.:	1	Application Period:	From	08/04/25	to	09/05/25	Application Date:	09/05/25
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A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Original Contract								
1	Mobilization	6,500.00	-	6,500.00		6,500.00	100%	-
8	PERMANENT SEED AND MULCH	2,500.00	-	-		-	0%	2,500.00
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
Original Contract Totals		\$ 9,000.00	\$ -	\$ 6,500.00	\$ -	\$ 6,500.00	72%	\$ 2,500.00

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner:	City of Brandon					Owner's Project No.:			
Engineer:	Benchmark Engineering & Surveying					Engineer's Project No.:			
Contractor:	Edgar Contracting LLC					Contractor's Project No.:			
Project:	Cornerstone Well Electrical Service								
Contract:									

Application No.:	1	Application Period:	From	08/04/25	to	09/05/25	Application Date:	09/05/25
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A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	Work Completed		Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			(D + E) From Previous Application (\$)	This Period (\$)				
Change Orders								
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
						-		-
Change Order Totals		\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Original Contract and Change Orders								
Project Totals		\$ 9,000.00	\$ -	\$ 6,500.00	\$ -	\$ 6,500.00	72%	\$ 2,500.00

Progress Estimate - Unit Price Work

Contractor's Application for Payment

Owner: City of Brandon
Engineer: Benchmark Engineering & Surveying
Contractor: Edgar Contracting LLC
Project: Cornerstone Well Electrical Service
Contract:

Owner's Project No.:
Engineer's Project No.:
Contractor's Project No.:

Application No.:		1		Application Period:		From		08/04/25		to		09/05/25		Application Date:		09/05/25	
A	B					C	D	E	F	G	H	I	J	K	L		
Bid Item No.	Description	Contract Information						Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish (F - J) (\$)				
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)										
Original Contract																	
1	4" HDPE SDR-11 CONDUIT (OPEN CUT)	2,356.00	LF	16.50	38,874.00	2,356.00	38,874.00		38,874.00	100%	-						
2	6" HDPE SDR-13.5 CONDUIT (BORED)	178.00	LF	80.00	14,240.00	178.00	14,240.00		14,240.00	100%	-						
3	PULL BOX (CONCRETE)	3.00	EA	10,950.00	32,850.00	3.00	32,850.00		32,850.00	100%	-						
4	CONCRETE PAD FOR SWITCH CABINET &	4.00	EA	4,200.00	16,800.00	-	-		-	0%	16,800.00						
5	SILT FENCE	50.00	LF	13.00	650.00	50.00	650.00		650.00	100%	-						
6	12" WATTLES	100.00	LF	5.00	500.00	100.00	500.00		500.00	100%	-						
7					-		-		-		-						
8					-		-		-		-						
9					-		-		-		-						
10					-		-		-		-						
11					-		-		-		-						
12					-		-		-		-						
13					-		-		-		-						
14					-		-		-		-						
15					-		-		-		-						
16					-		-		-		-						
17					-		-		-		-						
					-		-		-		-						
					-		-		-		-						
					-		-		-		-						
Original Contract Totals					\$	103,914.00		\$	87,114.00	\$	-	\$	87,114.00	84%	\$	16,800.00	

Contractor's Application for Payment

Owner:	City of Brandon	Owner's Project No.:	
Engineer:	Benchmark Engineering & Surveying	Engineer's Project No.:	
Contractor:	Edgar Contracting LLC	Contractor's Project No.:	
Project:	Cornerstone Well Electrical Service		
Contract:			

Application No.:	1	Application Period:	From	08/04/25	to	09/05/25	Application Date:	09/05/25
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A	B	C	D	E	F	G	H	I	J	K	L
Bid Item No.	Description	Contract Information				Work Completed		Materials Currently Stored (not in G) (\$)	Work Completed and Materials Stored to Date (H + I) (\$)	% of Value of Item (J / F) (%)	Balance to Finish - J) (\$)
		Item Quantity	Units	Unit Price (\$)	Value of Bid Item (C X E) (\$)	Estimated Quantity Incorporated in the Work	Value of Work Completed to Date (E X G) (\$)				
Change Orders											
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
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					-		-		-		-
					-		-		-		-
					-		-		-		-
					-		-		-		-
Change Order Totals					\$ -		\$ -	\$ -	\$ -		\$ -
Original Contract and Change Orders											
Project Totals					\$ 103,914.00		\$ 87,114.00	\$ -	\$ 87,114.00	84%	\$ 16,800.00

CONSTRUCTION CONTRACT CHANGE ORDER

CHANGE ORDER NO.: 1
NAME OF PROJECT CORNERSTONE WATER WELL ELECTRICAL SERVICE
OWNER: CITY OF BRANDON
CONTRACTOR: EDGAR CONTRACTING, LLC

DESCRIPTION OF CHANGE:

Removal of "concrete pads for switch cabinets" from the contract and add Switch Cabinets to the contract. The concrete pad for the transformer will remain in the contract at the contract unit price. The item "Switch Cabinet" will include furnishing and installation of switch cabinets at the locations shown in the plans. The Switch cabinets do not require concrete pads.

CHANGE ORDER BREAKDOWN

Pay Item No.	Description	Quantity	Unit	Unit Price	Item Price
5	CONCRETE PAD FOR SWITCH CABINET & TRANSFORMER	-3	EA	\$ 4,200.00	\$ (12,600.00)
C.O. 1	SWITCH CABINET	3	EA	\$ 6,870.00	\$ 20,610.00
CO 1. Totals					\$ 8,010.00

ORIGINAL CONTRACT AMOUNT: \$ 112,914.00
PREVIOUS CHANGE ORDERS: \$ -
AMOUNT THIS CHANGE ORDER: \$ 8,010.00 Increase
TOTAL CHANGE ORDER: \$ 8,010.00
ADJUSTED CONTRACT AMOUNT: \$ 120,924.00 Increase

ORIGINAL CONTRACT TIME: 45 DAYS
CONTRACT TIME ADJUSTMENT: 14 DAYS Increase
ADJUSTED CONTRACT TIME: 59 DAYS

RECOMMENDED BY: BENCHMARK ENGINEERING & SURVEYING, LLC

BY: *J. Anthony Hough* TITLE: Project Manager DATE: 9/8/2025

ACCEPTED BY: EDGAR CONTRACTING, LLC

BY: *Adam Edgar* TITLE: Project Manager DATE: 9-8-25

APPROVED BY: _____

BY: _____ TITLE: _____ DATE: _____

You are hereby authorized to make the following changes/modifications for the above referenced project once this document has been signed by all parties. It is understood and agreed that this change is subject to the terms and conditions of the original contract agreement.



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA: SEPTEMBER 15, 2025
SUBJECT: GRANTS FERRY PARKWAY SHARED USE PATH LPA PROJECT
PROJECT #: STP-0013-00(055)LPA109422/701000
PAY REQUEST 3

Asking for your consideration to approve Pay Request 3 in the amount of \$326,295.88 from Thornton Construction Company for the Grants Ferry Parkway Shared Use Path LPA Project and authorize payment of the same.

On April 7, 2025, the Board awarded the bid to Thornton Construction Company for the Grants Ferry Parkway Share Use Path LPA Project. This project will allow for a new multi-use path to be constructed along Grants Ferry Parkway. This project is an MDOT LPA project and final award of the bid will be contingent upon MDOT's concurrence of the award.

Thank you for your consideration in this matter. Please let us know if you have any questions.

ATTACHMENTS:

- Benchmark Engineering Recommendation Letter
- Thornton Construction Company Pay Request 3

GL Code: 001-201-703

Funding: MPO

September 10th, 2025

Mrs. Carly Dearman
Public Works Operations Coordinator
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

RE: City of Brandon
Grants Ferry Parkway Shared Use Path (From MS 471 to Cornerstone Dr.)
Project # STP-0013-00(055) LPA/109422-701000
B-9950/B-11576
Pay Request #3

Dear Mrs. Dearman:

Please find included in this packet all documentation and paperwork necessary for approval of Pay Request No. 3 regarding construction services for the City of Brandon Grants Ferry Parkway Shared Use Path from MS 471 to Cornerstone Dr. for Thornton Construction Co., Inc. in the amount of **\$326,295.88**.

We have reviewed this pay request(s) and recommend this be submitted to the Board for their approval. Once approved, we will submit a request for reimbursement as soon as possible.

Should you have any questions or need additional information, please do not hesitate to contact our office at 601-627-7787.

Sincerely,



Lon Burt, P.E.
Project Manager
Benchmark Engineering & Surveying, LLC

cc: Matthew Miller, P.E., P.L.S. (Benchmark)
Mary Ann Hess (City of Brandon)
Rebecca Pevey (City of Brandon)
File: B-9950/B-11576

LPA-001 v 1.2.0

MISSISSIPPI DEPARTMENT OF TRANSPORTATION

STP-0013-00(055)/109422701

Revised Apr. 02, 2009

Contractor's Estimate - Recap Sheet

Printed: 09/09/2025 05:11 pm

Vendor Number	3100024322 0	Completion Date	00/00/0000
Contract ID	LSTP001300055	Time Units / Days to be Allowed	100.00
In Account With	City of Brandon PO Box 1539, Brandon, MS, 39043		
FMS Contract Number	OG00001539		
Estimate Number	0003 PROGRESS	Period	08/01/2025 Thru 08/31/2025
Project County: RANKIN (61)	Current Period	Previous Estimate	Total Allowed to Date
Project Number: 109422701000 [STP-0013-00(055)/109422701]			
Total Cost (Participating)	\$326,295.88	\$221,622.32	\$547,918.20
Total Cost	\$326,295.88	\$221,622.32	\$547,918.20
Project Total	\$326,295.88	\$221,622.32	\$547,918.20
% Matching Funds Deduction for LPA 25.00000 %	(\$81,573.97)	(\$55,405.58)	(\$136,979.55)
Total Net Amount Owed to LPA	\$244,721.91	\$166,216.74	\$410,938.65
Total Contract Net Work Due	\$244,721.91	\$166,216.74	\$410,938.65
Time Units / Days Used	17.000000	18.000000	35.000000
Contract % Complete (Dollars)	21.28 %	14.46 %	35.74 %
Contract % Elapsed Time	17.000000%	18.000000%	35.000000 %

Quantities Checked

Original Signed

Burt, Lon (15-10)

Project Engineer

LPA Official:

Approved:

Chief Engineer by

Original Signed

Mitchell Young, P.E.

LPA Engineer

Completion Date: 00/00/0000

Calendar Days to be Allowed: 100.00

Total Contract Bid Amount: \$1,533,103.75

Total Contract Current Amount: \$1,533,103.75

Productive Days to be Allowed: 100.000000

Total Productive Days Assessed: 35.000000

Contract % Elapsed Time (Productive Days): 35.000000 %

Progress of Project: 0.740000 %

CAD002 v 1.6

MISSISSIPPI DEPARTMENT OF TRANSPORTATION

STP-0013-00(055)/109422701

Revised Oct. 10, 2008

Contractor's Estimate - Detail Sheet

Printed: 09/09/2025

Vendor Number			3100024322 0				Date Let		03/14/2025		MPC	Not Found
Contract ID			LSTP001300055				Award Date		04/25/2025			
In Account With			City of Brandon PO Box 1539, Brandon, MS, 39043									
Surety			Default Surety For LPA Contract									
FMS CC Number			OG00001539									
Estimate Number			0003 PROGRESS				Period		08/01/2025 Thru 08/31/2025			
Project Number			109422701000 STP-0013-00(055)/109422701 RANKIN (61)					Category		Roadway		
	Line No	Item Number	AC	Item	Total Quantities			Unit	Unit Price	Amount		
					Contract Qty	Current	Allowed-to-Date			Current	Allowed-to-Date	
1	0010	202-B240		Removal of Traffic Stripe	48.000	0.000	0.000	LF	12.50	0.00	0.00	
1	0020	203-A001	E	Unclassified Excavation, FM, AH	2,000.000	266.000	311.000	CY	16.30	4,335.80	5,069.30	
1	0030	203-EX041	E	Borrow Excavation, AH, LVM, Class B9-6	850.000	67.000	67.000	CY	21.50	1,440.50	1,440.50	
1	0040	203-G002	E	Excess Excavation, LVM, AH	1,225.000	352.000	352.000	CY	15.00	5,280.00	5,280.00	
1	0050	203-I002		Site Grading	834.000	0.000	0.000	SY	4.50	0.00	0.00	
1	0060	211-B001	E	Topsoil for Slope Treatment, Contractor Furnished	524.000	180.000	180.000	CY	37.50	6,750.00	6,750.00	
1	0070	211-C001	E	Topsoil for Plant Holes, Contractor Furnished	10.000	0.000	0.000	CY	125.00	0.00	0.00	
1	0080	216-B001		Solid Sodding, Bermuda	6,398.000	1,460.000	1,460.000	SY	7.50	10,950.00	10,950.00	
1	0090	219-A001		Watering	128.000	0.000	0.000	KGAL	20.00	0.00	0.00	
1	0100	225-A001		Grassing	1.000	0.500	0.500	ACRE	1,500.00	750.00	750.00	
1	0110	225-B001		Agricultural Limestone	1.000	0.000	0.000	TON	390.00	0.00	0.00	
1	0120	225-C001		Mulch, Vegetative Mulch	2.000	1.575	1.575	TON	520.00	819.00	819.00	
1	0130	226-A001		Temporary Grassing	1.000	0.000	0.000	ACRE	950.00	0.00	0.00	
1	0140	230-B057		Tree Planting, Nutall Oak	4.000	0.000	0.000	EA	437.50	0.00	0.00	
1	0150	230-B059		Tree Planting, Pin Oak	5.000	0.000	0.000	EA	437.50	0.00	0.00	
1	0160	230-B081		Tree Planting, Sugar Maple	5.000	0.000	0.000	EA	437.50	0.00	0.00	
1	0170	230-B095		Tree Planting, Willow Oak	5.000	0.000	0.000	EA	437.50	0.00	0.00	
1	0180	230-D001		Bed Preparation	1,500.000	0.000	0.000	SF	1.25	0.00	0.00	
1	0190	907-234-A001		Temporary Silt Fence	7,100.000	0.000	5,424.000	LF	3.55	0.00	19,255.20	
1	0200	237-A002		Wattles, 20"	2,120.000	180.000	750.000	LF	7.30	1,314.00	5,475.00	
1	0210	249-B001		Remove and Reset Riprap	8.000	0.000	0.000	CY	88.30	0.00	0.00	
1	0220	907-258-E001		Trash Receptacle	3.000	0.000	0.000	EA	3,465.00	0.00	0.00	
1	0230	907-258-PP002		Decorative Park Bench	3.000	0.000	0.000	EA	2,890.00	0.00	0.00	
1	0250	304-F002	GT	Size 610 Crushed Stone Base	249.000	341.220	341.220	TON	82.90	28,287.14	28,287.14	

	Line No	Item Number	AC	Item	Total Quantities			Unit	Unit Price	Amount	
					Contract Qty	Current	Allowed-to-Date			Current	Allowed-to-Date
1	0270	305-A001		Processing for In-Grade Modification	8,500.000	0.000	4,502.230	SY	5.00	0.00	22,511.15
1	0280	307-C006	M	8" Soil-Lime-Water Mixing, Class C	5,310.000	0.000	0.000	SY	6.75	0.00	0.00
1	0290	307-S001	A3	Bituminous Curing Seal	1,328.000	0.000	0.000	GAL	7.50	0.00	0.00
1	0300	311-B001		Lime	116.000	0.000	0.000	TON	390.00	0.00	0.00
1	0310	603-CE008	S	29" x 18" Concrete Arch Pipe, Class A III	24.000	0.000	0.000	LF	165.25	0.00	0.00
1	0320	603-RB017		29" x 18" End Section Removed and Relaid	1.000	0.000	0.000	EA	600.00	0.00	0.00
1	0330	608-B001	S	Concrete Sidewalk, With Reinforcement	8,681.000	2,573.340	3,951.120	SY	72.25	185,923.82	285,468.43
1	0340	907-608-C001		Detectable Warning Panels	160.000	0.000	0.000	SF	65.50	0.00	0.00
1	0360	618-B001		Additional Construction Signs	1.000	0.000	0.000	SF	10.00	0.00	0.00
1	0370	619-D1001		Standard Roadside Construction Signs, Less than 10 Square Feet	16.000	0.000	0.000	SF	15.00	0.00	0.00
1	0380	619-D2001		Standard Roadside Construction Signs, 10 Square Feet or More	52.000	0.000	0.000	SF	15.00	0.00	0.00
1	0390	619-G4005		Barricades, Type III, Single Faced	24.000	24.000	24.000	LF	23.75	570.00	570.00
1	0400	619-G7001		Warning Lights, Type "B"	8.000	8.000	8.000	EA	312.50	2,500.00	2,500.00
1	0420	907-626-H010		Thermoplastic Legend, White	854.000	0.000	0.000	LF	6.25	0.00	0.00
1	0430	630-A001		Standard Roadside Signs, Sheet Aluminum, 0.080" Thickness	19.000	0.000	0.000	SF	19.00	0.00	0.00
1	0440	630-C003		Steel U-Section Posts, 3.0 lb/ft	32.000	0.000	0.000	LF	7.00	0.00	0.00
1	0450	907-630-O001		Remove and Reset Sign Assembly	16.000	0.000	0.000	EA	166.75	0.00	0.00
1	0470	907-809-A001	S	Retaining Wall System	1,560.000	0.000	0.000	SF	90.50	0.00	0.00
1	0480	815-A006	S	Loose Riprap, Size 200	32.000	23.770	23.770	TON	97.50	2,317.58	2,317.58
1	0490	815-F002	S	Sediment Control Stone	32.000	27.740	27.740	TON	110.00	3,051.40	3,051.40
1	0500	L00011 230-B500		Tree Planting, Ginkgo Tree	5.000	0.000	0.000	EA	562.50	0.00	0.00
1	0510	L00011 230-B500		Tree Planting, Pond Cypress	10.000	0.000	0.000	EA	500.00	0.00	0.00
1	0520	L00031 907-258-PP500		Bicycle Rack Bicycle Rack	1.000	0.000	0.000	EA	1,412.00	0.00	0.00
1	0530	L00056 907-813-PP500		42" Hand Rail	410.000	0.000	0.000	LF	245.00	0.00	0.00
1	0540	L00070 907-233-C500		Pine Straw Mulch	170.000	0.000	0.000	SY	9.40	0.00	0.00
1	0550	L00076 230-A500		Shrub Planting, Hameln Dwarf Fountain Grass, 3 Gallon	75.000	0.000	0.000	EA	37.50	0.00	0.00
1	0560	L00076 230-A500		Shrub Planting, Andorra Juniper, 3 Gallon	33.000	0.000	0.000	EA	37.50	0.00	0.00

Line No	Item Number	AC	Item	Total Quantities			Unit	Unit Price	Amount		
				Contract Qty	Current	Allowed-to-Date			Current	Allowed-to-Date	
Total Roadway Items									254,289.24	400,494.70	
Total Participating Direct Items									254,289.24	400,494.70	
Total Non-Participating Direct Items									0.00	0.00	
Total Direct Items on Contract = 1,291,833.75				Total Direct Items					254,289.24	400,494.70	
Dependent Items											
Par	Line No	Item Number	AC	Item	Total Quantities			Unit	Unit Price	Amount	
					Contract Qty	Current	Allowed-to-Date			Current	Allowed-to-Date
1	0350	907-618-A001		Maintenance of Traffic	1.000000	0.196800	0.310000	LS	91,050.00	17,918.64	28,225.50
1	0410	620-A001		Mobilization	1.000000	0.400000	0.900000	LS	110,220.00	44,088.00	99,198.00
1	0460	699-A001		Roadway Construction Stakes	1.000000	0.250000	0.500000	LS	40,000.00	10,000.00	20,000.00
Total Participating Dependent Items									72,006.64	147,423.50	
Total Non-Participating Dependent Items									0.00	0.00	
Total Dependent Items									72,006.64	147,423.50	
Total Project Participating Construction Items									326,295.88	547,918.20	
Total Project Non-Participating Construction Items									0.00	0.00	
Total Project Construction Items									326,295.88	547,918.20	
Stockpiled Material Adjustments											
	Line No	Item Number	Item Description				Adjustment Description			Current	Allowed-to-Date
Total Participating Stockpiled Material Adjustments									0.00	0.00	
Total Participating Costs (on CAD001)									326,295.88	547,918.20	
Total Non-Participating Costs (on CAD001)									0.00	0.00	
Project: 109422701000 STP-0013-00(055)/109422701				Total Costs (on CAD001)					326,295.88	547,918.20	
Fuel And Material Adjustments											
	Line No	Item Number	Item Description				Adjustment Description		Price Difference	Current	Allowed-to-Date
Total Participating Fuel And Material Adjustments									0.00	0.00	
Total Non-Participating Fuel And Material Adjustments									0.00	0.00	
Total Fuel And Material Adjustments									0.00	0.00	
Total Construction Cost on Contract = 1,533,103.75				Total Contract Net Work Due (on CAD001)					326,295.88	547,918.20	



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: MARY ANN HESS
DATE: 09/08/2025
SUBJECT: PETTY CASH FUND

Consideration to appoint the new Office Manager Jessica Carr as the petty cash custodian for the Community Development Office fund in the amount of \$100.00.

ATTACHMENTS:

None

Application # 25--027
Date Received: July 30, 2025
Subject Property: Parcel # H8Q-13-10
Applicant: Spiers Properties and Development LLC



STAFF REPORT

CASE # 25-027

Subject Matter: Rezoning Application

Subject Property: Parcel No: H8Q-13-10

Planning Commission: August 25, 2025

Public Hearing: September 15, 2025

Zoning District: CC - Community Center

Ward: 1 - Craine

Description:

Consideration to rezone an existing CC – Community Center property to I-1 Light industrial for Spiers Properties and Development LLC on 480 EastMark Dr (Parcel # H8Q-13-10 PPIN #022074). The applicant has requested the rezoning of the property with the intent of building new 7500 sf Eastmark Office Annex building to house their business and lease spaces for future business. The rezoning falls within future zoning criteria of the adopted Land use plan 2025 showing the area transitioning to light industrial. The requested Zoning request is to accommodate the new building use as follows:

4.0 Uses and use standards 4.4.2. Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments. i. Definition: A facility providing for general building repair, service, and maintenance including installation of plumbing, roofing, signs, electrical, air conditioning, heating, and landscaping, or the making, repairing, or refinishing of furniture or wood products for sale. ii. Districts permitted: I-1, I-2. iii. Parking: One space per 200 square feet of floor area. iv. Loading: One loading space for 10,000 square feet of floor area. v. Additional standards: None.

Zoning Ordinance 9.8.4:

No amendment shall be made by the Mayor and Board of Alderman to the ordinance text of the official zoning map unless the proposed amendment complies with one or more of the following criteria:

- The amendment will correct a manifest error in the ordinance.
- The amendment to the official zoning map is necessary because of changing conditions within the city, new development patterns or annexation.
- The amendment will more suitably promote and protect the public health, safety and welfare than the existing district boundaries which said amendment would replace.

Application # 25--027
Date Received: July 30, 2025
Subject Property: Parcel # H8Q-13-10
Applicant: Spiers Properties and Development LLC

Owner Written Statement

Thank you for taking the time to meet today! The meeting was very helpful, and I sincerely appreciate all the input and guidance provided.

As discussed, and in light of the reasoning shared regarding the suitability of this location for Light Industrial zoning, please consider this email a written statement of our intent to proceed with the rezoning process.

See "Location and Zoning Map"

Relief Sought: The applicant seeks a rezone to I-1 Light industrial to allow for the applicant to build a new 7500 sf building with future lease spaces more in line with I-1 Light Industrial uses and use standards

Planning Commission Recommendation:

Case # 25-027: Rezoning Application – Consideration to approve a rezoning application for Spiers Properties and Development LLC, located on Eastmark Dr. to rezone property from CC – Community Center to I-1 – Light Industrial for a new building to accommodate business uses under the I-1 Zoning, Parcel # H8Q-13-10. Blake Spiers made comment on desire to build new 7500 Sf building for new office with additional lease space. Businesses to be leased to would be more in keeping with the I-1 Light Industrial. Seeing no exceptions to the application as submitted Tom Evans made the motion to approve with Lynn Bullock seconding.

Jim Broocks	AYE
Lynn Bullock	AYE
Suzanne Ross	ABSENT
Eric Skipper	ABSENT
Tom Evans	AYE
David Stevens	AYE

Staff Recommendation

The staff review finds that the rezone if approved, based on the zoning ordinance provisions in 9.8.4. The conditions immediately surrounding that area have changed and it is not in conflict with the Land use plan 2025. The proposed zoning application does not diminish adjacent property values or compromise the comprehensive plan for the city.

If approved owner is required to go through all appropriate processes to meet all zoning ordinance, architectural review, permitting and development requirements prior to approval of project and start of construction.

Notice Filed in Paper: August 27, 2024

Property Posted: August 29, 2024

Certified Letter Sent: August 29, 2024

Application # 25--027
Date Received: August 13, 2025
Subject Property: Parcel # H8Q-13
Applicant: Blake Spiers

Report Prepared By: Randy Barnes, Community Development

Exhibits:

- A) Location and Zoning Map
- B) Supplemental Documentation



COMMUNITY DEVELOPMENT

Rezoning Application

DATE RECEIVED

CASE NUMBER

480 Eastmark Dr. Street Address	H08Q000013 00000 Parcel Number	1.5 Size in Acres
Community Commercial Current Zoning Classification	I-1 High Industrial Proposed Zoning Classification	
None Current Use of the Property	Office Annex/Complex Proposed Use of the Property	
Is the rezoning consistent with the land use plan? If not, please explain why the rezoning is appropriate: Yes.		
Spiers Properties and Development LLC Applicant	Blake Spiers Contact Name	
506 Parkway Circle Street Address	601-503-6648 Primary Telephone	
Brandon MS 39042 City State Zip Code	Bspiers@comsouthinc.com Email	
Same Owner(s), if different from applicant	Contact Name	
Street Address	Primary Telephone	
City State Zip Code	Email	

The following items are required for consideration of a rezoning:

- ☐ **Completed Application and Non-Refundable \$275 Fee**
- ☐ **Ownership Verification Letter**
 - If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and authorizing the applicant to represent the person, organization, or business that owns the property.
- ☐ **Legal Written Description of the Property**
 - If not platted, a metes and bounds legal description of the property.
- ☐ **Written Statement**
 - A written statement documenting the reason for the rezoning, including evidence that the request complies with the requirements of a rezoning.
- ☐ **Site Plan**
 - All rezoning applications must be accompanied by a fully-dimensioned site plan locating all easements and restricted use areas, north arrow, all structure-to-property line setback dimensions, location of all property lines, names of all adjacent streets, parking plan, grade elevations at property line corners, proposed and existing utility meters, public sewer connections, private sewage disposal systems and fire hydrant locations.

Applicant's Signature: 

Date: 7/30/2025

zoning@brandonms.org

Revised: 04/21/2017



COMMUNITY DEVELOPMENT

Rezoning Acknowledgements



The applicant agrees to:

- If determined by the City Planner or other city officials that a detailed site plan is necessary to review a request to rezone property, a site plan shall be submitted by the applicant in accordance with the Zoning Ordinance of the city and all expenses of the zoning variance review shall be paid by the applicant.
- By signing the application, it is understood and agreed that permission is given to the Department of Community Development to place a sign(s) on said property, giving notice to the public that said property is being considered for zoning action. It is further understood by the applicant that the removal of the sign before the hearing will constitute a withdrawal of the application and the case will not be heard at the next scheduled hearing.
- It is further understood and agreed by the applicant, and permission is hereby granted to the city for inspections, investigations, and/or evaluation reports by the proper departments, pertaining to said property. In the event such investigations, etc., disclose this property does not meet the requirements for the proposed use, then this request will be held in abeyance until such time as those requirements are met and/or evidence of such is submitted.
- The application fee for this request is non-refundable regardless of the outcome.

The applicant agrees to attend the official development review meetings listed below:

Planning Commission Meeting: Agree

Board of Aldermen Public Hearing: Agree

Both meetings are held in the Board Room of the Brandon Municipal Complex, located at 1000 Municipal Drive in Brandon, Mississippi at 6 o'clock in the evening.

The above information is true, correct, and complete to the best of my knowledge, and I acknowledge the stipulations listed herein.

Applicant: Blake Spiers Date: 7/30/2025

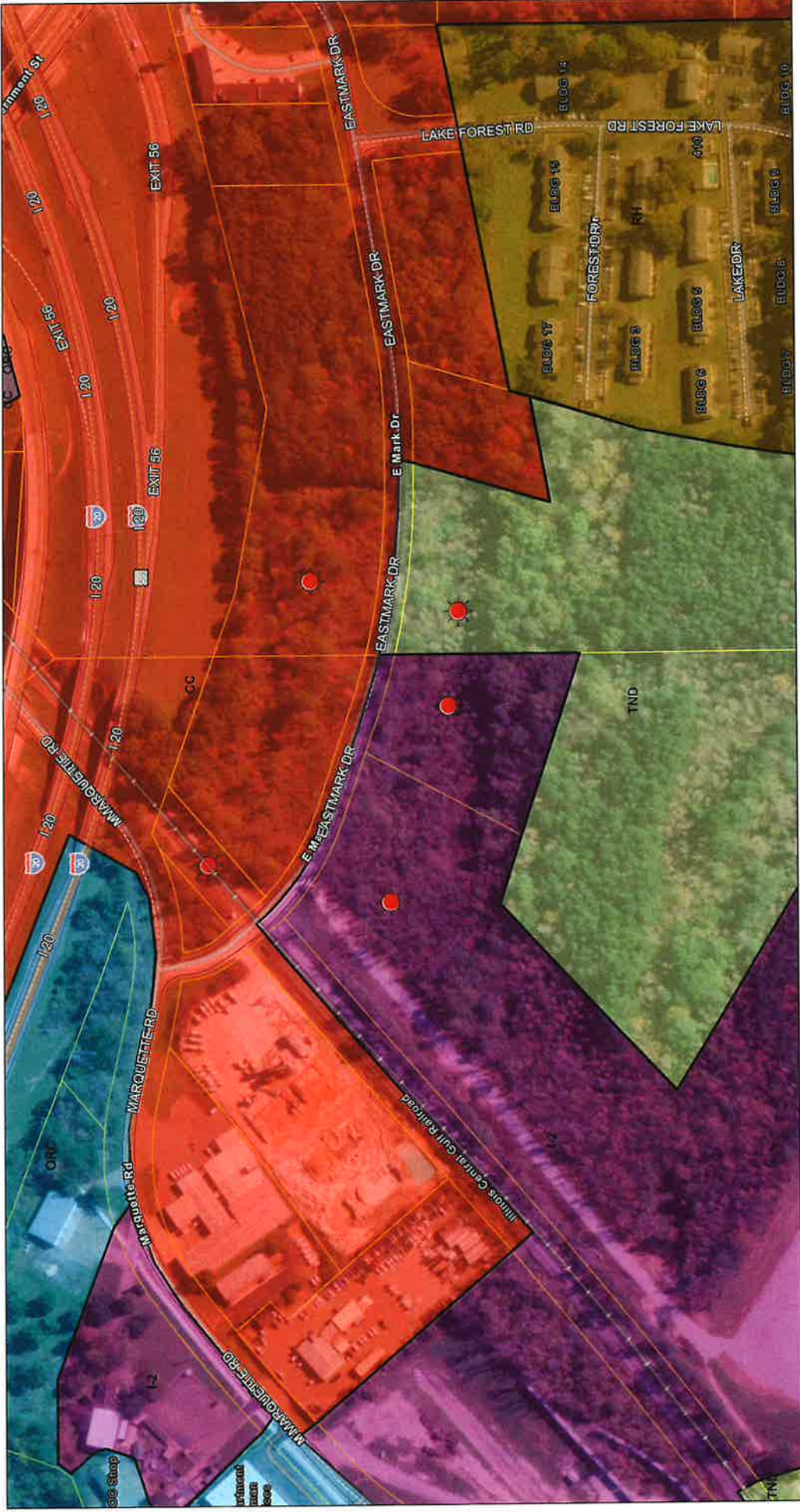
Owner: Blake Spiers Date: 7/30/2025

State of Mississippi
County of Rankin
Sworn to and subscribed before me,

Notary:

Date:

480 Eastmark Dr. Rezoning adjacent properties and current zoning map



8/21/2025, 3:43:30 PM

2024_Zoning

RH: Suburban Multi-Family

CC: Community Center

ORC: Office, Research Campus

I-2: Heavy Industrial

TND: Traditional Neighborhood Development

2025 Parcel COB

Streets_2025

2021 Edge of Pavement

2021 City Limits

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

60cm Resolution Metadata

1:2,853

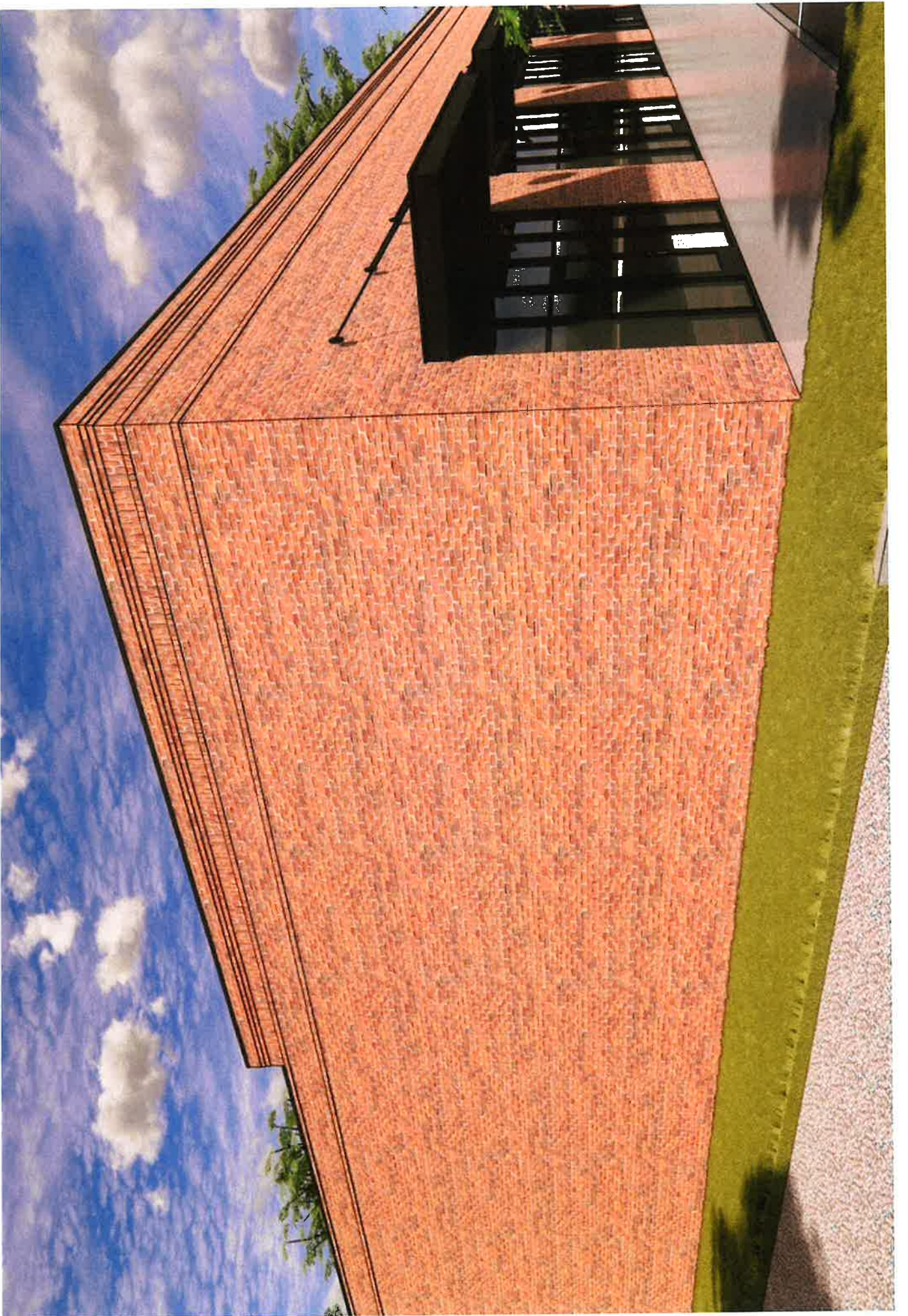
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0 0.05 0.1 0.19 km

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



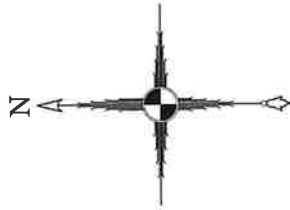




CONSTRUCTION PLANS FOR:

EASTMARK OFFICE ANNEX

CITY OF BRANDON,
RANKIN COUNTY, MISSISSIPPI
JULY, 2025



Brandon B. Allen
Brandon B. Allen, P.E.
Mississippi License No. 29595
Date 7/23/25

Engineer, materials and construction of all improvements required in these plans shall be in accordance with these construction drawings & project specifications.
The drawings and specifications represented herein are and shall remain the property of the engineer and shall not be used for any other project or purpose other than the project for which they have been prepared. No part of these drawings or specifications shall be used for any other project or purpose without the written consent of the engineer.



VICINITY MAP

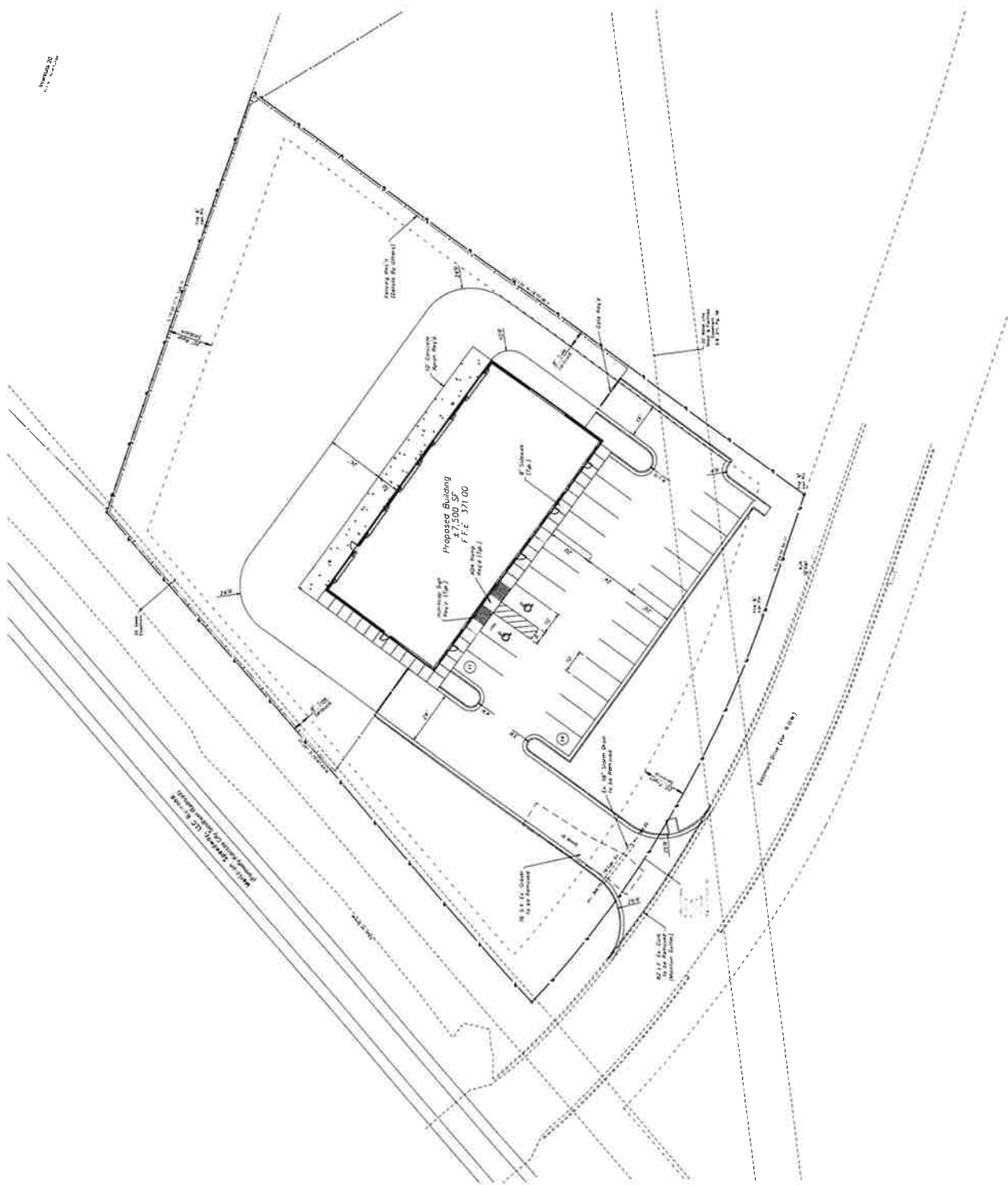
DRAWING INDEX

CONTENTS	SHEET NO.
COVER	1
GENERAL CONSTRUCTION NOTES	2
TYPICAL SECTIONS & MISCELLANEOUS DETAILS	3
SITE PLAN	4
UTILITY LAYOUT	5
GRADING & DRAINAGE LAYOUT	6
EROSION CONTROL LAYOUT	7
WATER DISTRIBUTION SYSTEM DETAILS	8
SANITARY SEWER DETAILS	9
STORM DRAIN DETAILS	10
EROSION CONTROL DETAILS	11

BENCHMARK
ENGINEERING & SURVEYING, LLC
CIVIL • STRUCTURAL • PLUMBING • SURVEYING • LAND SURVEYING
BRANDON | FLOWOOD | MADISON
336.394.1111

1 of 11
PROJECT NUMBER
B-11535

OWNER:
SPIERS PROPERTIES & DEVELOPMENT, LLC
506 PARKWAY CIRCLE
BRANDON, MS 39042



LEGEND

- | | | |
|-----------------------|-------------------------|-------------------------|
| CONCRETE APPROX REQ'D | CONCRETE SIDEWALK REQ'D | CONCRETE DRIVEWAY REQ'D |
| | | |

PROJECT SITE INFORMATION

CHANG, CHANG, AND CHEN
ZONGSHENG COMMUNITY CENTER (CC)

FRONT - 28"
SOG - 8"

$$R_{\text{CAB}} = 20$$

BUILDING - 0.17 AC (7,500 ± SF), 12%
 SMALL PAINTING/ SOFTWAX - 0.57 AC
 OPEN AREA/ LANDSCAPE - 0.75 AC (12%)

0123

SEE SHEET 7 FOR ADDITIONAL CONSTRUCTION NOTES AND INFORMATION
SEE TYPICAL SECTION ON SHEET 3 FOR MORE DETAILS ON PAVING
REQUIREMENTS
RADIAL DIMENSIONS ARE MEASURED TO BACK OF CURB OR EDGE OF

PARKING SPACE SIGNING SHALL BE 4" MADE OF WHITE PL COLOR HANDICAPPED SIGNING SHALL BE BLUE PL COLOR AND COMPL WITH ADA REQUIREMENTS. ALL OTHER PARKING SIGNS SHALL BE WHITE

PARTICULARS SHALL BE FURNISHING SOLELY BASED ON THE
AND SHALL MEET THE REQUIREMENTS OF SECTIONS 625 & 710 OF THE
LATEST EDITION OF THE MISSISSIPPI STANDARD SPECIFICATIONS FOR HIGHWAY
CONSTRUCTION, AND APPROVE CONSTRUCTION.

PART SHALL BE APPLIED WITH MECHANICAL EQUIPMENT TO PRODUCE MARGINES OF DIMENSIONS AND COLOR INDICATED, WITH WARNING STRIPES CODES. APPLY AT MANUFACTURER'S RECOMMENDED AMBIENT AND SURFACE TEMPERATURES.

NO SLIPING (PAINT OR THERMOPLASTIC) SHALL BE INSTALLED UNTIL AT LEAST 10 DAYS AFTER THE FINAL SURFACE HAS BEEN INSTALLED. IT IS THE OWNERS RESPONSIBILITY TO OBTAIN PERMISSION TO PERFORM WORK ON ADJACENT PROPERTY FROM THE PROPERTY OWNERS SHOULD IT BE

NECESSARY TO COMPLETE ALL INSUREMENTS

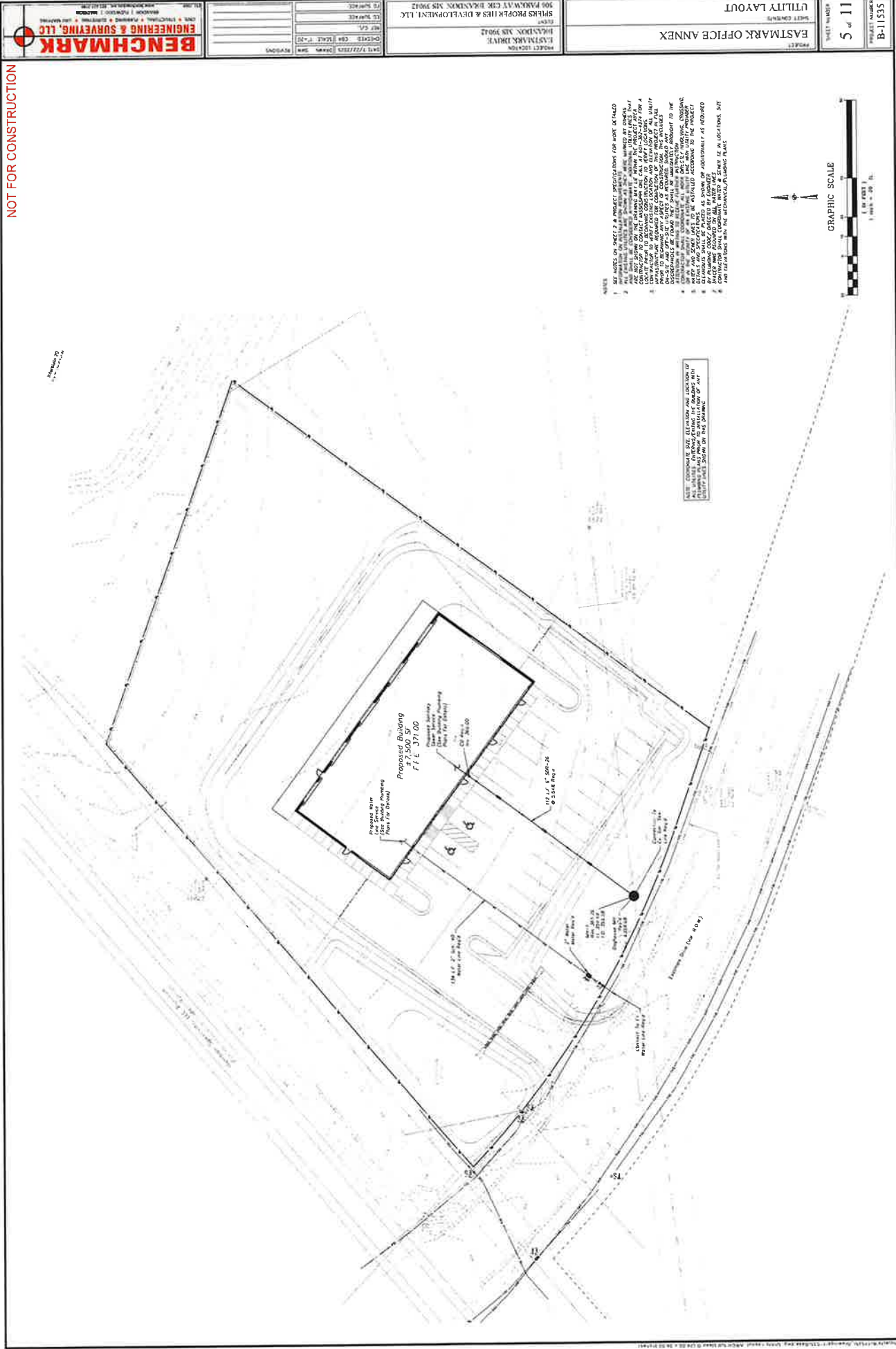
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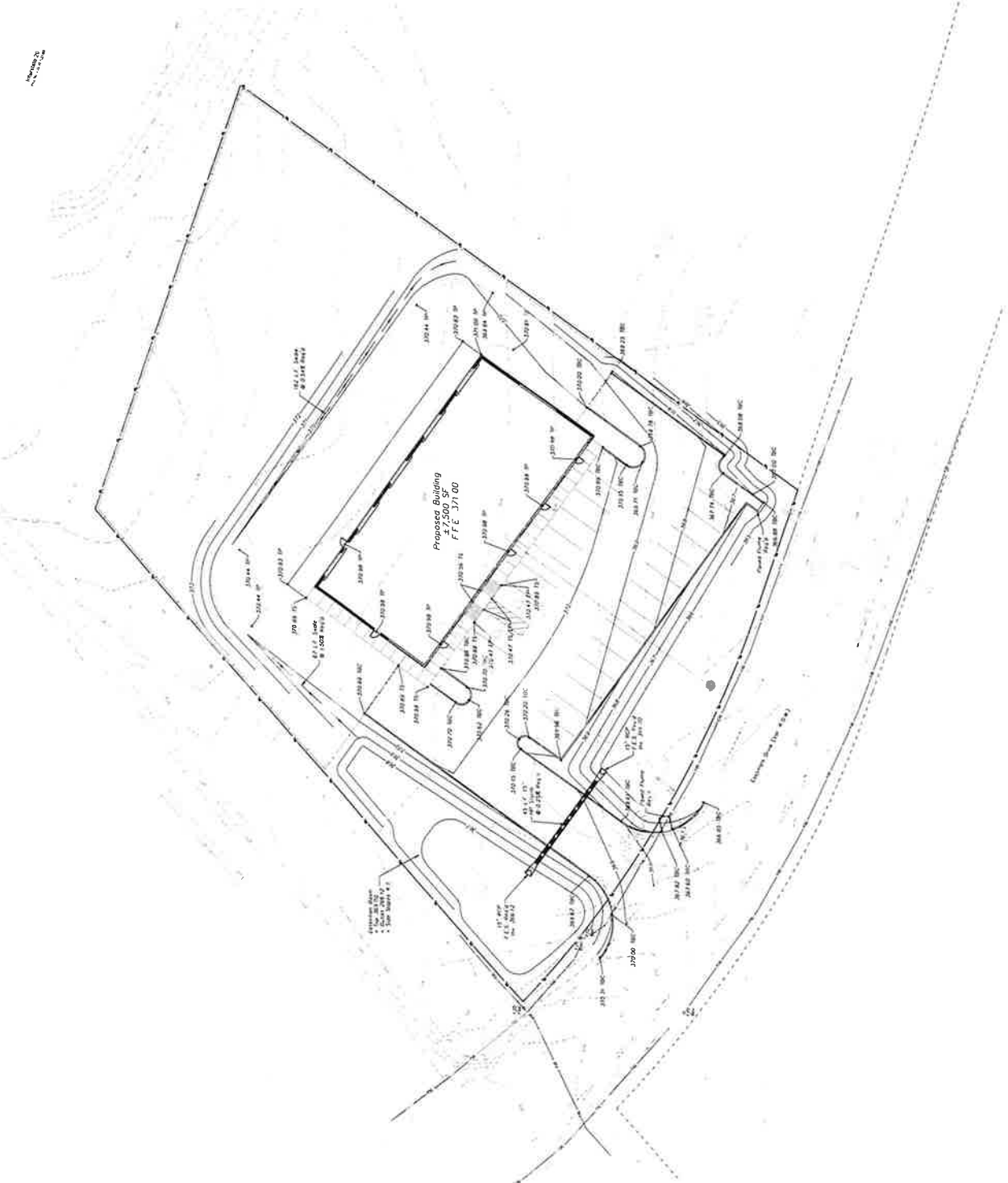
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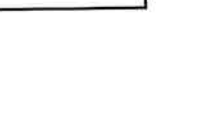
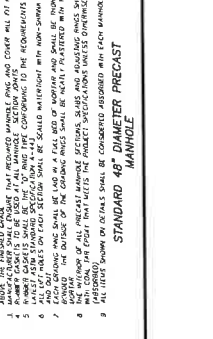
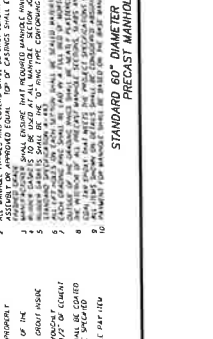
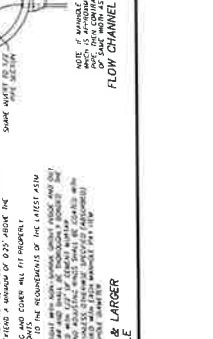
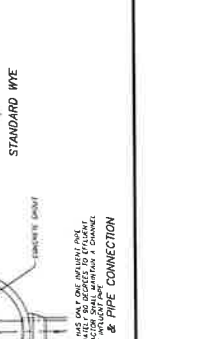
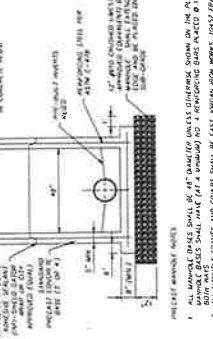
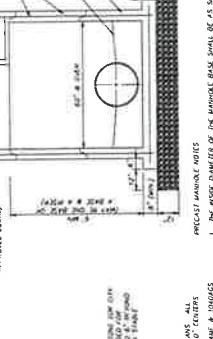
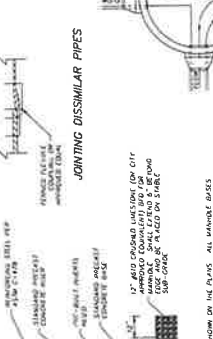
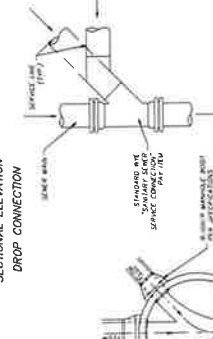
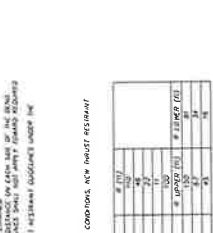
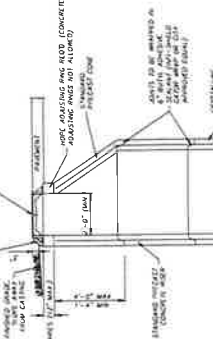
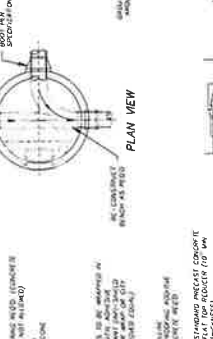
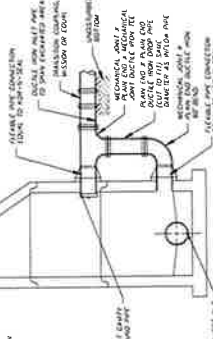
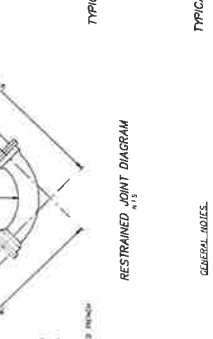
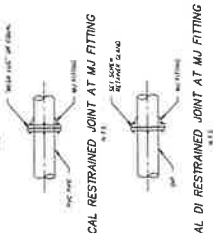
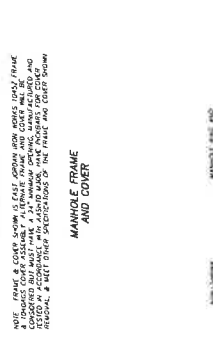
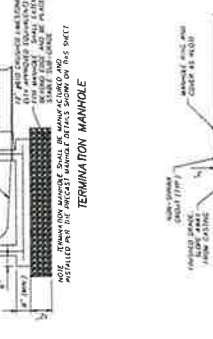
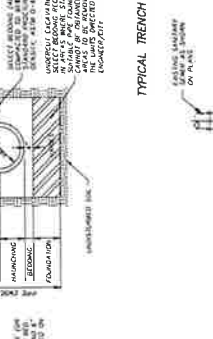
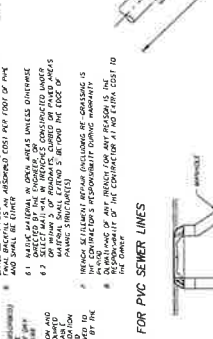
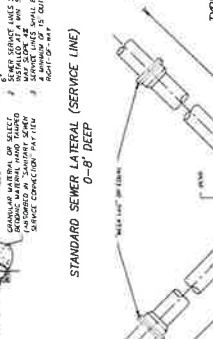
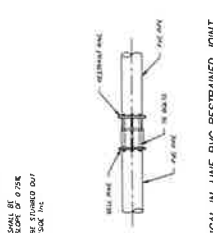
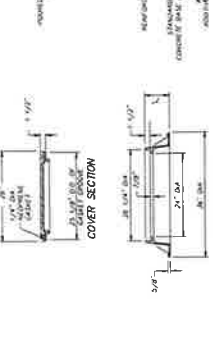
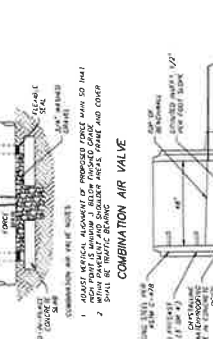
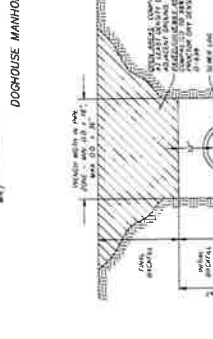
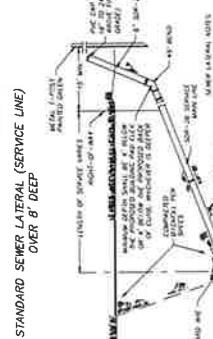
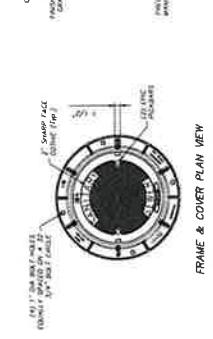
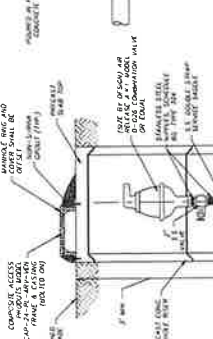
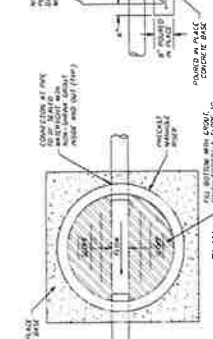
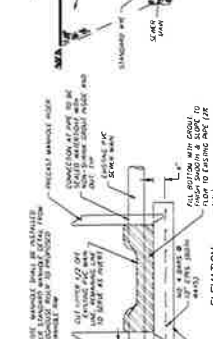
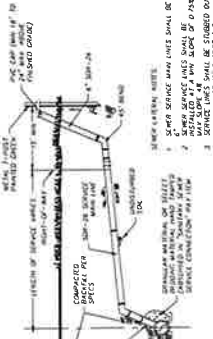
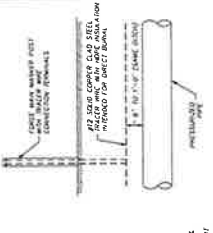
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GRAPHIC SCALE



NOT FOR CONSTRUCTION





Book:2025 Page:657-661
DEED
RCD: 1/10/2025 @ 11:58:56 AM
Rankin County, MS
Mark S. Scarborough, Chancery Clerk

Prepared by and Return to:

BAKER LAW FIRM, P.C.
100 Highpointe Court, Suite A
Brandon, MS 39042
Post Office Box 947
Brandon, MS 39043
Telephone (601) 824-7455

**INDEX: 1.50 acres +/- in the SE 1/4 of the NE 1/4 of Section 17, T5N, R3E,
Rankin County, MS**

STATE OF MISSISSIPPI
COUNTY OF RANKIN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged

Irl Dean Rhodes and Brenda C. Rhodes, husband and wife
107 Airline Terrace
Pearl, MS 39208
(601)946-3326

Grantors, do hereby grant, bargain, sell, convey and warrant unto

Spiers Properties and Development LLC
506 Parkway Circle
Brandon, MS 39042
(601)503-6648

Grantee, the following described property situated in the County of Rankin, State of Mississippi, being more particularly described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

Together with all improvements thereon and appurtenances thereunto belonging.

THIS CONVEYANCE is made subject to any and all recorded building restrictions, rights of way, easements, protective covenants and mineral reservations applicable to the above described property.

The subject property constitutes no part of Grantors' homestead.

Taxes for the current year have been prorated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of this date is incorrect, Grantors agree to pay unto Grantee or its assigns any deficit on an actual proration, and likewise Grantee agrees to pay unto Grantors or their assigns any amount overpaid by them.

WITNESS THE SIGNATURE OF THE UNDERSIGNED, this the 10 day of January, 2025.


Irl Dean Rhodes

STATE OF MISSISSIPPI
COUNTY OF RANKIN

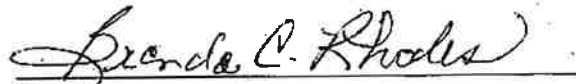
PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Irl Dean Rhodes, who acknowledged to me that he signed and delivered the above and foregoing instrument of writing on the day and year therein mentioned

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of January, 2025.

(SEAL)



WITNESS THE SIGNATURE OF THE UNDERSIGNED, this the 10th day of January,
2025.


Brenda C. Rhodes

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY appeared before me, the undersigned authority in and for the jurisdiction
aforesaid, the within named Brenda C. Rhodes, who acknowledged to me that she signed and
delivered the above and foregoing instrument of writing on the day and year therein mentioned

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of
January, 2025.

(SEAL)



**Legal Description
For
Rhodes Property
(Tract 1)**

A tract or parcel of land containing **1.50 acres**, more or less, lying and being situated in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 5 North, Range 3 East, City of Brandon, Rankin County, Mississippi and being more particularly described by metes and bounds as follows:

Commencing at a found $\frac{3}{4}$ inch "bent" iron pin at a fence corner marking the Northeast corner of said Section 17; thence

South along the East line of said Section 17 for a distance of 2,119.77 feet; thence

West for a distance of 289.40 feet to a found concrete right of way monument marking the intersection of the Southerly right of way of Interstate No. 20 and the Easterly right of way of the I.C.G. Railroad and the **Point of Beginning** of the herein described property; thence

South 70 degrees 45 minutes 37 seconds East along said Southerly right of way of Interstate No. 20 for a distance of 196.74 feet; thence

South 36 degrees 28 minutes 30 seconds West for a distance of 303.77 feet to the Northerly right of way of Eastmark Drive; thence

North 70 degrees 45 minutes 00 seconds West along said Northerly right of way of Eastmark Drive for a distance of 56.07 feet to a $\frac{1}{2}$ iron pin; thence

Northwesterly along said Northerly right of way of Eastmark Drive and the arc of a curve to the right for a distance of 201.19 feet, said curve having a radius of 473.82 feet and a deflection angle of 24 degrees 19 minutes 42 seconds, (chord bearing and distance, North 58 degrees 35 minutes 07 seconds West, 199.68 feet) to said Easterly right of way of the I.C.G. Railroad and a $\frac{1}{2}$ inch iron pin; thence

North 49 degrees 28 minutes 20 seconds East along said Easterly right of way of the I.C.G. Railroad for a distance of 287.05 feet to the **Point of Beginning**.

Prepared by:
Benchmark Engineering and Surveying, LLC
101 Highpointe Court, Suite B
Brandon, MS 39042
(601) 591-1077 Office
(601) 591-0711 Fax

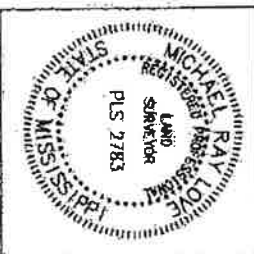
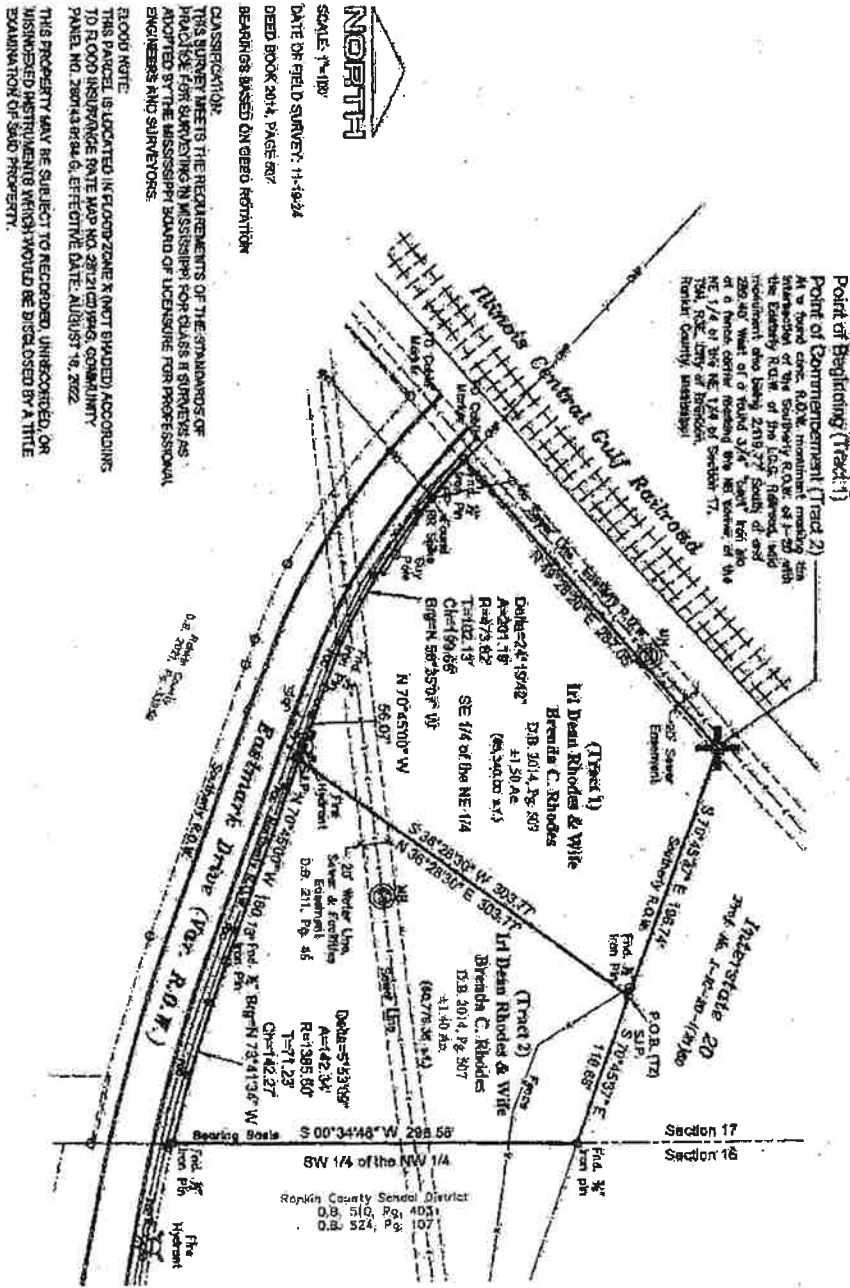
C:\Users\roxann\AppData\Local\Microsoft\Windows
(002).doc
12/16/2024

0775KW2K\B-1202A Tract 1

**EXHIBIT
"A"**

RANKIN COUNTY, MS, MARK S. SCARBOROUGH, CHANCERY CLERK
I CERTIFY THIS INSTRUMENT WAS FILED ON 1/10/2025 11:58:56 AM AND RECORDED IN DEED 2025 657

PLAT OF SURVEY
RHODES PROPERTY
SITUATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 17, T5N, R3E,
CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI



I certify that the information on this plat is true and accurate to the best of my knowledge.

DATE:	11-21-24	DWG. NO:	B-1202A_RS.DWG
DRAWN:	MRR	PROJ. NO:	B-1202
CHECKED:	MRL	CREW:	MERLE
REVISED:			
DWG PATH: F:\PROJECTS\B-1202A_Drawing\B-1202 SLAKE SPEC.DWG			

BENCHMARK
ENGINEERING & SURVEYING, LLC
ROAD, STRUCTURAL, PLANNING, SURVEYING, CIVIL, MAPPING
BRANDON, MISSISSIPPI
767-527-7780

ACKNOWLEDGMENT OF RECEIPT OF SETTLEMENT STATEMENT

Buyer: Spiers Properties and Development LLC
Seller: Irl Dean Rhodes and Brenda C. Rhodes
Lender: Cash
Settlement Agent: Baker Law Firm, PC
(601)824-7455
Place of Settlement: 100 Highpointe Court, Suite A
Brandon, MS 39042
Settlement Date: January 10, 2025
Property Location: 1.50 ac +/- in Section 17, T5N, R3E
Brandon, MS 39042
Rankin County, Mississippi

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Spiers Properties and Development LLC


BY Blake Spiers, Sole Member


Irl Dean Rhodes


Brenda C. Rhodes

To the best of my knowledge, the HUD-1 Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.


Baker Law Firm, PC
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

DATED this the 10th day of January, 2025

Irl Dean Rhodes

Irl Dean Rhodes

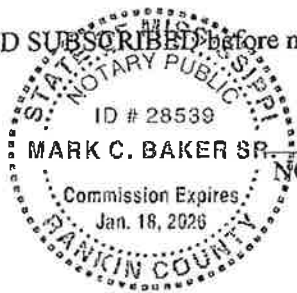
Brenda C. Rhodes

Brenda C. Rhodes

ACKNOWLEDGMENT

SWORN TO AND SUBSCRIBED before me on this the 10th day of January, 2025.

(SEAL)

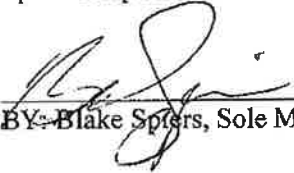


[Signature]
NOTARY PUBLIC

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DATED this the 10th day of January, 2025.

Spiers Properties and Development LLC

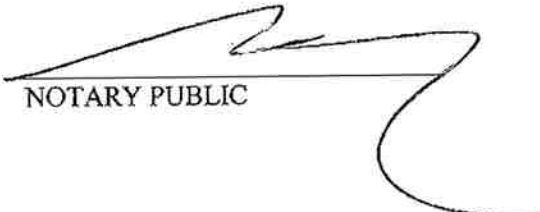

BY: ~~Blake Spiers~~, Sole Member

ACKNOWLEDGMENT

SWORN TO AND SUBSCRIBED before me on this the 10th day of January, 2025.

(SEAL)




NOTARY PUBLIC

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E-911 Addressing Department
117 N. Timber St., Brandon, MS 39042-3119
Phone: 601-824-2423 - FAX: 601-825-9602

2/27/2025

The following Address Record has been added:

Occupant: SPIERS PROPERTY & DEVELOPMENT Cntrl: 98756

480 EASTMARK DR

BRANDON 39042

Owner's Name: SPIERS PROP & DEVELOPMENT LLC

506 PARKWAY CIR

BRANDON MS 39042

Use: Other

ESN: 261

Note: PARCEL # H8Q-13-10; ADDRESS ASSIGNED TO PARCEL ONLY, NO PLAN

WAS PROVIDED FOR CONSTRUCTION OF BUILDING(S)

City of Brandon

The address listed may not be valid until all ~~Rankin~~
~~County~~ Community Development Requirements and Ordinances
have been met. The issuance of an address for real
property in Rankin County shall not confer any rights
or privileges of the use of same. Thank you for your
cooperation.

Rankin County E-911
Addressing Dept.

PPIN	Parcel Number	Section	Township	Range
021980	H08L000003 00000	17	05	03
Google Map	GIS Map	Deed Preview	Building Sketch	
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	No sketch found	

Assessed Owner	Appraised Values	
RANKIN COUNTY	Land Value	7,380.00
211 E GOVERNMENT ST STE A BRANDON MS39042	Improvement Value	0.00
	Total	7,380.00
	Assessed Values	
	Land Value	1,107.00
Location	Improvement Value	0.00
0 E MARK DR	Total	1,107.00
Legal Description	Building Info.	
37.64A IN SE4 NE4 & IN N2 SE4 & IN NE COR SE4 SE4 E OF R/R & 0.43 AC DB 369 PG 329 0062978	Year Built	0
	Base Area	0
	Adjusted Area	0
	Structure Code	
TAXES		Deed Info
County	Due	Paid
0.00	0.00	0.00
City	0.00	0.00
School	0.00	0.00
Total	0.00	0.00
Paid By	Book	
Paid - Receipt #	2021	
Date Paid	Page	
0/0/0	33959	
# of Payments	Date	
0	12/30/2021	
Penalty Paid	Miscellaneous	
0	Homestead Code	

[Print](#)[Search Again](#)

PPIN	Parcel Number	Section	Township	Range
021982	H08L000003 00011	17	05	03
Google Map	GIS Map	Deed Preview	Building Sketch	
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	No sketch found	

Assessed Owner	Appraised Values			
RANKIN COUNTY	Land Value	23,400.00		
211 E GOVERNMENT ST STE A BRANDON MS39042	Improvement Value	0.00		
	Total	23,400.00		
	Assessed Values			
	Land Value	3,510.00		
Location	Improvement Value	0.00		
501 E MARK DR	Total	3,510.00		
Legal Description	Building Info.			
LOT 162.01'X28.57'X373.16'X404.72'X 392.23' IN SE4 NE4 & NE4 SE4 DB 528 PG 0237 0040287 DB 529 PG 0315 0041587	Year Built	0		
	Base Area	0		
	Adjusted Area	0		
	Structure Code			
TAXES		Deed Info		
County	Due	0.00	Book	2021
City	0.00	0.00	Page	33959
School	0.00	0.00	Date	12/30/2021
Total	0.00	0.00	Miscellaneous	
Paid By			Homestead Code	
Paid - Receipt #				
Date Paid	0/0/0			
# of Payments	0			
Penalty Paid	0			

PPIN	Parcel Number	Section	Township	Range
022064	H08Q000004 00000	20	05	03
Google Map	GIS Map	Deed Preview	Building Sketch	
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	No sketch found	

Assessed Owner	Appraised Values		
KANSAS CITY SOUTHERN RAILWAY CO	Land Value	287,500.00	
P O BOX 219335 KANSAS CITY MO641219335	Improvement Value	0.00	
	Total	287,500.00	
	Assessed Values		
Location	Land Value	0.00	
	Improvement Value	43,125.00	
	Total	43,125.00	
0	Building Info.		
Legal Description	Year Built	0	
6.6A IN SE4 & NE4 DB 503 PG 0692 0033186 DB 709- 709 PG 0117-0121 0081594	Base Area	0	
	Adjusted Area	0	
	Structure Code		
TAXES		Deed Info	
County	Due	Book	2006
City	0.00	Page	15854
School	0.00	Date	7/11/2006
Total	0.00	Miscellaneous	
Paid By		Homestead Code	
Paid - Receipt #			
Date Paid	0/0/0		
# of Payments	0		
Penalty Paid	0		

PPIN	Parcel Number	Section	Township	Range
032766	I08M000035 00010	16	05	03
Google Map	GIS Map	Deed Preview	Building Sketch	
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	No sketch found	

Assessed Owner	Appraised Values			
RANKIN COUNTY SCHOOL DISTRICT	Land Value	64,900.00		
	Improvement Value	0.00		
	Total	64,900.00		
	Assessed Values			
Location	Land Value	9,735.00		
	Improvement Value	0.00		
	Total	9,735.00		
	Building Info.			
Legal Description	Year Built	0		
	Base Area	0		
	Adjusted Area	0		
	Structure Code			
PARCEL #1 & 2, 6.49A IN SW4 NW4 N OF PROPOSED RD DB 510 PG 0403 0070386 DB 524 PG 0107 0011687	Deed Info			
	Book			
	Page			
	Date	0/0/0		
TAXES		Miscellaneous		
County	Due	Paid	Homestead Code	
0				
County	0.00	0.00		
City	0.00	0.00		
School	0.00	0.00		
Total	0.00	0.00		
Paid By				
Paid - Receipt #				
Date Paid	0/0/0			
# of Payments	0			
Penalty Paid	0			

Friday, August 29, 2025 at 3:25 PM
N 32° 16' 37" , W 90° 0' 22"
Brandon, MS



**NOTICE OF ZONING HEARING FOR
THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI:**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING BEFORE THE GOVERNING AUTHORITIES OF THE CITY OF BRANDON, MISSISSIPPI, ON **MONDAY, SEPTEMBER 15, 2025 AT 6:00 O'CLOCK P.M.**, IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL, LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A **REZONING REQUEST** SHALL BE GRANTED TO **SPIERS PROPERTIES & DEVELOPMENT LLC** FOR THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION
FOR
SPIERS PROPERTIES & DEVELOPMENT LLC
AREA TO BE RE-ZONED FROM CC TO L-1

A TRACT OR PARCEL OF LAND CONTAINING 1.50 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 3 EAST, CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A FOUND $\frac{3}{4}$ INCH "BENT" IRON PIN AT A FENCE CORNER MARKING THE NORTHEAST CORNER OF SAID SECTION 17; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 17 FOR A DISTANCE OF 2,119.77 FEET; THENCE WEST FOR- A DISTANCE OF 289.40 FEET TO A FOUND CONCRETE RIGHT OF WAY MONUMENT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF INTERSTATE NO. 20 AND THE EASTERLY RIGHT OF WAY OF THE I.C.G. RAILROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED. PROPE.RTY; THENCE SOUTH 70 DEGREES 45 MINUTES 37 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY OF INTERSTATE NO. 20 FOR A DISTANCE OF 196.74 FEET; THENCE SOUTH 36 DEGREES 28 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 303.77 FEET TO THE NORTHERLY RIGHT OF WAY OF EASTMARK DRIVE; THENCE NORTH 70 DEGREES 45 MINUTES 00 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY OF EASTMARK DRIVE FOR A DISTANCE OF 56.07 FEET TO A $\frac{1}{2}$ IRON PIN; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY OF EASTMARK DRIVE AND THE ARC OF

A CURVE TO THE RIGHT FOR A DISTANCE OF 201.19 FEET, SAID CURVE HAVING A RADIUS OF 473.82 FEET AND A DEFLECTION ANGLE OF 24 DEGREES 19 MINUTES 42 SECONDS, (CHORD BEARING AND DISTANCE, NORTH 58 DEGREES 35 MINUTES 07 SECONDS WEST, 199.68 FEET) TO SAID EASTERLY RIGHT OF WAY OF THE I.C.G. RAILROAD AND A ½ INCH IRON PIN;
THENCE
NORTH 49 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY OF THE I.C.G. RAILROAD FOR A DISTANCE OF 287.05 FEET TO THE POINT OF BEGINNING.

PARCEL # H08Q000013
480 EASTMARK DR

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580

MARY ANN HESS
CITY CLERK

PUBLISH AUGUST 27,2025

Application # 25--029
Date Received: August 13, 2025
Subject Property: Parcel # I09A000002 00030
Applicant: Michael Perry



STAFF REPORT

CASE # 25-029

Subject Matter: Rezoning Application

Subject Property: Parcel No: I9A-2-30

Planning Commission: August 25, 2025

Public Hearing: September 15, 2025

Zoning District: ORC Office and Research Campus

Ward: 5- King

Description:

Consideration to rezone an existing ORC Office and Research Campus property to I-1 Light industrial for Michael Perry on (Parcel # I9A-2-30 PPIN #33180). The applicant has requested the rezoning of the property with the intent of purchasing the property to expand existing business to include a rental and machine shop located at 1009 Old Hwy 471. The rezoning falls within future zoning criteria of the adopted Land use plan 2025 showing the area transitioning to light industrial. The requested Zoning request is to accommodate the new building use as follows:

4.0 Uses and use standards 4.4.2. Carpenter shops, electrical, plumbing and heating shops, furniture upholstering and similar establishments. i. Definition: A facility providing for general building repair, service, and maintenance including installation of plumbing, roofing, signs, electrical, air conditioning, heating, and landscaping, or the making, repairing, or refinishing of furniture or wood products for sale. ii. Districts permitted: I-1, I-2. iii. Parking: One space per 200 square feet of floor area. iv. Loading: One loading space for 10,000 square feet of floor area. v. Additional standards: None.

Zoning Ordinance 9.8.4:

No amendment shall be made by the Mayor and Board of Alderman to the ordinance text of the official zoning map unless the proposed amendment complies with one or more of the following criteria:

- The amendment will correct a manifest error in the ordinance.
- The amendment to the official zoning map is necessary because of changing conditions within the city, new development patterns or annexation.
- The amendment will more suitably promote and protect the public health, safety and welfare than the existing district boundaries which said amendment would replace.

Application # 25--029
Date Received: August 13, 2025
Subject Property: Parcel # 109A000002 00030
Applicant: Michael Perry

Owner Written Statement

"I am requesting rezoning for parcel 109A00000200030. The parcel is currently zoned as orc we are asking for consideration to be zoned as Light commercial (LC). We are wanting to purchase property to build a metal building app. Same size and design as K & M Auto Repair and likeness as other properties around us . We are wanting to bring our rental business from Pelahatchie, MS to Brandon and al-so add a Machine shop in the same building. As I understand the re-quest for LC zoning is in line for the Future plans for the city. Thank you for your consideration in this matter."

See "Location and Zoning Map"

Relief Sought: The applicant seeks a rezone to L-1 Light Industrial to allow for the applicant to expand the existing business, incorporating new business at the location.

Planning Commission Recommendation:

Case # 25-029: Rezoning Application– Consideration to approve a Rezoning application for Michael Perry, located at 1007 Old Hwy 471, to rezone property from ORC Office and research campus to L1 Light Industrial for a new building to accommodate new business uses under the L1 Zoning - Parcel # I9A-2-30. Michael Perry made comments on his desire to expand his business with a new building on lot adjacent to existing business, existing business are in line with the I-1 Light Industrial Zoning. Seeing no exceptions to the application as submitted, Tom Evans made the motion to approve with David Stevens seconding.

Jim Broocks	AYE
Lynn Bullock	AYE
Suzanne Ross	ABSENT
Eric Skipper	ABSENT
Tom Evans	AYE
David Stevens	AYE

Staff Recommendation: The staff review finds that the rezone if approved, based on the zoning ordinance provisions in 9.8.4. The conditions immediately surrounding that area have changed and it is not in conflict with the Land use plan 2025. The proposed zoning application does not diminish adjacent property values or compromise the comprehensive plan for the city.

If approved owner is required to go through all appropriate processes to meet all zoning ordinance, architectural review, permitting and development requirements prior to approval of project and start of construction.

Application # 25--029
Date Received: August 13, 2025
Subject Property: Parcel # I09A000002 00030
Applicant: Michael Perry

Notice Filed in Paper: August 27, 2024
Property Posted: August 29, 2024
Certified Letter Sent: August 29, 2024

Report Prepared By: Randy Barnes, Community Development

Exhibits:

- A) Location and Zoning Map
- B) Supplemental Documentation

Rezoning Request Map



8/24/2025, 4:05:48 PM

2024 Zoning

RR: Rural Neighborhood

R-12: Suburban Neighborhood

R-8: Suburban Medium Density Neighborhood

NC: Neighborhood Center

CC: Community Center

ORC: Office, Research Campus

I-1: Light Industrial

I-2: Heavy Industrial

2025 Parcel COB

Streets_2025

Detention view

2021 Edge of Pavement

2021 City Limits

World Imagery

Low Resolution 15m Imagery

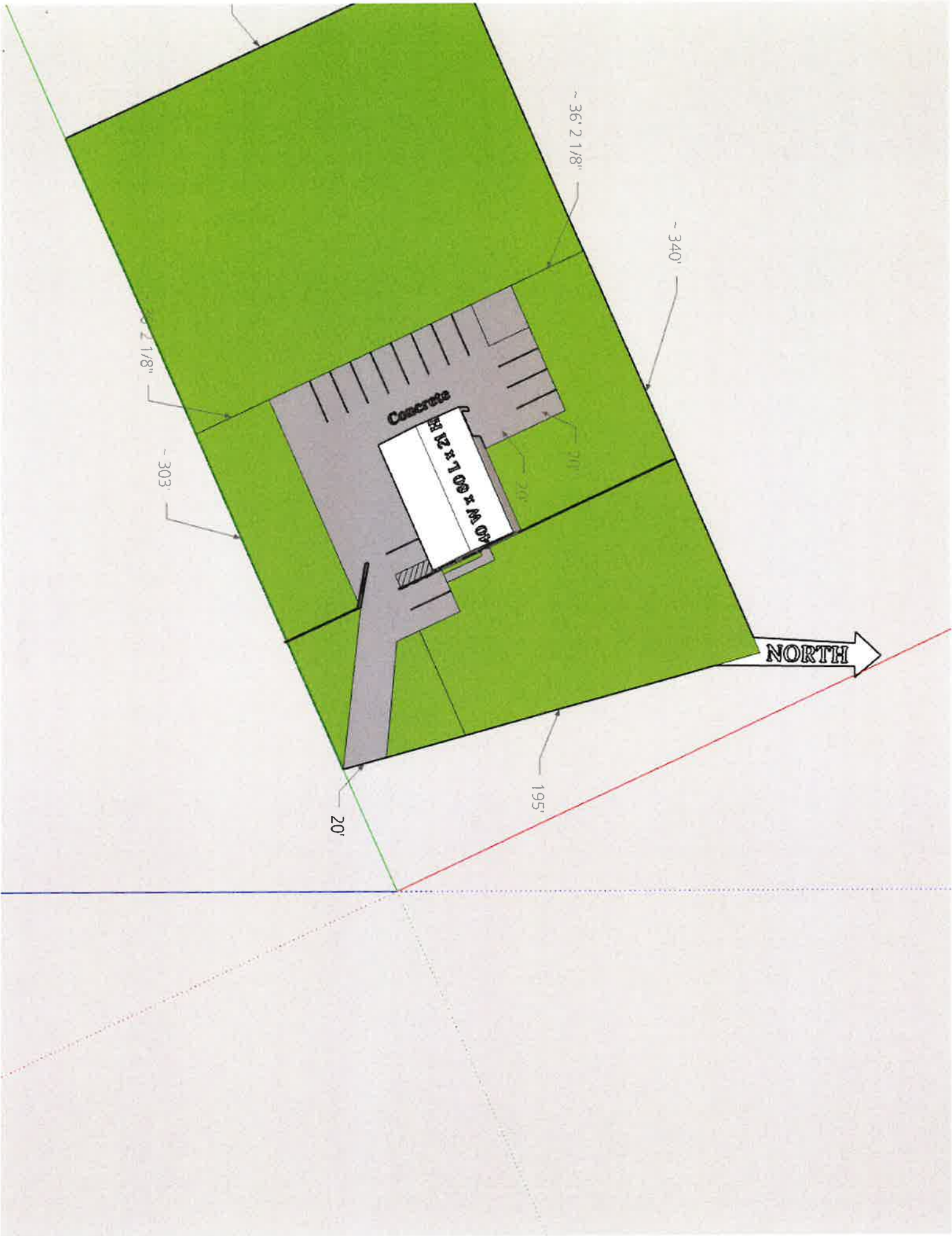
High Resolution 60cm Imagery

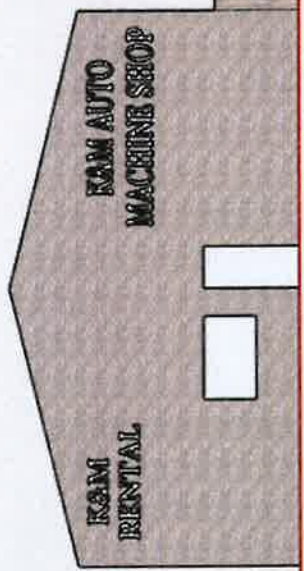
High Resolution 30cm Imagery

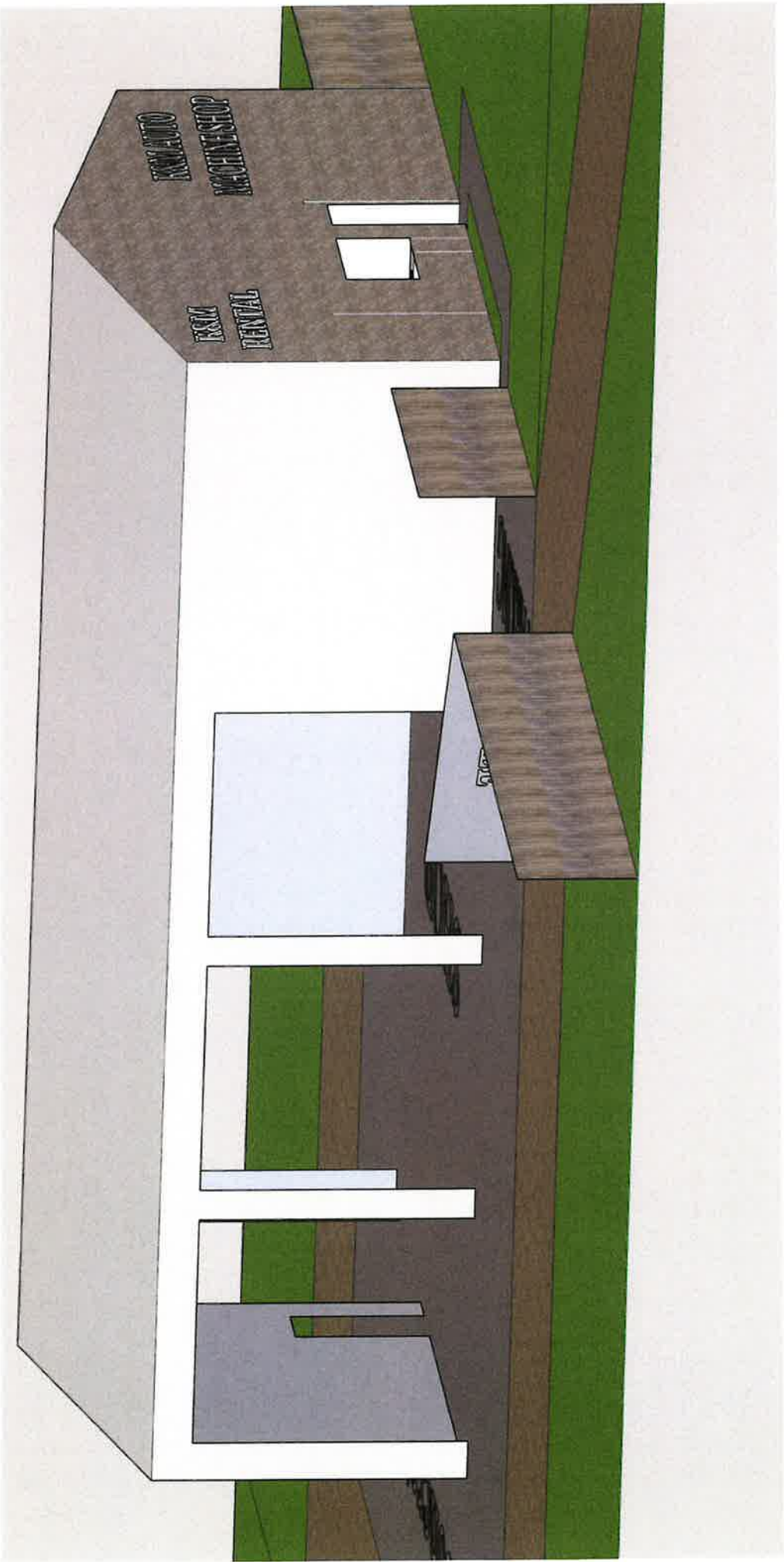
Citations

60cm Resolution Metadata

Maxar, Microsoft, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community









COMMUNITY DEVELOPMENT

Rezoning
Application

8-13-25
DATE RECEIVED
25004
CASE NUMBER

0 Hwy 471 Brandon MS	Parcel Number 00030	1.42 +/-
Street Address	Parcel Number	Size in Acres
ORC	LC	
Current Zoning Classification	Proposed Zoning Classification	
N/A	Rental Equipment Machine Shop	
Current Use of the Property	Proposed Use of the Property	
Is the rezoning consistent with the land use plan? If not, please explain why the rezoning is appropriate:		
Michael Parry	Mike Parry	
Applicant	Contact Name	
1009 Old Hwy 471	601-953-1846	
Street Address	Primary Telephone	
Brandon MS 39042	KMAuto1096@aol.net	
City State Zip Code	Email	
Gary H. and Cynthia P. Simons	Gary Simons	
Owner(s), if different from applicant	Contact Name	
4321 Lakeshore Dr.	601-832-8896	
Street Address	Primary Telephone	
Brandon MS 39042	Gary 187 @ AOL.com	
City State Zip Code	Email	

The following items are required for consideration of a rezoning:

- ☒ Completed Application and Non-Refundable \$275 Fee
- ☐ Ownership Verification Letter
 - o If the applicant is not the owner, a letter signed and dated by the owner certifying their ownership of the property and authorizing the applicant to represent the person, organization, or business that owns the property.
- ☒ Legal Written Description of the Property
 - o If not platted, a metes and bounds legal description of the property.
- ☐ Written Statement
 - o A written statement documenting the reason for the rezoning, including evidence that the request complies with the requirements of a rezoning.
- ☒ Site Plan
 - o All rezoning applications must be accompanied by a fully-dimensioned site plan locating all easements and restricted use areas, north arrow, all structure-to-property line setback dimensions, location of all property lines, names of all adjacent streets, parking plan, grade elevations at property line corners, proposed and existing utility meters, public sewer connections, private sewage disposal systems and fire hydrant locations.

Applicant's Signature:

Date:

8/13/25

zoning@brandonms.org

Revised: 04/21/2017



SIMONS GARY H & CYNTHIA P

Owner

0 OLD HWY 471

Address

109A000002 00030



**Maselle
& Associates,
REALTORS®**

224 Key Drive
Madison, MS 39110
(601) 981-1111 Office
(800) 700-2121 Toll Free
(601) 802-0300 Fax

CONTRACT FOR THE SALE AND PURCHASE OF LOTS AND LAND

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. YOU MAY WANT LEGAL ADVICE BEFORE SIGNING.

In consideration of the mutual promises contained herein, the undersigned Seller agrees to sell, to the undersigned Buyer, who agrees to buy, the herein described property on the terms and conditions stated below. Both Buyer and Seller acknowledge that the (a) Selling agency Maselle & Associates is the agent of: ☐ the Buyer exclusively, ☒ both the Buyer and the Seller as a Dual Agent, (b) Listing agency _____ is the agent of: ☐ the Seller exclusively, ☐ both the Buyer and the Seller as a Dual Agent and is/are the procuring cause of this sale.

1. **PROPERTY DESCRIPTION:** 1.42 acres+/- M&B Old Hwy 471 Brandon, MS 39042, RANKIN County, Mississippi, containing _____ (+/- acres). Seller will transfer all the mineral rights which he possesses in the real property to the Buyer at closing, represents the property as being zoned _____, and the following utilities are available on the property: ☒ electricity ☒ public water ☐ community water ☐ private water ☐ natural gas ☐ public sewage. \$156,000 150,000 CPB

2. **PRICE:** The purchase price of the property is _____ \$ 150,000
Payable as follows:

- (a) Certified or Local Cashier's Check at closeout, subject to adjustments and prorations _____ \$ 100,000
(b) The contract is contingent on property being appraised by a licensed appraiser for at least the "PRICE" and Buyer is qualifying for a loan in the amount of _____ \$ loan approval

Should Buyer fail or refuse within seven days of this contract to apply for such loan, or refuse to diligently pursue loan approval, or take discretionary action that disqualifies Buyer for such loan, or fail or refuse after the issuance of an unconditional loan commitment, to execute all documents necessary for said loan, Buyer shall be considered in default under the terms of this contract and Seller shall have such recourse as is delineated in paragraph 10 hereof.

Buyer shall provide within seven days of this contract to Seller or Seller's Agent a pre-approval letter from Buyer's loan company subject only to verification of closing funds, employment, income, and/or appraisal. If after making loan application the Buyer is unable to provide said pre-approval letter within the allotted time, the Seller, at his discretion, may cancel this contract with no further obligation to the Buyer other than to return to Buyer his earnest money in full. The delivery of said pre-approval letter will cause the removal of all finance contingencies, and thereafter if the Buyer is unable to secure financing the Seller will be entitled to the Buyer's earnest money, which will be applied to any other damages recoverable under this contract.

If purchase is by Cash, the Buyer is to provide, within seven days of this contract, a verification of funds or source of funds in the amount equal to or greater than the amount of the Purchase Price plus the Buyer's closing costs. If the Buyer is unable or refuses to provide said verification of funds, Buyer shall be considered in default under the terms of this contract and Seller shall have such recourse as is delineated in paragraph 10 hereof.

- (c) _____
3. **PRIVACY ACT:** Signature of Buyer on this contract or offer is authorization—by Buyer—to loan company processing a loan application to examine the credit worthiness of Buyer and to release any information pertinent to Buyer's ability to qualify for and obtain above-stated loan to the Buyer's real estate agent and/or broker. Signature of Seller on this contract is authorization to any loan company to release any information pertinent to the mortgage secured by the subject property to aforesaid real estate agent and/or broker and the closing attorney.

4. **COSTS:** Buyer to pay a total of \$ 1/2 in closing cost that includes prepaid and escrow items.
Seller to pay a total of \$ 1/2 in closing cost which may include Buyer's loan costs.

5. **DEPOSIT:** Buyer will provide to the undersigned Broker the sum of \$ 5,000 by personal check or certified funds as earnest money, which will be held in a non-interest-bearing account by the Buyer's selected Closing Attorney or Title Company as Escrow Agent. The earnest money will be delivered within two working days of contract acceptance. The earnest money will be held in escrow with the understanding that the Escrow Agent (a) is not a party to this contract and does not assume or have any liability for performance or non-performance of Seller or Buyer, (b) is not liable for interest or other charge on the earnest money, and (c) in case of a dispute may at his sole discretion pay the earnest money funds to the party the Escrow Agent in his judgment, in consultation with the Buyer's Responsible Broker, believes is entitled to receive them in accordance with the clear and explicit terms of this Contract, or interplead the funds by placing the earnest money with a court of competent jurisdiction. At closing, the earnest money shall be applied to any cash down payment required, then to Buyer's closing costs, and any excess refunded to Buyer.

6. **ALL IMPROVEMENTS ARE INCLUDED** in the purchase price if now on the property (fencing, barns, wells, etc). Prior to the closing date, Seller may remove the following: _____

7. **CLOSING & POSSESSION:** Closing shall be on 9/30/25, or before, if mutually agreed upon in writing by both the Buyer and Seller. Possession with deed.

8. **COMMISSION:** Seller of property sold under this contract agrees to pay Seller's Broker as per their listing agreement, or through any other renegotiated agreement between the parties or their assigns. Buyer's Broker is to be compensated as selected below:

☒ (a) Buyer's Broker is acting as a disclosed dual agent and will be compensated from the total sales commission of 5 % agreed to in the listing agreement between Seller and Maselle & Associates, Inc. The total sales commission will be divided between the Listing Associate and the Selling Associate with 3 % to Listing Associate and 2 % to Selling Associate.

☐ (b) The Seller agrees to pay Buyer's Broker _____ % of the purchase price at closing to fulfill the Buyer's exclusive buyer brokerage services agreement with Maselle & Associates, Inc. The Buyer's Broker rejects all previous offers of compensation.

Unless disclosed Dual Agency, Seller fully understands and hereby acknowledges that Buyer's Broker does not represent Seller's interests. If Brokers collect this commission or any part thereof through legal action, the Seller agrees to pay court costs and reasonable attorney's fees. Any commission or fee due hereunder shall be earned and payable upon presentation of Buyer ready, willing, and able to purchase at any price and terms acceptable to Seller, although Brokers agree to accept said commission or fee at closing as an accommodation to Seller.

9. **PRORATION:** (a) Advance rents, property taxes, and maintenance fees of the property are to be prorated as of the closing date. Security deposits or considerations involving future lease credits shall be credited to the Buyer as of the closing date.
10. **TITLE AND CONVEYANCE:** Seller is to convey Title by ☒ General Warranty Deed ☐ Lease Assignment ☐ Special Warranty Deed ☐ Quit Claim Deed and provide Buyer with a Certificate of Title prepared by an attorney upon whose Certificate of Title Insurance may be obtained from a title insurance company qualified to do and doing business in the state of Mississippi. Seller shall, prior to or at closing, satisfy all outstanding mortgages, deeds of trust and special liens affecting the subject property which are not specifically assumed by Buyer herein. Title shall be good and marketable, subject only to the following items recorded in the Chancery Clerk's office of said County: easements without encroachments, applicable zoning ordinances, protective covenants and restrictions, articles of incorporation, bylaws, rules, and regulations and prior mineral reservations; otherwise Buyer, at his option, may either (a) if defects cannot be cured by designated closing date, cancel this contract, in which case all earnest money deposited shall be returned, (b) accept title as is, or (c) if the defects are of such character that they can be remedied by legal action within a reasonable time, permit Seller such reasonable time to perform his curative work at Seller's expense. If the curative work is performed by Seller, the time specified herein for closing of this sale shall be extended for a reasonable period necessary for such action. The Seller represents that the property may be legally used as zoned, and that no government agency has served any notice requiring repairs, alterations, or corrections of any existing condition except as stated herein.
11. **BREACH OF CONTRACT:** Specific performance is the essence of this contract, except as otherwise specifically provided for and as further delineated below:
- (a) In the event of breach of this contract by Buyer, Seller at his option may either: (1) accept the earnest money deposit as liquidated damages and this contract shall then be null and void, or (2) enter suit in Madison County, Mississippi, for damages, giving credit on said damages for the said earnest money deposit, or (3) enter suit in Madison County, Mississippi, for specific performance. If Seller accepts the earnest money deposit as liquidated damages, or if Seller litigates for additional damages in any court of law, Broker shall be paid one half (1/2) of the earnest money deposit, or damages awarded, but not to exceed the full commission provided for herein. If Seller succeeds in a suit for specific performance, Broker shall be paid the full commission by Seller.
- (b) In the event of breach of contract by Seller, Buyer at his option may either: (1) accept the return of the earnest money deposit and cancel the contract, or (2) enter suit for damages in Madison County, Mississippi, or (3) enter suit in Madison County, Mississippi for specific performance. In the event of breach of contract by Seller, Broker shall be paid the full commission by Seller regardless of any action taken by Buyer.
- (c) If it becomes necessary to ensure the performance of the conditions of this contract for either party to hire legal counsel, then the defaulting party agrees to pay reasonable attorney's fees and court costs in connection therewith.
12. **VENUE:** Venue of any action filed by either party to the contract, whether against each other or any broker or agent involved shall be the Circuit Court of Madison County, Mississippi.
13. **SURVIVAL OF CONTRACT:** All written representations, warranties, and covenants contained herein shall survive closing except where herein specified to the contrary. All other contractual obligations shall terminate with the closing.
14. **EXPANSIVE SOILS (Yazoo Clay):** Buyer understands that expansive soils/clays have been found to have caused foundation problems in certain areas of Mississippi. The Buyer assumes the responsibility of having the subject property tested and/or inspected to determine if expansive soils/clays are present. The Buyer acknowledges that a soil test has been recommended.
15. **SEPTIC SYSTEM:** If public sewage is not available on the property, and it is necessary to install a private septic system, it is advisable to have the county health department do a site perk test to determine the type of system that will be required. The cost for private septic systems varies substantially depending on the required system. The Buyer acknowledges that a health department has been recommended.
16. **CURRENT APPRAISAL:** A real estate agent or broker can provide an "opinion of price" but is not qualified or licensed to provide a formal appraisal. It is the job of the licensed appraiser to determine the value of a property by gathering, analyzing, and applying information pertinent to a property. The appraiser is trained to be an impartial third party in rendering an appraised value; an appraisal by a licensed appraiser is vital in protecting a buyer from overpaying for a property. The Buyer acknowledges that a current appraisal has been recommended.
17. **CURRENT SURVEY:** Although property lines do not move, fences, roads, permanent structures, etc. over time are moved or added on and around a property. Even though there might be an existing survey available, we strongly advise a current survey when purchasing a property. A survey can uncover conditions such as but not limited to encroachments, disputed property lines, erroneous legal description, utility easements, misconceptions of property lines, misrepresented property size. The Buyer acknowledges that a current survey has been recommended.
18. **ENVIRONMENTAL SITE INSPECTION:** Before any commercial or private transfer of property takes place, an environmental site assessment can determine if there are any environmental conditions that need to be noted by both the Seller and the Buyer. A site assessment conducted before the sale (or transfer) can alert the new owners of potential and existing problems that may influence property values and future maintenance costs. Voluntary site assessments are split into three categories: Phase I, Phase II, and Phase III.

Phase I: This site assessment is conducted by examining local, state, and federal records to determine if the potential for environmental conditions exist. The site is also inspected, and interviews are conducted with the owners and occupants of the property. All findings are reported to help determine if any further inspection is necessary.

Phase II: The Phase II assessment is conducted with soil, soil gas, and groundwater samples taken from monitoring wells and borings. Testing these samples provides a comprehensive analysis of environmental conditions on the property and may indicate contaminants in the area.

Phase III: After reviewing documents from Phase I and Phase II, hydrology and the geology of the subsurface soil is determined, a Phase III is called for when contamination is found in a Phase II assessment. The spread of contamination to other areas is measured and the extent of groundwater contamination is determined.

The Buyer acknowledges that an environmental site inspection has been recommended.

19. **INSPECTIONS:** Buyer desires to have the following inspections, tests, etc. Buyer reserves the right to engage professional inspectors of Buyer's choice to inspect property prior to closing, and Seller shall provide immediate access for said inspections. If inspection report(s) is(are) not acceptable to Buyer for any reason, Buyer shall deliver notice of cancellation to Seller or Seller's agent, together with complete copies of all inspection reports within 72 hours of Buyer's receipt of said report(s) which shall be no later than thirty (30) days after the effective date of this contract or not later than thirty (30) days after Seller has granted access to Buyer for said inspection(s) whichever is later. If the Buyer elects to terminate this Contract because of unsatisfactory inspection(s) within the allotted time, all earnest money will be refunded to the Buyer in full. If Buyer does not have property inspected, as provided herein, then Buyer agrees to accept property in its AS IS condition with no warranties or representations, either expressed or implied, having been made by Seller or Seller's agents or representatives.

☒ Current Survey:

☐ Soil Tests:

☒ Current Appraisal:

☐ Septic System Perk Test:

☐ Environmental Phase I:

☐ Environmental Phase II:

☐ Other: _____

☐ Other: _____

The Buyer has the obligation of ordering these inspections, tests, reports, or survey at his expense unless provision for payment has been made elsewhere in this contract. Regardless of Buyer's above elections, Buyer agrees to hold Maselle & Associates and/or its agents and/or employees harmless and assumes the risk of any current or future conditions that would and/or could be revealed by a third-party inspection(s). Even if Buyer has indicated an inspection is not desired, Buyer may still order such inspection.

20. **PRODUCTION OF EXISTING INSPECTION REPORTS, ETC:** Seller agrees to provide to Buyer copies of all inspections and/or reports of which Seller has knowledge. If copies cannot be produced, Seller agrees to disclose the name, address, and telephone number of the inspector, and the date of the inspection.
21. **BUSINESS RELATIONSHIPS:** This is to give notice that Maselle & Associates has a business relationship with Benchmark Title, LLC when offering closing and title services to their clients. Because of these relationships, the referral may provide a financial and/or other benefit to Maselle & Associates and/or their owners and/or stockholders. The estimate of closing and title settlement services cost is a range of \$400 to \$1,000 plus optional mortgage and/or owner's title insurance premiums and binder. Although it would be much appreciated, you are NOT in any way required to use Benchmark Title, LLC as a condition of the sale of this property. There are other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best service and best rate for these services.
22. **TITLE INSURANCE:** This is to advise that, in connection with your loan, that Lender Title Insurance Policy might be issued to your lender. A Lender Policy only protects the lender. For you (the Buyer) to be protected from title insurance claims by 3rd parties, a separate Owner's Policy should be purchased. An Owner's Title Insurance Policy provides financial protection against problems with the title to your property by paying claims, negotiating with third parties, and paying legal fees incurred in defending your title as well as defending your legal interest. Your closing attorney or title agent can answer any questions you may have about the Owner's Title Insurance Policy. To protect yourself and your investment in your property, you are advised to purchase an Owner's Title Insurance Policy.
23. **RESPONSIBILITY OF BROKERS:** Brokers assume no responsibility for the performance of this contract by either party hereto or for the condition of the subject property.
24. **EQUAL HOUSING OPPORTUNITY:** Maselle & Associates does business in accordance with the Federal Fair Housing Law (Section 809, Title VIII). It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin in the sale or rental of housing or residential lots, in advertising the sale or rental of housing, in the financing of housing, in the providing of real estate brokerage services, or in blockbusting.
25. **STATEMENT OF PARTIES:** Buyer acknowledges that he has been advised of the protection offered by owner's title insurance. The Buyer acknowledges that he has been encouraged to secure third party inspections of the property to verify its condition. Buyer acknowledges that he has not received or relied upon any statements or representations regarding the effect of this transaction upon Buyer's tax or legal liability, the size or the condition of the property, lot dimensions and/or boundary lines, expansive soils, drainage problems, previous flooding, or the presence of urea formaldehyde insulation, radon gas, toxic mold, moisture problems, asbestos containing material, lead-based paint, or any form of hazardous material, and agrees to hold Broker harmless from any liability with regard to these items, conditions, or statements. Seller hereby acknowledges that he has not received or relied upon any statements or representations regarding the effect of this transaction upon Seller's tax or legal liability, or the enforceability of any due-on-sale clauses in any existing loan documents and agrees to hold Broker harmless from any liability about the same. This contract incorporates all prior agreements and representations between the parties, contains the entire and final agreement of the parties, and cannot be changed except by their written consent. Neither party nor their Brokers has relied upon or shall be bound by any terms, conditions, statements, or representations made by the other party or the agents bringing the parties together not contained herein. Each party acknowledges that he has read and understands this contract. The provisions of this contract shall apply to and bind the heirs, executors, administrators, successors, and assigns of the respective parties hereto. Gender and number, as herein used, shall be changed as the context may require. This contract shall be governed by the laws of the state of Mississippi. If any provision of this contract is invalid or unenforceable, the other provisions herein shall remain in full force and effect and shall be liberally construed to effectuate the purpose and intent of this contract. Each party hereby acknowledges receipt of a duplicate original hereof. Handwritten provisions inserted in this form shall supersede all typewritten provisions in conflict therewith, and

typewritten provisions shall supersede conflicting printed provisions. The facsimile transmission or electronic mail of a signed copy hereof to the other party, followed by an acknowledgement of receipt shall constitute delivery of a signed document.

26. **OFFER SUBJECT TO SALE OF OTHER PROPERTY:** This contract is conditioned upon the sale of Buyer's real property situated at _____

NA. Seller shall have the right to continue to offer the herein subject property for sale. Should Seller receive an acceptable written offer, then Buyer shall have _____ hours after receipt of written notice of such offer to waive, in writing, this condition along with all finance contingencies, and to provide a pre-approval letter from a financial institution subject only to a current appraisal of at least the sales price. Failure to waive these conditions and/or provide said pre-approval letter within the time stated shall terminate this agreement and cause the return of Buyer's deposit and will relieve Seller from all claims the Buyer might have against the Seller, and to any rights, title, or interest that the Buyer might otherwise have to the subject property. If Buyer elects to remove said conditions, closing shall be set within 30 days after removal of said conditions. If this clause applies, any time limitations set forth elsewhere in this contract and/or addendum(s) pertaining to property inspections shall begin on the date of removal of said conditions.

27. **BACK-UP CONTRACT:** Seller's acceptance hereof and obligation to perform hereunder is specifically conditioned upon the failure of the current Buyer (henceforth known as Primary Buyer) under the contract (henceforth known as Primary Contract) with Seller dated _____ to perform on or before NA and Seller obtaining a written release from said Primary Buyer of all claims against Seller and to any rights, title, or interest that the Primary Buyer might otherwise have to the subject property. If Seller removes this contingency, closing shall be set within 30 days of notification of removal, or on date specified elsewhere in this contract, whichever is later. Any time limitations set forth elsewhere in this contract pertaining to property inspections shall begin on the date of said notification.

28. **SPECIAL PROVISIONS:**

Agent is related to Seller

Buyers agree to split closing costs and survey cost

Contingent upon acceptable survey and rezoning on or before 9/29 and close before 9/30

29. **WIRE FRAUD WARNING AND RELEASE:** Buyers and Sellers of real property are targets in scams regarding electronic transfers of money (i.e., wire transfers, direct deposits, electronic checks, etc). NEVER transfer funds associated with this transaction based upon electronic communications (such as email) that have not been verbally confirmed by you to be valid (from a person you know and trust) and accurate. Email scammers can disguise emails, text messages and social media messages to appear to be from your real estate agent, title companies, your bank, or other parties. Do not trust any communication you receive concerning transfer of funds without taking steps to verify that these funds are, in fact, going to the proper recipient. Do not use telephone numbers or email addresses in electronic communications you receive; they may be fraudulent and part of a scam. VERIFY telephone numbers, contact people, and wiring instructions BEFORE you respond. Fraudulent communications or acts should be reported to the FBI and law enforcement authorities and should be done so immediately if funds are lost. By signing this Contract, Buyer and Seller acknowledge receipt of this notice and agree to hold the brokerages and their agents harmless from all claims for damages arising out of or relating to inaccurate transfer instructions, fraudulent taking of such funds, and all other damages relating to conduct of third parties influencing or handling implementation of wire transfers.

30. **AUDIO & VIDEO PHOTOGRAPHY:** Owners, Sellers, Invitees and Buyers of real property using audio and/or video surveillance or remote monitoring devices or devices capable of photography, videography, or videotelephony are solely responsible for compliance with applicable state, local and federal laws concerning the use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices capable of making or transmitting audio and/or video recordings and/or photographs. Audio or video recordings or photographs may be illegal under state, local and/or federal laws, depending on the circumstances. Sellers and Buyers are urged to consult legal counsel concerning applicable laws and take steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing, or visiting the property. By signing this contract, Buyer and Seller acknowledge receipt of this notice and agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or photography, videography, or videotelephony.

31. **MANDATORY ARBITRATION:** Both Buyer and Seller acknowledge, understand, and agree that: (1) any controversy, claim, action, or inaction arising out of, or relating to, the "purchase" set out herein, as against Maselle & Associates, and/or their agents or representatives involved in this transaction, and/or any Party to this Contract in which Maselle & Associates is acting as their Agent, shall be resolved by arbitration administered pursuant to the Mississippi Arbitration Act in accordance with its arbitration rules; and (2) judgment of the award rendered by the arbitrator(s) will be entered in the Circuit Court of Madison County, Mississippi; and (3) the arbitration proceeding shall be conducted within Madison County, Mississippi; and (4) any damages awarded must conform to the terms and conditions of the "purchase"; and (5) in any action, proceeding, or

arbitration arising out of this agreement, the prevailing party shall be entitled to reasonable attorney fees and costs totaling up to \$10,000.00 to be included in the award; and (6) any filed at law regarding this agreement must be awarded in the Circuit Court of Madison County, Mississippi.

32. **ADDENDUMS AND ATTACHEMENTS:** (Check all that apply)

☒ Cyber Security - Wire Fraud Warning (Broker Required) ☒ Dual Agency Confirmation (Required for Dual Agency)
☒ Earnest Money Escrow Addendum (EM Held By Title Company) ☐ Other _____
☐ Other _____ ☐ Other _____

33. **EXPIRATION OF OFFER:** This offer to purchase the above-mentioned property by the undersigned Buyer expires unless a fully executed copy of said offer signed by all Sellers of the property is delivered to Maselle & Associates by _____ at _____
[]am []pm central time. The Buyer reserves the right to withdraw this offer at any time until the receipt of said fully executed contract.

34. **ADDENDUMS:** Addendum(s) [] is/are attached.

35. **OFFER REJECTION:** Applies if checked [] The Seller has received a copy of this offer and rejected same and makes no counteroffer.

Michael Perry Sr 8/4/25
BUYER NAME (Please Print) DATE

Cynthia P. Simons
SELLER NAME (Please Print) DATE

Michael Perry Sr 8/4/25
BUYER SIGNATURE

Cynthia P. Simons 8-4-25
SELLER SIGNATURE

Maria Perry
BUYER NAME (Please Print) DATE

Gary H. Simons
SELLER NAME (Please Print) DATE

Michael Perry
BUYER SIGNATURE

Gary H. Simons 8-4-25
SELLER SIGNATURE

Real Estate Company, Broker, & Agent Information (Below is Not a Part of the Contract)

Selling Broker Info:

Listing Broker Info:

Company Info:

Name: Maselle & Associates, Inc.
Address: 1000 Highland Colony Parkway, Ste 6006
City, State, Zip: Ridgeland, MS 39157
Phone Number: 601-981-1111
Fax Number: 601-802-0300
Responsible Broker: Doug Maselle
Office License #: 9203

Broker Info:

Name: Doug Maselle
Cell Number: 601-720-4001
Email: doug@maselle.com
Broker License #: B-12352

Agent Info:

Name: Larry Simons
Cell Number: 601-720-2253
Email: larry@realtormail.com
License #: B18008

For Use by Buyer's Agent to Document the Date and Time of Receipt or Delivery of Fully Executed Contract
(Not a Part of the Contract)

5:15 pm 8/4/25

August 14, 2025

TO: City of Brandon

FROM: Gary H. and Cynthia P. Simons

SUBJECT: Rezoning 1.42+/- Acres M&B Old Hwy 471

Parcel# I09A000002 00030

As current owners of the subject property with a contract for intent to purchase by Mike and Karla Perry, we hereby affirm our ownership of this property and authorize these buyers to apply for rezoning of the same for development of their business.

Sincerely,

Handwritten signatures of Gary H. Simons and Cynthia P. Simons in cursive script.

Gary H. and Cynthia P. Simons

4321 Lakeshore Drive

Brandon, MS 39042

601-832-8896 601-832-8895

K &M Auto Repair
1009 old hwy 471
Brandon, MS 39042
601 825 9093

Rezoning Request

I am requesting rezoning for parcel 109A00000200030. The parcel is currently zoned as orc we are asking for consideration to be zoned as Light commercial (LC) . We are wanting to purchase property to build a metal building app. Same size and design as K & M Auto Repair and likeness as other properties around us . We are wanting to bring our rental business from Pelahatchie, MS to Brandon and also add a Machine shop in the same building. As I understand the request for LC zoning is in line for the Future plans for the city. Thank you for your consideration in this matter.

Michael Perry

PPIN	Parcel Number	Section	Township	Range
033179	I09A000002 00021	09	05	03
Google Map	GIS Map	Deed Preview	Building Sketch	
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	01	

Assessed Owner		Appraised Values	
ADAM EVANS WATERPROOFING COMPANY		Land Value	51,620.00
INC		Improvement Value	158,300.00
P O BOX 1325 BRANDON MS39043		Total	209,920.00
Location		Assessed Values	
1005 OLD HIGHWAY 471		Land Value	23,745.00
Legal Description		Improvement Value	7,743.00
LOT 271.4 X 123.44 X 290 X 64.69 X 60.31 IN SE4 SW4 & SW4 SE4 W OF HWY 471 DB 681 PG 0229 0091793		Total	31,488.00
		Building Info.	
		Year Built	1950
		Base Area	2522
		Adjusted Area	2631
		Structure Code	030
		Deed Info	
		Book	2010
		Page	25798
		Date	11/29/2010
		Miscellaneous	
		Homestead Code	

TAXES	Due	Paid
County	1,314.31	1,314.31
City	1,039.10	1,039.10
School	1,756.40	1,756.40
Total	4,109.81	4,109.81
Paid By	SCANNED	
Paid - Receipt #	Y	
Date Paid	1/24/2025	
# of Payments	1	
Penalty Paid	0	

PPIN	Parcel Number	Section	Township	Range
033186	I09A000007 00000	09	05	03
Google Map	GIS Map	Deed Preview	Building Sketch	
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	01	

Assessed Owner	Appraised Values	
PERRY MIKE	Land Value	59,460.00
3081 SHILOH RD PELAHATCHIE MS39145	Improvement Value	154,820.00
	Total	214,280.00
	Assessed Values	
Location	Land Value	23,223.00
	Improvement Value	8,919.00
	Total	32,142.00
Legal Description	Building Info.	
	Year Built	2004
	Base Area	4200
	Adjusted Area	4200
A LOT 350.49 X 106.5 X 380.8 X 113. 68 BEING APPROX 0.91 AC IN NE4 SW4 DB 136 PG 0489 0102752	Structure Code	040
	Deed Info	
	Book	2012
	Page	1239
TAXES	Date	1/25/2012
	Miscellaneous	
	Homestead Code	
Due		
Paid		
County	1,341.61	1,341.61
City	1,060.69	1,060.69
School	1,792.88	1,792.88
Total	4,195.18	4,195.18
Paid By	PERRY MIKE	
Paid - Receipt #	Y	
Date Paid	4/10/2025	
# of Payments	1	
Penalty Paid	62.92	

PPIN	Parcel Number	Section	Township	Range
033288	I09B000020 00000	09	05	03

Google Map	GIS Map	Deed Preview	Building Sketch
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	01

Assessed Owner	Appraised Values			
SIMONS GARY H & CYNTHIA P	Land Value	130,680.00		
4321 LAKESHORE DR BRANDON MS39042	Improvement Value	283,840.00		
	Total	414,520.00		
	Assessed Values			
Location	Land Value	41,793.00		
	Improvement Value	20,385.00		
	Total	62,178.00		
Legal Description	Building Info.			
LOT 100 X 100 X 417.42 X 208.71 X 417.42 IN NW4 SE4 E OF HWY 471 DB 516 PG 0041 0090986 DB 650- 650 PG 0351-0353 0073092	Year Built	1975		
	Base Area	1152		
	Adjusted Area	1154		
	Structure Code	030		
TAXES		Deed Info		
County	Due	Paid	Book	
City	2,595.31	2,595.31	Page	
School	2,051.87	2,051.87	Date	
Total	3,468.29	3,468.29	0/0/0	
Paid By	8,115.47	8,115.47	Miscellaneous	
Paid - Receipt #	SCANNED		Homestead Code	
Date Paid	Y			
# of Payments	12/26/2024			
Penalty Paid	1			
	0			

PPIN	Parcel Number	Section	Township	Range
052294	I09A000002 00040	09	05	03

Google Map	GIS Map	Deed Preview	Building Sketch
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer	No sketch found

Assessed Owner	Appraised Values	
TAYLOR FRED & SALLY	Land Value	285,100.00
2 ROCHELLE STREET BRANDON MS39047	Improvement Value	0.00
	Total	285,100.00
	Assessed Values	
Location	Land Value	0.00
	Improvement Value	42,765.00
	Total	42,765.00
Legal Description	Building Info.	
	Year Built	0
	Base Area	0
13.088 AC IN S2 SW4 N OF VALUE RD & W OF HWY 471 DB 748 PG 18 102695	Adjusted Area	0
	Structure Code	
	Deed Info	
TAXES	Book	
	Page	
	Date	0/0/0
Due	Miscellaneous	
	Homestead Code	
Paid		

County	1,785.01	1,785.01
City	1,411.25	1,411.25
School	2,385.43	2,385.43
Total	5,581.69	5,581.69
Paid By	SCANNED	
Paid - Receipt #	Y	
Date Paid	12/31/2024	
# of Payments	1	
Penalty Paid	0	



MAYOR BUTCH LEE

Via Certified Mail

August 29, 2025

RE: Case Number 25-029 - Notification to Adjacent Property Owners Regarding a Rezoning request from Michael Perry regarding property located at 107 Old Hwy 471 (Parcel # I09A000002 00030 PPIN #33180)

To Whom It May Concern,

Please take notice that Michael Perry has filed an application for a rezoning request for the property listed above. The owner and applicant of the subject property plan to operate a Equipment rental and machine shop on the property. The parcel is currently zoned ORC (Office and Research Campus) with a request to change to L-1 (Light Industrial).

A map of the property is attached for the rezoning request.

Community Development staff will be available to answer any questions you may have regarding this application by contacting us via the contact information found below.

The Brandon Board of Aldermen will conduct a public hearing regarding this application on Monday, September 15, 2025 at 6:00 p.m. at the regular board meeting room at Brandon City Hall, located at 1000 Municipal Drive in Brandon.

As an owner of property located adjacent to the above described property, we are notifying you as a courtesy. You have the right to be present at the hearing and to make any statement or offer any evidence concerning the subject application which you may deem necessary, within the limited five (5) minute time period.

If you have any questions, please feel free to call the Community Development Department at (601) 824-4580 or email me at Rbarnes@brandonms.org.

Sincerely,

Randy Barnes
Community Development

**NOTICE OF ZONING HEARING FOR
THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI:**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A PUBLIC HEARING BEFORE THE GOVERNING AUTHORITIES OF THE CITY OF BRANDON, MISSISSIPPI, ON **MONDAY, SEPTEMBER 15, 2025 AT 6:00 O'CLOCK P.M.**, IN THE REGULAR BOARD MEETING ROOM AT BRANDON CITY HALL, LOCATED AT 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A **REZONING REQUEST** SHALL BE GRANTED TO **MICHAEL PERRY** FOR THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF BRANDON, RANKIN COUNTY, MISSISSIPPI.

LEGAL DESCRIPTION
FOR
MICHAEL PERRY PROPERTY
AREA TO BE RE-ZONED FROM ORC TO L-1

LOT 195 X 340.66 X 192.35 X 303 IN
E2 SW4
DB 564 PG 0039 0101088

PARCEL # I09A000002 00030
107 OLD HWY 471

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580

MARY ANN HESS
CITY CLERK

PUBLISH AUGUST 27,2025

Friday, August 29, 2025 at 3:37 PM
N 32° 17' 17", W 89° 59' 48"
Brandon, MS





MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: JOEY BARNETTE
CC: MARK BAKER, MARYANN HESS
BOARD AGENDA: SEPTEMBER 15, 2025
SUBJECT: RESOLUTION REGARDING CLEAN-UP OF NUISANCE IN ACCORDANCE WITH MCA § 21-19-11 FOR 79 WOODBRIDGE ROAD.

Summary:

This matter is before the Mayor and Board of Aldermen for adjudication under Mississippi Code Annotated § 21-19-11. The property located at 79 Woodland Place, Brandon, MS 39042 (Parcel # H9G-5-2070 / PPIN # 23291), owned by Beverly Headley, was inspected and Case #250146 opened on 04/23/2025, and found to be in violation due to weeds reaching an excess of 12 inches in height, per section 302.4 of the adopted 2018 International Property Maintenance Code (IPMC), as amended.

Notice of violation was issued on August 29, 2025, requiring corrective action. As of September 11, 2025, limited corrective measures have been taken, and the initial violation remains unchanged in parts of the property (photos included).

Request:

Staff requests that the Mayor and Board of Aldermen adjudicate Case #250146, declaring the property a menace to the public health, safety, and welfare pursuant to MCA § 21-19-11. Staff further requests authorization to proceed with abatement and to assess the costs of abatement as a lien against the property.

Prepared by:
Community Development Department
Joey Barnette, Director



Attachments:

1. Memo
2. Resolution Draft
3. Copy of Notice Posted and Mailed
4. Case File
5. 2018 IPMC Section 302.4 and amendment from Municode
6. Property Info
7. Pictures of Property with Notice Posted – Timestamped
8. Pictures of Violation(s) – dated April 23, 2025 – September 11, 2025



**NOTICE PURSUANT TO MCA 21-19-11 (1972 AS AMENDED)
(Effective July 1, 2023)**

PROPERTY ADDRESS: 79 Woodbridge Rd.

OWNER: Beverly Headley

PARCEL/PPIN #: H9G-5-2070/23291

NOTICE MAILED TO:

Beverly Headley

79 Woodbridge Rd.

Brandon, MS 39042

(Address of property or parcel of land)

Beverly Headley

79 Woodbridge Rd.

Brandon, MS 39042

(Address where ad valorem tax notices for the subject property or parcel of land are sent)

PLEASE TAKE NOTICE THAT on its own motion, the City of Brandon, Mississippi will hold a hearing on the 15 day of September, 2025, at 6:00 o'clock p.m., at the City of Brandon City Hall, Board Room, 1000 Municipal Drive, Brandon, Mississippi, to determine whether or not the above described property or parcel of land is in such a state of uncleanness as to be a menace to the public health, safety and welfare of the community.

The particular condition complained existing as of the date of this notice is:

Weeds have reached an excess of 12 inches in height. Premises and exterior property shall be maintained free from weeds or plant growth in excess of 12 inches. Noxious weeds shall be prohibited. Weeds shall be defined as any grasses, annual plants and vegetation, other than trees or shrubs. IPMC 302.4 as amended and adopted by the city of Brandon.

(Attach additional sheets if necessary).

If, at such hearing, the governing authority shall adjudicate the property or parcel of land in its then condition to be a menace to the public health, safety and welfare of the community, the governing authority, if the owner does not do so himself, shall proceed to clean the land, by the use of municipal employees or by contract, by cutting grass and weeds; filling cisterns; removing rubbish, abandoned or dilapidated fences, outside toilets, abandoned or dilapidated buildings, slabs, personal property, which removal of personal property shall not be subject to the provisions of Section 21-39-21, and other debris; and draining cesspools and standing water therefrom. YOU ARE ADVISED THAT AN ADJUDICATION AT THE HEARING THAT THE PROPERTY OR PARCEL OF LAND IS IN NEED OF CLEANING WILL AUTHORIZE THE MUNICIPALITY TO REENTER THE PROPERTY OR PARCEL OF LAND FOR A PERIOD OF TWO (2) YEARS AFTER THE FINAL ADJUDICATION 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. A COPY OF THE REQUIRED NOTICE MAILED AND POSTED AS REQUIRED BY MCA SECTION 21-19-11(1)(B) SHALL BE RECORDED IN THE MINUTES OF THE GOVERNING AUTHORITY IN CONJUNCTION WITH THE HEARING REQUIRED BY SAID SECTION.

The governing authority may by resolution adjudicate the actual cost of cleaning the property and may also impose a penalty not to exceed One Thousand Five Hundred Dollars (\$1,500.00) or fifty percent (50%) of the actual cost, whichever is more. The cost and any penalty may become a civil debt against the property owner, and/or, at the option of the governing authority, an assessment against the property. The "cost assessed against the property" means either the cost to the municipality of using its own employees to do the work or the cost to the municipality of any contract executed by the municipality to have the work done, and administrative costs and legal costs of the municipality. For subsequent cleaning within the one-year period after the date of the hearing at which the property or parcel of land was adjudicated in need of cleaning, upon seven (7) days' notice posted both on the property or parcel of land adjudicated in need of cleaning and at city hall or another place in the municipality where such notices are generally posted, and consistent with the municipality's adjudication, a municipality may reenter the property or parcel of land to maintain cleanliness without further notice or hearing no more than six (6) times in any twelve-month period with respect to removing abandoned or dilapidated buildings, slabs, dilapidated fences and outside toilets, and no more than 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 land, and the expense of cleaning of the property, except as otherwise provided for removal of hazardous substances, shall not exceed an aggregate amount of Twenty Thousand Dollars (\$20,000.00) per year, or the fair market value of the property subsequent to cleaning, whichever is more. The aggregate cost of removing hazardous substances will be the actual cost of such removal to the municipality and shall not be subject to the Twenty Thousand Dollar (\$20,000.00) limitation. The governing authority may assess the same penalty for each time the property or land is cleaned.

If the governing authority declares, by resolution, that the cost and any penalty shall be collected as a civil debt, the governing authority may authorize the institution of a suit on open account against the owner of the property in a court of competent jurisdiction in the manner provided by law for the cost and any penalty, plus court costs, reasonable attorney's fees and interest from the date that the property was cleaned.

If the governing authority declares that the cost and any penalty shall be collected as an assessment against the property, then the assessment above provided for shall be a lien against the property and may be enrolled in the office of the chancery clerk of the county as liens and encumbrances are enrolled, and the tax collector of the municipality shall, upon order of the

board of governing authorities, proceed to sell the land to satisfy the lien as now provided by law for the sale of lands for delinquent municipal taxes. The lien against the property shall be an encumbrance upon the property and shall follow title of the property.

(i) All assessments levied under the provisions hereof shall be included with municipal ad valorem taxes and payment shall be enforced in the same manner in which payment is enforced for municipal ad valorem taxes, and all statutes regulating the collection of other taxes in a municipality shall apply to the enforcement and collection of the assessments levied under the provisions of this section, including utilization of the procedures authorized under Sections 17-13-9(2) and 27-41-2.

(ii) All assessments levied under the provisions hereof shall become delinquent at the same time municipal ad valorem taxes become delinquent. Delinquencies shall be collected in the same manner and at the same time delinquent ad valorem taxes are collected and shall bear the same penalties as those provided for delinquent taxes. If the property is sold for the nonpayment of an assessment under this section, it shall be sold in the manner that property is sold for the nonpayment of delinquent ad valorem taxes. If the property is sold for delinquent ad valorem taxes, the assessment under this section shall be added to the delinquent tax and collected at the same time and in the same manner.

All decisions rendered under the provisions of this section may be appealed in the same manner as appeals from other action of municipal governing authorities are taken.

For any questions, please call the Director of Community Development for the City of Brandon at 601.825.5021.

This the 29 day of August, 2025.



City of Brandon Director of Community Development

A copy of this notice shall be recorded in the minutes of the governing authority in conjunction with the hearing required by MCA Section 21-19-11 (1972 as amended).

Notice shall be provided to the property owner by:

(a) United States mail two (2) weeks before the date of the hearing mailed to the address of the subject property and to the address where the ad valorem tax notice for such property is sent by the office charged with collecting ad valorem tax; and

(b) Posting notice for at least two (2) weeks before the date of a hearing on the property or parcel of land alleged to be in need of cleaning and at city hall or another place in the municipality where such notices are posted.

This Notice was posted on the subject property on: August 29, 2025
By: Coltan Wofford

This Notice was posted at city hall on: August 29, 2025
By: Coltan Wofford

This Notice was mailed via United States Mail, postage prepaid, to each address identified
above on: August 29, 2025
By: Coltan Wofford

From: [Brandon](#)
To: [Coltan Wofford](#)
Subject: Brandon Case # 250146
Date: Monday, April 28, 2025 12:51:09 PM

CAUTION: This email originated from outside of the company. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Click [Here](#) to open Case # 250146



Case #: 250146
Case Date: 04/23/25
Case Type:
Street Number: 79
Suite:
Street Name: Woodbridge Rd.
Common Name of Location: 79 Woodbridge Rd.
Owner Name: Beverly Headly
Owner Address: 79 Woodbridge Rd.
Owner Phone: 601-540-6752
Owner Email:
Ward: 3
Citizen Complaint: Yes
Complainant Name: Lea Anne Ainsworth
Complainant Address: 77 Woodbridge Road
Complainant Phone: 6015739218
Complainant Email: lab89dawg@comcast.net
Violation Type: Grass
Description of Violations: Grass is an excess of 12 inches
Violation Details: Grass is an excess of 12 inches
Status: Pending
Owner Occupied: No
Notice: Working
Owner City, State, Zip: Brandon, MS 39042
Tenant Name:
Tenant Address:
Tenant City, State, Zip: Brandon, MS 39042
Tenant Phone:

Tenant Email:
Correction Order:
Code Enforcement Officer: Colton Wofford
In-Active Code Enforcement Officer:
Re-inspection Date:: 05/12/2025
Assigned To: Coltan Wofford

Property					
Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning

Notes		
Date	Note	Created By:
2025-04-23	Reference case 25094	Colton Wofford

Uploaded Files	
Date	File Name
04/23/2025	25596147-TC_00858.JPG
04/23/2025	25596146-TC_00857.JPG

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Case #: 250146

Case Date: 04/23/25

Case Type:

Street Number: 79

Suite:

Street Name: Woodbridge Rd.

Common Name of Location: 79 Woodbridge Rd.

Owner Name: Beverly Headly

Owner Address: 79 Woodbridge Rd.

Owner Phone: 601-540-6752

Owner Email:

Ward: 3

Citizen Complaint: Yes

Complainant Name: Lea Anne Ainsworth

Complainant Address: 77 Woodbridge Road

Complainant Phone: 6015739218

Complainant Email: lab89dawg@comcast.net

Violation Type: Grass

Description of Violations: Grass is an excess of 12 inches

Violation Details: Grass is an excess of 12 inches

Status: Pending

Owner Occupied: No

Notice: Working

Owner City, State, Zip: Brandon, MS 39042

Tenant Name:

Tenant Address:

Tenant City, State, Zip: Brandon, MS 39042

Tenant Phone:

Tenant Email:

Correction Order:

Code Enforcement Officer: Colton Wofford

In-Active Code Enforcement Officer:

Re-inspection Date:: 05/12/2025

Assigned To: Coltan Wofford

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
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Notes

Date	Note	Created By:
2025-04-23	Reference case 25094	Colton Wofford

Uploaded Files

Date	File Name
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CHAPTER 3

GENERAL REQUIREMENTS

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter shall govern the minimum conditions and the responsibilities of persons for maintenance of structures, equipment and *exterior property*.

301.2 Responsibility. The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as owner-occupant or permit another person to occupy *premises* which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. *Occupants* of a *dwelling unit*, *rooming unit* or *housekeeping unit* are responsible for keeping in a clean, sanitary and safe condition that part of the *dwelling unit*, *rooming unit*, *housekeeping unit* or *premises* which they occupy and control.

301.3 Vacant structures and land. All vacant structures and *premises* thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

SECTION 302 EXTERIOR PROPERTY AREAS

302.1 Sanitation. All *exterior property* and *premises* shall be maintained in a clean, safe and sanitary condition. The *occupant* shall keep that part of the *exterior property* which such *occupant* occupies or controls in a clean and sanitary condition.

302.2 Grading and drainage. All *premises* shall be graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water thereon, or within any structure located thereon.

Exception: *Approved* retention areas and reservoirs.

302.3 Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.

302.4 Weeds. All *premises* and *exterior property* shall be maintained free from weeds or plant growth in excess of [JURISDICTION TO INSERT HEIGHT IN INCHES]. All noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Upon failure of the *owner* or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with Section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of viola-

tion, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the *owner* or agent responsible for the property.

302.5 Rodent harborage. All structures and *exterior property* shall be kept free from rodent harborage and *infestation*. Where rodents are found, they shall be promptly exterminated by *approved* processes which will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

302.6 Exhaust vents. Pipes, ducts, conductors, fans or blowers shall not discharge gases, steam, vapor, hot air, grease, smoke, odors or other gaseous or particulate wastes directly upon abutting or adjacent public or private property or that of another *tenant*.

302.7 Accessory structures. All accessory structures, including *detached* garages, fences and walls, shall be maintained structurally sound and in good repair.

302.8 Motor vehicles. Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any *premises*, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Painting of vehicles is prohibited unless conducted inside an *approved* spray booth.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and *approved* for such purposes.

302.9 Defacement of property. No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.

It shall be the responsibility of the *owner* to restore said surface to an *approved* state of maintenance and repair.

SECTION 303 SWIMMING POOLS, SPAS AND HOT TUBS

303.1 Swimming pools. Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

303.2 Enclosures. Private swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier at least 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is a minimum of 54 inches (1372 mm) above the bottom of the gate,

- l. Section 903.2.1.4 Group A-4 item number 1 replace "12,000 square feet" with "10,000 square feet".
 - m. Section 903.2.4 Group F-1 item number 1 replace "12,000 square feet" with "7,500 square feet".
 - n. Section 903.2.7 Group M item number 1 replace "12,000 square feet" with "10,000 square feet".
 - o. Section 903.2.9 Group S-1 item number 1 replace "12,000 square feet" with "10,000 square feet total gross floor area".
 - p. Section 903.2.9.1 Repair garages item number 1 replace "12,000 square feet" with "4,000 square feet total gross floor area".
 - q. Section 903.2.9.1 Repair garages item number 2 replace "12,000 square feet" with "4,000 square feet total gross floor area".
 - r. Add new Section 903.2.10.2 "Group U Miscellaneous. An automatic sprinkler system shall be provided throughout all buildings 10,000 or more square feet gross floor area".
 - s. Adopt Appendix B Fire-Flow Requirements for Buildings.
 - t. Adopt Appendix C Fire Hydrant Locations and Distribution.
 - u. Adopt Appendix D Fire Apparatus Access Roads.
 - v. Adopt Appendix E Hazard Categories.
 - w. Adopt Appendix F Hazard Ranking.
7. The International Property Maintenance Code, 2018 Edition, with amendments. Subject to the following:
- a. Section 101.1 replace "Name of Jurisdiction" with "The City of Brandon, Mississippi".
 - b. Delete Section 103 Department of Property Maintenance Inspection.
 - c. Delete Section 111 Means of Appeal.
 - d. Section 112.4 replace "Amount" with "\$500.00" and replace "Amount" with "\$500.00".
 - e. Section 302.4 replace "Jurisdiction to Insert Height in Inches" with "12 inches (104 mm)".
 - f. Add "Section 302.4.1 Vegetation planted and maintained for landscaping purposes or for erosion control shall be exempt from the requirements of this Section".
 - g. Add "Section 302.4.2 Vegetation located beyond fifty feet (50') from the back of curb or edge of pavement on a lot over one acre that is in a natural state shall be exempt from the requirements of this Section".
 - h. Add "Section 302.4.3 Vegetation located on an unimproved, cleared lot shall be maintained to prohibit vegetation over 24 inches in height".
 - i.

PPIN	Parcel Number	Section	Township	Range
023291	H09G000005 02070	08	05	03
Google Map	GIS Map	Deed Preview		Building Sketch
External Link	Rankin County GIS Map Viewer	Rankin County Deed Viewer		01
Assessed Owner		Appraised Values		
HEADLEY BEVERLY J		Land Value	32,500.00	
79 WOODBRIDGE BRANDON MS39042		Improvement Value	80,270.00	
		Total	112,770.00	
		Assessed Values		
		Land Value	0.00	
Location		Improvement Value	11,277.00	
79 WOODBRIDGE RD		Total	11,277.00	
Legal Description		Building Info.		
LOT 207 HUNTERS WOODS OF CROSSGATES PART 5 DB 367 PG 108 0052678 DB 772 PG 0260 0071996		Year Built	1972	
		Base Area	1493	
		Adjusted Area	1818	
TAXES	Due	Paid	Structure Code	001
County	34.60	0.00	Deed Info	
City	27.36	0.00	Book	
School	46.24	0.00	Page	
Total	108.20	0.00	Date	0/0/0
Paid By			Miscellaneous	
Paid - Receipt #	N		Homestead Code	1
Date Paid	0/0/0			
# of Payments	0			
Penalty Paid	0			

Network: Aug 29, 2025 at 2:41:45 PM CD
Local: Aug 29, 2025 at 2:41:45 PM CD
N 32° 17' 42" W 90° 1' 19"
Remark: 79 Woodbridge



Network:Aug 29, 2025 at 2:41:52 PM CDT
Local:Aug 29, 2025 at 2:41:52 PM CDT
N 32° 17' 42", W 90° 1' 19"
Remark: 79 Woodbridge



79 Woodbridge Rd. **RESOLUTION RE: CLEAN-UP OF** Brandon, **MISSISSIPPI**
(TAX PARCEL # H9G-5-2070, PPIN# 23291)

BE IT RESOLVED by the Mayor and Board of Aldermen of the City of Brandon,
that on the ____ day of _____, 2025, at ____:00 o'clock p.m. at the _____ City
Hall, Regular Meeting Room, _____, Mississippi, a Public Hearing was held
to determine whether or not the parcel of property identified above, is in such a state of
uncleanliness as to be a menace to the public health and safety of the community.

BE IT FURTHER RESOLVED that a notice of said Public Hearing was provided in
accordance with MCA Section 21-19-11. A copy of the notice, as posted and provided, is
appended to the Minutes and incorporated herein.

BE IT FURTHER RESOLVED that at said hearing the governing authority, having
received information from the Community Development Department relative to the condition of
the improvements located on the subject parcel and the general condition of the property, which
is appended to the Minutes and incorporated herein, did adjudicate such parcel of land in its
then condition to be a menace to the public health and safety of the community and directed
that the same be cleaned up by the use of municipal employees or by contract, by cutting grass
and weeds; filling cisterns; removing rubbish, abandoned and dilapidated fences, outside toilets,
abandoned or dilapidated buildings, slabs, personal property, which removal of personal
property shall not be subject to the provisions of Section 21-39-21, and other debris; and
draining cesspools and standing water therefrom, in accordance with MCA Section 21-19-11,
and as generally outlined in the information including the Case File, provided by the Community
Development Department, all of which is incorporated herein by reference, and that
assessments and costs be assessed and taxed against the property in accordance with said
statute.

SO RESOLVED this the _____ day of _____, 202____.

MAYOR

ATTEST:

CITY CLERK

Network: Apr 23, 2025 at 8:59:39 AM CDT

Local: Apr 23, 2025 at 8:59:39 AM CDT

N 32° 17' 42" W 90° 1' 19"

Remark: 79 Woodbridge



Network: Apr 23, 2025 at 8:59:55 AM CDT
Local: Apr 23, 2025 at 8:59:55 AM CDT
N 32° 17' 42" W 90° 1' 19"
Remark: 79 Woodbridge



Brandon MS 39042
United States



Network: Sep 11, 2025 at 12:30:07 PM CDT
Local: Sep 11, 2025 at 12:30:07 PM CDT
+32.294914, -90.022014
88 Woodbridge Rd
Brandon MS 39042
United States





MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: JOSEPH FRENCH
DATE: 09/11/2025
SUBJECT: 2025-2026 SCHOOL LAW ENFORCEMENT OFFICE (LEO) AGREEMENT

Consideration to approve the amendment to and renewal of the 2025-2026 School Law Enforcement Officer (LEO) Agreement and authorize the Mayor to execute the same.

ATTACHMENTS:

1. 25-26 School LEO Agreement



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: BRIAN ROBERTS
DATE: 09/08/2025
SUBJECT: **REQUEST PERMISSION FOR CHIEF ROBERTS, DEPUTY CHIEF PATRICK WOFFORD, DIV. CHIEF JERRY KING AND BC ERIC STRINGER TO TRAVEL TO NATCHEZ TO ATTEND THE MID-WINTER CHIEFS CONFERENCE FROM DECEMBER 1–3, 2025 AND APPROVE ALL TRAVEL EXPENSES.**

The fire department respectfully requests permission for Fire Chief Brian Roberts, Deputy Chief Patrick Wofford, Div. Chief Jerry King and Battalion Chief Eric Stringer to travel to Natchez, MS from December 1, 2025, to December 3, 2025, to attend the Mid-Winter MS Fire Chiefs Conference and approve all travel expenses (including hotel, fuelman and conference fees). There are funds available in our conference line item.

Thank you for your consideration.

ATTACHMENTS:

None



MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM: BRIAN ROBERTS
DATE: 09/10/2025
SUBJECT: **CONSIDERATION TO REMOVE OFF THE ROSTER PART-TIME FIREFIGHTER
YUSEF WILDER EFFECTIVE SEPTEMBER 8, 2025.**

The department respectfully requests your consideration to remove Yusef Wilder from our payroll and roster as a part-time firefighter effective September 8, 2025.

Thank you for your consideration.

ATTACHMENTS:

None