AGENDA
BRANDON BOARD OF ALDERMEN & MAYOR
REGULAR BOARD MEETING
BUTCH LEE, MAYOR PRESIDING
MAY 4, 2026

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENTS AND RECOGNITIONS

1. Proclamation for the Annual Professional Municipal Clerks Week, May 3-7, 2026

D. OLD BUSINESS

1. Approve the Work Session and Regular Board Meeting Minutes of April 20, 2026.

E. BUTCH LEE, MAYOR

1. Consideration to approve engineering services to evaluate a stormwater ditch which runs from East Metro Parkway through Old Brandon Road and through Hwy 80 for possible maintenance.

2. Consideration for permission to develop a specific project list and make application for potential grant funding to offset the costs of maintenance in storm water locations.

3. Permission to purchase office furniture for installation at city hall for Web Manager and Communications Director positions from Office Innovations. Materials are on State Contract prices.

4. Discussion and consideration of installing underground utility service by Entergy to replace the overhead utility service on the east side of city hall.

5. Permission to allow The Power Source, PLLC to develop plans and allow the city to advertise for bid the Municipal Drive Electrical Improvements Project.

F. MARY ANN HESS, CITY CLERK

1. Consideration to approve a 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.

    - The Black Crowes/Whiskey Myers sell-off agreement with the City of Brandon

2. Consideration to approve an Amphitheater sponsorship agreement with Capital City Beverages and authorize the Mayor to execute the same.

3. Consideration to approve a travel request for Tracie Riggin to attend the MSCPA 2026 Annual Conference in Destin, Florida on June 23 – June 26, 2026, to obtain CPE hours. This item was included in the FY 26 training budget.

4. Consideration to approve the travel request for Dee Dee Walker to attend the Society of

Human Resource Management (SHRM) conference in Biloxi, MS on August 3-5, 2026.

5. Request permission for Candance Hunley to attend the 2026 Community Development Block Grant (CDBG) Compliance Workshop hosted by the Mississippi Development Authority on May 7-8, 2026, at the MS Gulf Coast Community College and authorize payment of all related travel expenses.

6. Request permission for Mary Ann Hess to attend the 2026 Community Development Block Grant (CDBG) Compliance Workshop hosted by the Mississippi Development Authority on June 9-10, 2026, at Delta State University and authorize payment of all related travel expenses.

7. Consideration to approve:

    a. Docket of Claims for May 4, 2026.
    b. Fox Everett claims released on April 28, 2026.
    c. Electronic Funds transfers for March 2026.

8. Presentation of Final Report for House Bill 1353, 2022 Regular Legislative Session and Quarterly Reports for the Quarter Ending March 2026 as filed with the State of Mississippi, Department of Finance & Administration:
    1. Senate Bill 2948, 2021 Regular Legislative Session
    2. House Bill 603, 2023 Regular Legislative Session
    3. Senate Bill 2468, 2024 Regular Legislative Session
    4. MOST, Marquette Road Multi-Use Path
    5. MOST, Quarry Trails Multi-Use Path

G. CHARLES PITCOX, EVENTS DIRECTOR

1. Request permission to advertise in Our Town 39042 Magazine in the amount of $1,600.00 to promote the City and its resources.

H. ALEX WADE, PUBLIC WORKS DEPARTMENT

1. Consideration to approve financing terms from Tymco for the purchase of one Tymco Model 600 Regenerative Air Street Sweeper, as the lowest and best financing proposal received, and to authorize the Mayor to execute the same. Two additional financing proposals were received from Community Bank and Hancock Whitney Bank at higher interest rates. The Board previously approved the purchase of the street sweeper and solicitation of financing options on March 2, 2026.

2. Consideration to approve the quote in the amount of $10,126.05 from EZ Wheels for repairs to the Kubota M9960 Tractor - vin #: 6817. A second quote was received from Deviney Equipment in the amount of $11,160.32.

3. Consideration to approve the quote in the amount of $19,096.00 from Dunn Utility Products for 112 lf of arch pipe and flared end section for the storm drain pipe replacement at 500 Prosperity Court. A second quote was received from Southern Pipe & Supply in the amount of $21,594.14. This purchase is for materials only. Labor will be performed by City of Brandon employees.

4. Consideration to approve two Commercial Surety Bonds as required by MDOT for the

Highway 18 Waterline Extension Project - Star Road to West Sunset Drive and authorize the Mayor and City Clerk to execute the same.
1. Highway 18 at West Sunset Drive
2. Highway 18 at Star Road

5. Consideration to reject the General Construction Commodity Bids as received on April 13, 2026.

6. Consideration to approve utility adjustments and denials pursuant to the memo.

I. JOEY BARNETTE, COMMUNITY DEVELOPMENT

1. Consideration of appointments to the Brandon Planning Commission of Eric Skipper for Ward 2, Jim Broocks for Ward 3, and Tom Evans Jr. for Ward 6, upon nomination by the respective Aldermen.

2. Consideration of a Development Review application (Case #26-020) for International Paper, a proposed corrugated box manufacturing facility on East Metro Parkway, Parcel H8-16-0.

3. Consideration of a Development Review application (Case #25-038) submitted by JH&H Architects on behalf of the Rankin County Board of Supervisors for the proposed Rankin County District Attorney's Office to be located on Marquette Road, Parcel H8-1-0.

4. Consideration to set a public hearing for May 18, 2026 regarding a Conditional Use Permit application (Case #25-041) submitted by Rankin Roots Properties LLC to allow a short-term rental at 943 South College Street.

5. Consideration to adopt a resolution and order adjudicating the cost of re-entry and cleanup pursuant to Mississippi Code Section 21-19-11 for property located at 79 Woodbridge Road (re-entry 1 of 12 allowed).

6. Consideration to adopt a resolution and order adjudicating the cost of re-entry and cleanup pursuant to Mississippi Code Section 21-19-11 for property located at 131 Meadowlane Drive (re-entry 1 of 12 allowed).

7. Public Hearing and consideration regarding a Conditional Use Permit application (Case #26-017) submitted by NOLA Way Package, LLC d/b/a TJ's Fine Wine & Liquor to allow a retail package store at 237 Orleans Way, Suite D.

J. BRIAN ROBERTS, FIRE CHIEF

1. Consideration to approve travel for Battalion Chief Justin Adcock to attend the annual Fire Chief/Firefighter Conference from May 26-31, 2026 in Biloxi, MS, and approve all travel related expenditures.

2. Consideration to surplus broken equipment (TV with Serial # L1A1F8MX4700410) that cannot be repaired and is no longer of use to the Fire Department or City.

K. EXECUTIVE SESSION

L. ADJOURN

[MEET_FOOT]

Proclamation

57th ANNUAL PROFESSIONAL MUNICIPAL CLERKS WEEK
May 3 - 9, 2026

***Whereas**, The Office of the Professional Municipal Clerk, a time honored and vital part of local government exists throughout the world, and*

***Whereas**, The Office of the Professional Municipal Clerk is the oldest among public servants, and*

***Whereas**, The Office of the Professional Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels, and*

***Whereas**, Professional Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all.*

***Whereas**, The Professional Municipal Clerk serves as the information center on functions of local government and community.*

***Whereas**, Professional Municipal Clerks continually strive to improve the administration of the affairs of the Office of the Professional Municipal Clerk through participation in education programs, seminars, workshops and the annual meetings of their state, provincial, county and international professional organizations.*

***Whereas**, It is most appropriate that we recognize the accomplishments of the Office of the Professional Municipal Clerk.*

***Now, Therefore, I**, Butch Lee, Mayor of Brandon, Mississippi, do recognize the week of May 3 through 9, 2026, as Professional Municipal Clerks Week, and further extend appreciation to all Professional Municipal Clerks for the vital services they perform and their exemplary dedication to the communities they represent.*

Dated this _____day of _____, 2026

Mayor _____ Attest: _____

Annual Professional Municipal Clerks Week

FACT SHEET

Sponsored by the International Institute of Municipal Clerks

Professionalism In Local Government Through Education

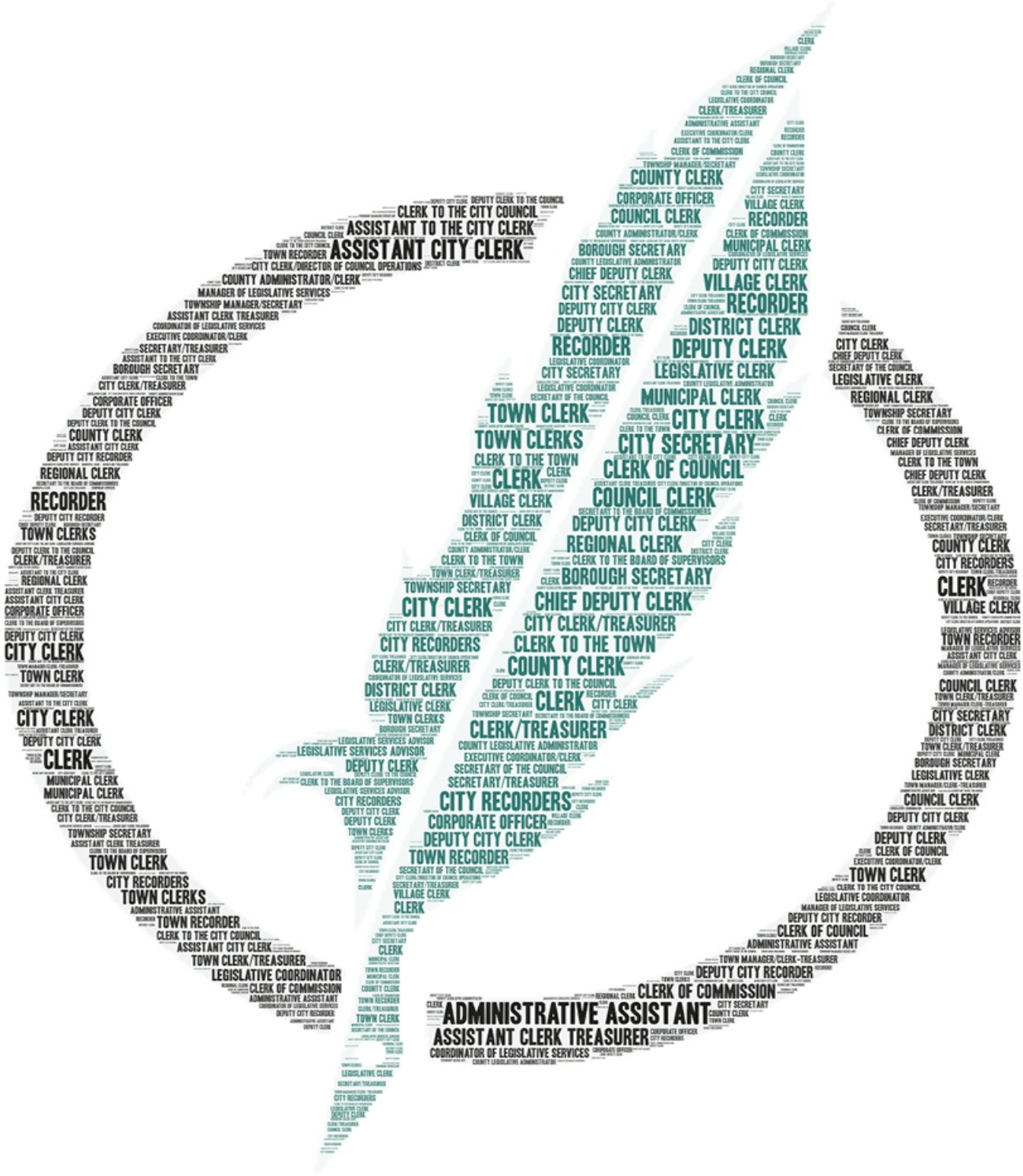
PURPOSE
To recognize the vital and appreciated services performed by Municipal and Deputy Clerks in serving the changing needs of their communities.

HISTORY
The annual Professional Municipal Clerks Week was initiated in 1969 by IIMC and is endorsed by all of its members throughout the United States, Australia, Belgium, Bermuda, Bulgaria, Canada, England, Italy, the Netherlands, New Zealand, South Africa, and Wales. In 1984 and in 1994, Presidents Ronald Reagan and Bill Clinton, respectively, signed a Proclamation officially declaring Professional Municipal Clerks Week the first full week of May and recognizing the essential role Municipal Clerks play in local government.

TYPICAL RESPONSIBILITIES OF THE MUNICIPAL AND DEPUTY CLERK:

- Maintains the official council minutes, ordinance books and all records and documents.
- Indexes all official actions of council.
- Issues licenses and permits.
- Processes contracts and agreements.
- Keepers of community history and vital records.
- Receives, distributes and files correspondence from citizens and other governmental agencies.
- Administers elections, registration and voting.
- Acts as a key liaison between local government and its citizens.
- Handles significant financial responsibilities including preparation of tax rolls, special assessments and budgets.
- Provides central services such as personnel, purchasing, etc.

IIMC is a professional association of City, Village, Town, Township, Borough and County Clerks, Secretaries and Recorders. IIMC prepares its members to meet the challenges of the diverse role of the Municipal and Deputy Clerk by providing services and continuing professional development opportunities to benefit members and the government entities they serve.



Professional Municipal

CLERKS WEEK

MINUTES OF THE REGULAR BOARD MEETING OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF BRANDON, MISSISSIPPI
BUTCH LEE, MAYOR PRESIDING
APRIL 20, 2026

A. CALL TO ORDER - Mayor Lee and Aldermen Farris, King, Womack, Coker, Williams, Vinson and Craine were present.

B. INVOCATION AND PLEDGE OF ALLEGIANCE – Mr. De'Keither Stamps gave the invocation and Mayor Lee led the Pledge of Allegiance.

C. PUBLIC COMMENTS AND RECOGNITIONS

1. Michael Wolfe, candidate for Rankin County Chancery Court.
2. Mr. De'Keither Stamps, Central District, MS Public Service Commission.

D. OLD BUSINESS

1. Approve the Work Session and Regular Board Meeting Minutes of April 6, 2026.

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

E. BUTCH LEE, MAYOR

1. Authorize permission to move forward with advertising for bids to complete the MOST grant awarded to the City of Brandon.
2. Authorize permission to advertise for Local Bank Funds to support the 2026 Street Improvement Plan.
3. Authorize permission to develop bid documents and advertise for bids for the 2026 Street Improvement Plan.
4. Accept the resignation of Jody Compton effective May 18, 2026.

Alderman Coker made the motion to approve agenda items E.1-E.4 in accordance with the memos with attachments from the Mayor's Office which are appended hereto, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

F. MARY ANN HESS, CITY CLERK

1. Approve professional services agreements for the purposes of promoting tourism, parks and recreation, in accordance with HB1599 (2026 MS Legislative Session) and other lawful and related purposes; authorize the

Mayor to execute the same; and approve payment of all show-related expenditures.

- FTS, LLC F/S/O Chris Janson and the City of Brandon
- Rebel Rooster Inc F/S/O Justin Moore and the City of Brandon
- EC Touring, Inc. 'F/S/O Easton Corbin and the City of Brandon
- Gary Allan Tours, Inc F/S/O Gary Allan and the City of Brandon
- Big R, Inc. F/S/O Rodney Atkins and the City of Brandon
- TLE, Inc. F/S/O Tracy Lawrence and the City of Brandon
- Chicago Live Events, Inc. F/S/O Chicago and the City of Brandon

2. Approve budget amendments to the FY 2026 annual budget and publish the required notice in the newspaper.

3. Approve adding Deputy City Clerk Rebecca Pevey as an additional signer at Community Bank regarding the City of Brandon's Amphitheater checking account.

4. Close the following bank accounts at Community Bank. These accounts have zero balances and their projects have been completed.

   - HB 603
   - Senior Services

5. Approve the restated plan document for the City's health insurance with HUB International and authorize the Mayor to sign the document.

6. Authorize Rebecca Pevey to attend the 2026 Community Development. Block Grant (CDBG) Compliance Workshop hosted by the Mississippi Development Authority on April 30-May 1, 2026, at the MS Agricultural & Forestry Museum.

7. Approve:

   - Docket of Claims for April 20, 2026.
   - Fox Everett claims released on April 10, 2026.

8. Monthly Report of Privilege Licenses

Alderman Womack made the motion to approve agenda items F.1-F.7 and accept F.8 in accordance with the memos with attachments from the City Clerk's Office which are appended hereto, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

G. CHARLES PITCOX, EVENTS DIRECTOR

1. Accept the quote from Mighty Fresh, LLC as the lowest and best quote received in the amount of $7,400.00 for the rental of portable toilets for

Brandon Jubilee Days. (A second quote was received from Fusionsite MS, LLC (Gotta Go) in the amount of $9.690.00.)

2. Approve sponsorship in the amount of $2,500.00 for Brandon Chamber's Lemonade Day for the purpose of advertising and bringing into favorable notice the opportunities and possibilities of the City, first finding that this mode of advertising is in the best interests of the citizenry.

Alderman Craine made the motion to approve agenda item G.1-G.2 in accordance with the memos with attachments from the Events Department which are appended hereto, seconded by Alderman Womack and upon affirmative vote of the members present, the motion carried.

H. ALEX WADE, PUBLIC WORKS DEPARTMENT

1. Authorize Dalton Runnels, General Laborer to garage a city vehicle at his house for the reasons stated in the memo.

2. Hire of Van Croxton as a part-time Laborer II employee in the Public Works Department, with pay set in accordance with the attached memorandum, effective April 21, 2026, pending completion of all pre-employment requirements.

3. Accept the letter of resignation from Tobias Harvey - Wastewater Laborer I - effective April 29, 2026.

4. Award the lowest and best bid for restriping of the Brandon Amphitheater parking lots to 4-B Construction in the amount of $17,384.90, with a second quote received from Arkansas Fence & Guardrail (AF&G LLC) in the amount of $19,331.30, and authorize the payment of the same and for the Mayor to execute any related documents.

5. Approve the purchase of 36-inch Class 111 B-Wall reinforced concrete drainage pipe (material only) from Dunn Utility Products, as the lowest and best quote received, for the Raintree Drainage Improvements Project (Change Order No. 1), in the amount of $10,553.00. (A second quote was received from Southern Pipe and Supply in the amount of $12,278.40).

6. Approve Pay Request #2 in the amount of $128,922.15 from Valde Pavement Solutions, LLC for the Felicity Street Sidewalk Improvements Project and authorize payment of the same.

7. Approve Pay Request #1 in the amount of $136,049.50 from Thornton Construction Company, Inc. for the Heights Drive Roadway & Drainage Improvements Project and authorize payment of the same.

8. Approve the following items from Griner Drilling Service, Inc. for the Cornerstone Water Well Project. These items will finalize the project.

- Final Summary Change Order at a reduction of $64,280.00 in the final project cost and the addition of 76 calendar days and authorize the Mayor to execute the same.
- Pay Request #7 Final in the amount of $146,842.36 and authorize payment of the same.

9. Approve Pay Request #8 in the amount of $18,432.97 from Thornton Construction Company for the Grants Ferry Parkway Shared Use Path LPA Project and authorize payment of the same.

10. Approve Pay Request #1 in the amount of $145,563.75 from Jose Serra Construction, LLC for the Cornerstone Drive Storm Drainpipe Replacement Project and authorize payment of the same.

Alderman Womack made the motion to approve agenda items H.1-H.10 in accordance with the memos with attachments from the Public Works Department, which are appended hereto, seconded by Alderman Farris and upon affirmative vote of the members present, the motion carried.

11. Approve the following for the 2024 Diamond Emerald Sewer Rehabilitation Project.

    - Pay Request #1 in the amount of $13,409.25 from BLD Services, Inc. and authorize payment of the same.
    - Request for Cash #1 in the amount of $3008.09 to the Mississippi Development Authority for reimbursement for funds as approved through the CDBG Grant process and authorize the Mayor to execute the same.

Alderman Coker made the motion to approve agenda items H.11 in accordance with the memo with attachments from the Public Works Department, which is appended hereto, seconded by Alderman Farris and upon affirmative vote of the members present, the motion carried.

12. Rescind the Board action for item #H.4 of the April 6, 2026, meeting regarding financing terms for the purchase of a street sweeper.

Alderman Williams made the motion to approve agenda items H.12 in accordance with the memo with attachment from the Public Works Department, which is appended hereto, seconded by Alderman Craine and upon affirmative vote of the members present, the motion carried.

13. Authorize Benchmark to prepare cost analysis for College Street and Hwy. 468 Intersection Improvements Project.

Alderman Womack made the motion to approve agenda items H.13 in accordance with

the memo with attachment from the Public Works Department, which is appended hereto, seconded by Alderman Vinson and upon affirmative vote of the members present, the motion carried.

I. JOEY BARNETTE, COMMUNITY DEVELOPMENT

1. Receive and file the Planning Commission minutes dated March 23, 2026.

2. Hire of Matthew "Cole" Smith as a Code Enforcement Officer, effective May 4, 2026, and set compensation in accordance with the memo.

3. Approve travel for Cassie Burnette and Joseph Moran to attend the Mississippi Association of Code Enforcement (MACE) 2026 Summer Conference in Biloxi, Mississippi, August 11-14, 2026, with expenses to be paid from the training budget.

4. Approve the final plat for Brookfield Subdivision (Case #24-028), subject to the conditions stated in the memo and staff report and authorize execution and filing of the same.

5. Approve the comprehensive sign plan for Texaco located at 915 W Government Street (Case #26-021), subject to the conditions stated in the memo and staff report.

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

J. JOSEPH FRENCH, POLICE CHIEF

1. Approve for the following officers to travel for training:

- Officer Pyran Taylor to travel to Biloxi, Mississippi on May 5-7, 2026, to attend the 2026 Spring STORM Conference and Awards banquet. There is no fee for the conference or room. Meals will be covered by the training budget.
- Officers Nicholas Pernell and Joshua Jones to travel to Stapleton, Alabama to participate in the Advanced Patrol Tactics training course on August 26-28, 2026. Lodging and meals will be funded by the department's training budget.

2. Accept the resignation of the following employees:

- Katelynne Ferguson effective April 6, 2026.
- Josh Carter effective April 7, 2026.

- Joshua LaFleur effective for April 15, 2026.

3. Approve Officer Lane McTaggart to travel to Marion, Arkansas on April 21, 2026, to pick up training equipment for K9 Denver.

Alderman Craine made the motion to approve agenda items J.1-J.3 in accordance with the memos with attachments from the Police Department which are appended hereto, seconded by Alderman Womack and upon affirmative vote of the members present, the motion carried.

K. BRIAN ROBERTS, FIRE CHIEF

1. Authorize Capt. Ray Husband, Lt. Daniel Mabus and FF Taylor Sellers to travel to Pueblo, Colorado to participate in Tank Car Specialist class from July 5, 2026, to July 11, 2026

2. Authorize Carolyn Palmer to travel to Biloxi; MS to attend the Emergency Services Administrative Professional Association conference September 8-September 11, 2026, and approve all travel expenses.

3. Authorize request to travel to Ocala, FL for final inspections on the new ladder truck and engine for Chief Roberts, Div. Chief King, BC Stringer, Capt. Husband and Capt. Webb.

4. Increase the salary for Firefighter Mason Boyd from fire trainee to fire-fighter, effective April 20, 2026, in accordance with the memo, due to his passing the Firefighter 1001-1-11 certification from the State Fire Academy.

5. Purchase a Lifepak 15 v4 utilizing the EMSOF grant from Stryker Sales, LLC in the amount of $21,875.22 as having the lowest quote received and authorize payment of the same. (A second quote was received from Master Medical Equipment in the amount of $22,084.00.)

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

L. EXECUTIVE SESSION

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

Alderman Williams then made the motion to enter into Executive Session to discuss economic development, personnel matters involving the Events Department and the Public Works Department and pending litigation (*Dell Investments, LLC, et al v. City of Brandon*; Rankin County; Cause No. 26-118), seconded by Alderman Coker and upon affirmative vote of the members present, the motion carried.

Alderman Womack made the motion to approve an Agreement for Litigation Services with Baker Law Firm, P.C., as presented, which is appended hereto, in *Dell Investments, LLC, et al v. City of Brandon*; Rankin County; Cause No. 26-118, and authorize the Mayor to execute the same, seconded by Alderman Craine and upon 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 Coker, and upon unanimous vote, the motion carried.

(That there were votes taken in Executive Session was announced upon resuming the Regular Board Meeting out of Executive Session).

M. ADDITIONAL ITEMS

1. Hire Brandon Grubbs as Public Works Facilities Director effective May 4, 2026 and set rate of pay according to the memo.
2. Hire Cliff Speaks as Website Manager effective at the earliest opportunity and set rate of pay in accordance with memo.
3. Hire Dustin Hinkle as Communications Director effective at the earliest opportunity and set rate of pay in accordance with the memo.
4. Accept the resignation of Chief Joseph Frenech effective May 31, 2026.

Alderman Womack made the motion to approve agenda items M.1-M.4, in accordance with the memos with attachments from the Fire Department which are appended hereto, seconded by Alderman Coker and upon affirmative vote of the members present, the motion carried.

N. ADJOURN

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

Next Regular Board Meeting: May 4, 2026.

Minutes approved this the 4th day of May 2026.

_____

Hon. Butch Lee, Mayor

Attest:

_____

Hon. Mary Ann Hess, City Clerk

MINUTES OF THE WORK SESSION OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF BRANDON, MISSISSIPPI
BUTCH LEE, MAYOR PRESIDING
APRIL 20, 2026

A. CALL TO ORDER - Mayor Lee and Aldermen Farris, King, Womack, Coker, Williams, Vinson and Craine were present.

B. INVOCATION AND PLEDGE OF ALLEGIANCE – Mr. De'Keither Stamps gave the invocation, and Mayor Lee led the Pledge of Allegiance.

C. BUTCH LEE, MAYOR

1. MOST grant 2 - Quarry Trails Plan
2. 2026 Street Resurfacing Plan
3. Consider College Street and Hwy 468 Improvement
4. Farmers Market Opening Date
5. Continued Sales Tax Review

D. ADJOURN

Minutes approved, this the 4th day of May 2026.

_____
Hon. Butch Lee, Mayor

Attest:

_____
Hon. Mary Ann Hess, City Clerk

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/29/2026

SUBJECT: WAGGONER ENGINEERING INC.

Consideration to approve engineering services to evaluate a stormwater ditch which runs from East Metro Parkway through Old Brandon Road and through Hwy 80 for possible maintenance.

ATTACHMENTS:

1. 26-0320 - TO#3 Stream Evaluation

Exhibit C
Waggoner Engineering, Inc.
Task Order Form

Task Order No. 003	
Additional Pages Attached: ___4_	
Date of Task Order: March 20 , 2026	
TASK ORDER TO THE GENERAL SERVICES AGREEMENT BETWEEN WAGGONER ENGINEERING, INC. AND CITY OF BRANDON	

This Task Order to the General Services Agreement between Waggoner Engineering, Inc. and the City of Brandon dated August 29 ,2022 is a part of and is subject to all the terms and conditions of the Agreement unless specifically provided otherwise herein.

1. **Project Name:** City of Brandon - Stream Evaluation

2. **Project Number:** 101.

3. **Project Manager for Client:** Alex Wade, Public Works Director

4. **Project Manager for Waggoner:** John Stowers, P.E.

5. **Method of Compensation:** Lump Sum

6. **Task Order Estimated Cost:** $12,550.00

7. **Scope of Work (see additional pages attached):** See Attachment I

8. **Schedule of Performance (see additional pages attached):**

9. **Approved Subconsultants:**

10. **Special Provisions:**

IN WITNESS WHEREOF, the parties hereto have caused this Task Order to be executed by their duly authorized representatives effective as of the date set forth above.

CITY OF BRANDON	**WAGGONER ENGINEERING, INC.**
By: Butch Lee	By: Zach Adams
Title: Mayor	Title: Vice President

Attachment I
Waggoner Engineering, Inc.
City of Brandon – Stream Evaluation
Scope of Work

Project Description:

The City of Brandon desires the development of a work plan to evaluation and identify potential activities along portions of an unnamed tributary to Terrapin Skin Creek, located between U.S. Highway 80 and East Metro Parkway generally along the Brandon/Pearl municipal boundary. Waggoner Engineering will provide the following services:

- Task 1 – Field Reconnaissance
- Task 2 – Regulatory Review
- Task 3 – Letter Report

Task 1 – Field Reconnaissance

Objective: Waggoner Engineering will conduct a site visit along the identified stream reach to assess existing conditions, including streambank stability, sedimentation, vegetation, natural debris, and other relevant physical and environmental factors.

Task 2 – Regulatory Review

Objective: Waggoner Engineering will research applicable regulatory requirements governing potential activities within the tributary, including considerations related to Waters of the United States (WOTUS), and identify any associated reporting and permitting requirements.

Wetlands delineation is excluded from the original scope of work. Should wetlands delineation be deemed necessary, a budget reevaluation will be conducted, and such services will be authorized and completed on a time-and-materials (hourly) basis.

Task 3 – Letter Report

Objective: Waggoner Engineering will prepare a concise memo/letter report summarizing field observations and regulatory findings, and provide up to three (3) prioritized recommendations regarding feasible options for work activities aimed at reducing flood potential within the stream reach.

Project Budget

Waggoner Engineering will completed the scope of work on a Lump Sum basis in the amount of $12,550.00.

Project Schedule

Waggoner Engineering will deliver the letter report to the City of Brandon within two (2) weeks of authorization to proceed, contingent upon site conditions being suitable to perform the field reconnaissance.

WAGGONER ENGINEERING, INC.
2026 BILLING RATES

CATEGORY	2026 RATES
Administrative I	$ 100.00
Administrative II	$ 125.00
Administrative III	$ 140.00
Administrative IV	$ 165.00
Administrative V	$ 230.00
Architect	$ 185.00
Area Manager I	$ 275.00
Area Manager II	$ 290.00
Assistant Project Manager	$ 185.00
Project Manager I	$ 240.00
Project Manager II	$ 260.00
Project Manager III	$ 265.00
Program Manager	$ 270.00
Project Accountant I	$ 120.00
Project Accountant II	$ 145.00
Construction Engineer I	$ 160.00
Construction Engineer II	$ 180.00
Construction Manager	$ 220.00
Construction Rep I	$ 130.00
Construction Rep II	$ 150.00
Construction Rep III	$ 165.00
Technical Manager	$ 220.00
Discipline Manager I	$ 230.00
Discipline Manager II	$ 270.00
Designer I	$ 175.00
Designer II	$ 185.00
Engineer Intern I	$ 120.00
Engineer Intern II	$ 130.00
Engineer Intern III	$ 150.00
Engineer/Scientist/Consultant I	$ 155.00
Engineer/Scientist/Consultant II	$ 165.00
Engineer/Scientist/Consultant III	$ 205.00
Engineer/Scientist/Consultant IV	$ 245.00
Engineer/Scientist/Consultant V	$ 265.00
GIS Manager	$ 205.00
GIS Specialist/Analyst I	$ 170.00
GIS Specialist/Analyst II	$ 190.00
GIS Specialist/Analyst III	$ 200.00
Governmental Relations I	$ 225.00
Governmental Relations II	$ 260.00
IT Manager	$ 180.00
Network Administrator	$ 120.00
Planner I	$ 165.00

WAGGONER ENGINEERING, INC.
2026 BILLING RATES

CATEGORY	2026 RATES	
Planner II	$ 180.00	
Principal I	$ 270.00	
Principal II	$ 295.00	
Principal III	$ 310.00	
System Architect	$ 240.00	
Technical Architect	$ 220.00	
Application Developer	$ 180.00	
Technician I	$ 95.00	
Technician II	$ 115.00	
Technician III	$ 145.00	
Technician IV	$ 160.00	
Technician V	$ 165.00	
Utility Operations Manager I	$ 95.00	
Utility Operations Manager II	$ 130.00	
Utility Operations Manager III	$ 145.00	
Utility Operations Manager IV	$ 180.00	
Survey Manager	$ 180.00	
Survey Supervisor/Prof Land Surveyor	$ 180.00	
Surveyor I	$ 100.00	
Surveyor II	$ 135.00	
Four Man Survey Crew	$ 300.00	
Three Man Survey Crew	$ 265.00	
Two Man Survey Crew	$ 205.00	
One Man Robotic Total Station/GPS Crew	$ 175.00	
CADD/GIS Equipment	$ 55.00	per day
Four Wheeler	$ 80.00	per day
UAV	$ 310.00	per day
Labor		
Flight Time-Pilot	$ 190.00	per hour
Flight Time-Technician	$ 165.00	per hour
Processing & Feature Extraction	$ 165.00	per hour
Data Processing Tokens	$ 510.00	per day
Expenses (est.)	$ 510.00	per day
Mileage - IRS Actual Rate		

WAGGONER ENGINEERING, INC.
2026 BILLING RATES

CATEGORY		**2026 RATES**	
REIMBURSABLE EXPENSES		Actual Expense + 10%	
Photocopies:			
Standard Printer			
Black & White	Letter & Legal	$ 0.30	per copy
	11x17	$ 0.40	per copy
	12x18	$ 0.45	per copy
Color		$ 1.35	per copy
Plotters*			
Black & White	11x17	$ 4.30	per copy
	12x18	$ 4.85	per copy
	18x24	$ 11.00	per copy
	24x36	$ 20.00	per copy
Color	11x17	$ 17.50	per copy
	12x18	$ 19.50	per copy
	18x24	$ 38.50	per copy
	24x36	$ 75.50	per copy

Per Diem:
When travel time exceeds one and one-half (1.5) hours per day each way, it shall be classified as an out-of-town project and per diem will be charged at the current GSA per person, excluding areas that have been recently impacted by a natural disaster.

Travel Time:
Time required to travel to and from a project site will be billed at the normal hourly rates.

The stated rates are effective from January 1, 2026, through December 31, 2026.

WEI reserves the right to adjust the hourly rates after December 31, 2026.

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/29/2026

SUBJECT: BRIC AND SS4A PROGRAMS

Consideration for permission to develop a specific project list and make application for potential grant funding to offset the costs of maintenance in storm water locations.

ATTACHMENTS:

1. WEI BRIC Memo
2. WEI SS4A Memo

WAGGONER

143-A LeFleurs Square
Jackson, MS 39211
601-355-9526

waggonereng.com

What is BRIC?

The FEMA Building Resilient Infrastructure and Communities (BRIC) program provides federal funding for infrastructure projects that reduce risk from flooding and other natural hazards.

What Types of Projects Are Funded?

BRIC is heavily focused on construction-ready infrastructure projects "Directly supporting infrastructure" that deliver measurable risk reduction.

Common examples include:

- Drainage improvements (detention basins, culvert replacements, channel upgrades)
- Flood mitigation projects (floodplain improvements, stormwater systems)
- Water and wastewater system hardening (elevations, backup power, redundancy)
- Roadway drainage fixes that eliminate flooding at crossings
- Buyouts of repeatedly flooded properties

What is NOT Funded (or Not Competitive)?

- General planning studies
- Citywide master plans without a defined project
- Concept-level ideas without a path to construction

BRIC prioritizes implementation—not planning

How Funding Works

Typical funding: 75% federal / 25% local match

Higher federal share may be available for qualifying communities

Projects can range from hundreds of thousands to $20M+

How Projects Are Selected

BRIC is highly competitive nationwide. Strong projects typically have:

- A clear problem (e.g., flooding in a specific area)
- A defined solution (specific infrastructure improvement)
- Measurable benefits (structures protected, damages avoided)
- Readiness (engineering, scope, and cost estimate developed)

Projects closest to construction with clear benefits score the highest

WAGGONER

143-A LeFleurs Square
Jackson, MS 39211
601-355-9526

waggonereng.com

What is SS4A? (Safe Streets and Roads for All)

The Safe Streets and Roads for All (SS4A) program, administered by the U.S. Department of Transportation, provides federal funding to reduce roadway fatalities and serious injuries through planning and implementation of safety-focused projects.

Available Funding & Cost Share:

- Total FY2026 Funding Available: ~$993 million
- Planning & Demonstration Grants: ~$100,000 – $5,000,000
- Implementation Grants: ~$2,500,000 – $25,000,000
- Cost Share: Up to 80% federal / 20% local (minimum, non-federal sources)

What Types of Projects Are Funded?

SS4A supports two primary categories:

Planning & Demonstration Grants:

- Focused on building the foundation for safety programs:
- Development of a Comprehensive Safety Action Plan
- Road safety audits and crash data analysis
- Public engagement and stakeholder coordination
- Pilot/demonstration projects (temporary safety improvements)

The Action Plan is required before pursuing large implementation funding

Implementation Grants:

- Focused on construction and deployment of safety improvements:
- Intersection and corridor safety upgrades
- Pedestrian and bicycle safety improvements
- Traffic calming and speed management
- Signal improvements and roadway reconfiguration
- Public safety infrastructure (EMS coordination, response systems)

*** Implementation Projects must be tied to an existing Action Plan***

143-A LeFleurs Square
Jackson, MS 39211
601-355-9526
waggonereng.com

How Projects Are Selected

SS4A is highly competitive nationwide. Applications are evaluated based on USDOT Merit Criteria, which generally fall into the following categories:

- Safety Impact– How effectively the project reduces fatalities and serious injuries
- Safety Context / Problem Identification – How well the applicant defines and understands the safety problem
- Data-Driven Approach – Use of data to support decisions and prioritize investments
- Implementation & Readiness – Ability to successfully deliver the project
- Equity & Community Impact – How well the project serves underserved and high-risk populations

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM:

DATE: 05/04/2026

SUBJECT: PERMISSION TO PURCHASE OFFICE FURNITURE FOR INSTAL

ATTACHMENTS:

None

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 05/04/2026

SUBJECT: ENTERGY

Discussion and consideration of installing underground utility service by Entergy to replace the overhead utility service on the east side of city hall.

ATTACHMENTS:

1. MUNICIPAL DRIVE ELECTRICAL IMPROVEMENTS PROJECT ENTERGY QUOTE APPROVAL 05042026
2. Entergy-1000 Municipal Dr
3. 55578868-SKETCH

MEMORANDUM

TO:	HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:	ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA:	MAY 4, 2026
SUBJECT:	MUNICIPAL DRIVE ELECTRICAL IMPROVEMENTS PROJECT ENTERGY QUOTE APPROVAL

Asking for your consideration to approve the quote in the amount of $121,126.27 from Entergy Mississippi, LLC, for the Municipal Drive Electrical Improvements Project. This quote is only for the relocation and conversion of the existing overhead distribution facilities to underground configuration near 1000 Municipal Drive (Brandon Municipal Complex).

The City of Brandon will be responsible for contracting all trenching, boring, backfilling, conduit installation, concrete transformer and equipment pads installation, and secondary rearrangements from affected meter bases to new transformer locations.

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

ATTACHMENTS:

- Entergy MS, LLC Quote

Andy Dusenberry
Distribution Designer Sr.
601-933-5093 | jdusenb@entergy.com
5741 Hwy 80 E, Pearl MS 39208

City of Brandon
1000 Municipal Dr
Brandon, MS 39042

April 27, 2026

Entergy Mississippi, LLC
Pearl, Mississippi Office
Work Order No. 55578868
Project No. C6MD307678

Project Proposal – Conversion of Overhead Electric Facilities to Underground
Location: 1000 Municipal Drive, Brandon, MS
Estimated Cost: $121,126.27 (valid for 60 days)

Project Overview
The City of Brandon has requested the relocation and conversion of existing overhead distribution facilities to an underground configuration at 1000 Municipal Drive. Entergy Mississippi has evaluated the requested work and prepared the following scope of work and cost estimate.

Entergy Scope of Work
• Remove existing overhead distribution facilities
• Install new underground primary electrical facilities
• Install pad-mounted equipment (transformers and switchgear as required)
• Transfer and energize new underground facilities and retire overhead lines
• Coordinate outages and service transitions with all affected customers

City of Brandon – Required Civil Work
All civil construction shall be performed by an Entergy-approved contractor and must meet current Entergy specifications. The City will be responsible for:
• All trenching, boring, backfilling, and conduit installation
• Installation of all concrete transformer and equipment pads
• All secondary rearrangements from affected meter bases to new transformer locations

Approximate Conduit Requirements
• 529 ft – 6-inch conduit
• 83 ft – 4-inch conduit
• 107 ft – 2-inch conduit

Concrete Pad Requirements
• One (1) 7 ft × 7 ft three-phase transformer pad
• Two (2) 10 ft × 10 ft PSG pads

Andy Dusenberry
Distribution Designer Sr.
601-933-5093 | jdusenb@entergy.com
5741 Hwy 80 E, Pearl MS 39208

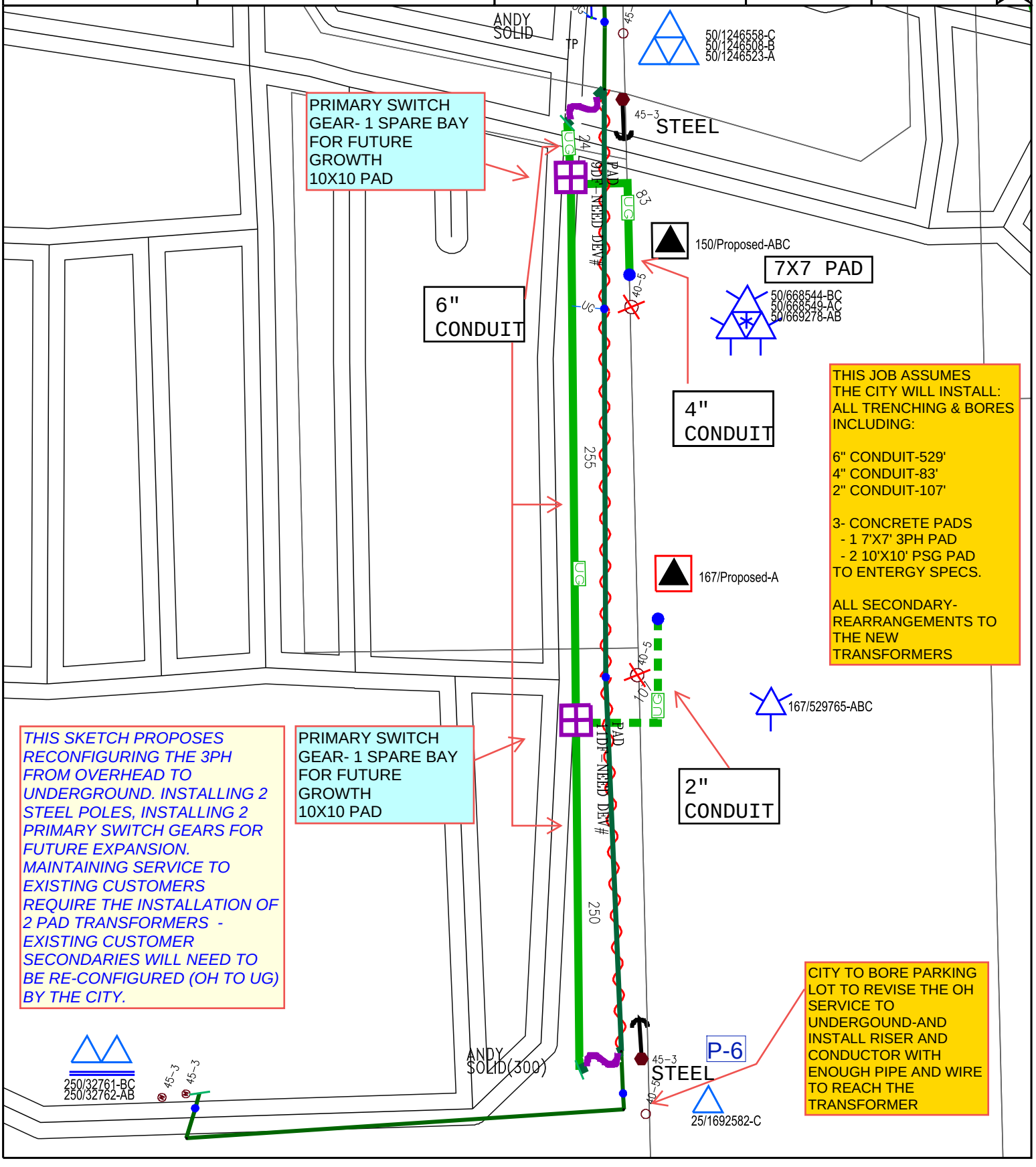
Estimate Disclaimer
This is a planning-level estimate intended to support the City of Brandon's board approval process. Final project costs may vary based on detailed engineering, material availability, and field conditions.

Sincerely,

Andy Dusenberry
Distribution Designer Sr. | Entergy MS
5741 Hwy 80 E
Pearl, MS 39208
(601) 933-5093 - O
(601) 594-9185 - M

Entergy	WO Title:		WO:	Rev#: 1
	Address: CITY OF BRANDON EST		Work Order ID:	
	Cust Name:		WO Type:	Phase:

Local Office: 0	County/Parish: NA	Latitude:	Longitude:	Circuit Bkr ID:
Tax Dist: 0	Cust Svc Entrance Size:	Designer: jdusenb	ARC Flash:	Sub: UNK
Acct#:	PAL SO#:	VCAP #:	SO#:	Date: 12/03/25
Phone#:	Contact Person:	One Call #:	Page:	Scale 1":80'



BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 05/04/2026

SUBJECT: THE POWER SOURCE, PLLC

Permission to allow The Power Source, PLLC to develop plans and allow the city to advertise for bid the Municipal Drive Electrical Improvements Project.

ATTACHMENTS:

1. MUNICIPAL DRIVE ELECTRICAL IMPROVEMENTS PROJECT PERMISSION 05042026

BRANDON
MISSISSIPPI

MEMORANDUM

TO:	HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:	ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA:	MAY 4, 2026
SUBJECT:	MUNICIPAL DRIVE ELECTRICAL IMPROVEMENTS PROJECT
	PERMISSION TO DEVELOP PLANS & ADVERTISE FOR BID

Asking for your permission to allow The Power Source, PLLC to develop plans and allow the city to advertise for bid the Municipal Drive Electrical Improvements Project.

This project will allow for the overhead power to the East of city hall to be placed underground.

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

ATTACHMENTS:

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/29/2026

SUBJECT: PROFESSIONAL SERVICES AGREEMENT

Consideration to approve a 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.

- The Black Crowes/Whiskey Myers Sell off agreement with the City of Brandon

ATTACHMENTS:

1. The Black Crowes and Whiskey Myers Buy-Sell Off Agreement 5.26.26

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: REBECCA PEVEY

DATE: 04/28/2026

SUBJECT: CAPITAL CITY BEVERAGES SPONSORSHIP AGREEMENT

Consideration to approve an Amphitheater sponsorship agreement with Capital City Beverages and authorize the Mayor to execute the same.

ATTACHMENTS:

1. Capital City Beverages Sponsorship Agreement 2026

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/27/2026

SUBJECT: TRAVEL - RIGGIN

Consideration to approve a travel request for Tracie Riggin to attend the MSCPA 2026 Annual Conference in Destin, Florida on June 23 – June 26, 2026, to obtain CPE hours. This item was included in the FY 26 training budget.

ATTACHMENTS:

None

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/28/2026

SUBJECT: TRAVEL- WALKER

Consideration to approve the travel request for Dee Dee Walker to attend the SHRM conference in Biloxi, MS on August 3-5, 2026.

If registered by June 30, 2026, we get the early bird rate of $449.00 registration fee.

Lodging at the Beau Rivage is $416.64 for the two nights of the conference.

ATTACHMENTS:

1. Email attachment for SHRM conference registration 4.28.26
2. SHRM conference registration for Dee Dee Walker 4.28.26

From: 2026 Mississippi SHRM Conference <info@msshrmconference.com>
Sent: Monday, March 9, 2026 1:05 PM
To: Niki Jobe <njobe@brandonms.org>
Subject: DON'T MISS THE EARLY BIRD RATE at HR ROYALE

$449 → deadline 4/30/26

You don't often get email from info@msshrmconference.com. Learn why this is important

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.



The weather is warming up and summer will be here before we know it. That means it's almost time to hit the beach in Biloxi for HR Royale — the Mississippi SHRM Conference!

Join HR professionals from across the state for an incredible few days of learning, networking, and fun on the Gulf Coast.

Don't miss the early bird rate — register now.

Conference dates: August 3–5, 2026

Beau Rivage Resort & Casino, Biloxi, Mississippi

Register at: MS SHRM Conference

We can't wait to see you there!

Mississippi SHRM State Council • info@msshrmconference.com

www.msshrmconference.com

MS SHRM is accepting credit card payments only in 2026 for registration fees.

If you no longer want to receive emails from 2026 Mississippi SHRM Conference, please Opt-Out.

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Beau Rivage Hotel - Biloxi
8/3/24 - 8/5/24

Taxes and fees

Run of House- Group Rates

Night	Rate
Monday 08/03/2026	USD 165.00
Tuesday 08/04/2026	USD 165.00
INCLUDED FEES	
Daily Resort Fee USD 21.00 / night	USD 42.00
Subtotal	USD 372.00
ADDITIONAL TAXES	
Estimated Daily Resort Fee Room Tax USD 2.52 / night	USD 5.04
Estimated Taxes on Room Rate 12% / night	USD 39.60
Grand Total	USD 416.64

MEMORANDUM

TO:	HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:	MARY ANN HESS
DATE:	04/28/2026
SUBJECT:	**SHRM CONFERENCE REGISTRATION, TRAVEL, AND LODGING EXPENSES**

Consideration to approve the travel request for Dee Dee Walker to attend the SHRM conference in Biloxi, MS on August 3-5, 2026.

If registered by June 30, 2026, we get the early bird rate of $449.00 registration fee.

Lodging at the Beau Rivage is $416.64 for the two nights of the conference.

Attachments:

Email advertisement

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/22/2026

SUBJECT: TRAVEL - HUNLEY

Request permission for Candance Hunley to attend the 2026 Community Development Block Grant (CDBG) Compliance Workshop hosted by the Mississippi Development Authority on May 7-8, 2026, at the MS Gulf Coast Community College and authorize payment of all related travel expenses.

ATTACHMENTS:

1. Community Incentive Division 2026

State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEVELOPMENT AUTHORITY
William V. Cork
Executive Director

CID INSTRUCTION #26-005

TO: All Local Units of Government and Other Interested Parties

FROM: Charles L. Bearman, Director
Community Incentives Division

DATE: April 8, 2026

SUBJECT: Community Incentives Division 2026 Compliance Workshops

Purpose: The purpose of this instruction is to announce upcoming dates for Community Incentives Division (CID) programs Compliance Workshop.

Discussion: CID will conduct a series of compliance workshops for all Community Development Block Grant (CDBG) Public Facilities, Disaster Recovery, Covid sub- recipients, local Units of Government, Planning & Development Districts, Project Management Consultants and other interested parties. Participants will learn how to implement projects with adequate controls in place to ensure regulatory compliance in the areas of Environmental Review, Labor Standards, Procurement, Section 3, Financial Management Citizen Participation, and other Federal and State requirements.

Actions: All attendees are asked to register for the workshop & location of choice. **To register for the workshop please email CIDprocessing@mississippi.org with the subject line "2026 Compliance Workshop Registration." In the body of the email please include the following information: Date & Location, Names of each attendee you are registering, organization name & contact emails for all attendees.** Please note that these are two-day workshops. Registration will begin at 8:30 a.m. and the workshop will begin at 9:00 a.m. Local elected officials, Representatives of units of local government, project administrators and nonprofit entities who have current CDBG (PF, DR, CV) funding, are **REQUIRED** to attend a workshop. **Additional Details for Parking will be provided upon Registration.** Thank you

April 30-May 1, 2026 **MS Agriculture & Forestry Museum** 1150 Lakeland Dr, Jackson, MS 39216 **Education Center**	**May 7-8, 2026** **MS Gulf Coast Community College** 420 Debuys Rd Biloxi, Mississippi 39531 Harrison County Campus **Learning Lab-G Building: Room G121**
May 12-13, 2026 **The University of Mississippi** 728 All American Dr, Oxford MS 38655 **Duff Center for Sci. & Tech** **Room CSTI 122**	**June 9-10, 2026** **Delta State University** 998 W. Sunflower Rd, Cleveland, MS 38732 **H. E Walker Alumni-Foundation House** **Simmons Room**

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/27/2026

SUBJECT: TRAVEL - HESS

Request permission for Mary Ann Hess to attend the 2026 Community Development Block Grant (CDBG) Compliance Workshop hosted by the Mississippi Development Authority on June 9-10, 2026, at Delta State University and authorize payment of all related travel expenses.

ATTACHMENTS:

1. CID Instruction 26-005 compliance workshop 2026 pdf

State of Mississippi

TATE REEVES
Governor

MISSISSIPPI DEVELOPMENT AUTHORITY
William V. Cork
Executive Director

CID INSTRUCTION #26-005

TO: All Local Units of Government and Other Interested Parties

FROM: Charles L. Bearman, Director
Community Incentives Division

DATE: April 8, 2026

SUBJECT: Community Incentives Division 2026 Compliance Workshops

Purpose: The purpose of this instruction is to announce upcoming dates for Community Incentives Division (CID) programs Compliance Workshop.

Discussion: CID will conduct a series of compliance workshops for all Community Development Block Grant (CDBG) Public Facilities, Disaster Recovery, Covid sub- recipients, local Units of Government, Planning & Development Districts, Project Management Consultants and other interested parties. Participants will learn how to implement projects with adequate controls in place to ensure regulatory compliance in the areas of Environmental Review, Labor Standards, Procurement, Section 3, Financial Management Citizen Participation, and other Federal and State requirements.

Actions: All attendees are asked to register for the workshop & location of choice. **To register for the workshop please email CIDprocessing@mississippi.org with the subject line "2026 Compliance Workshop Registration." In the body of the email please include the following information: Date & Location, Names of each attendee you are registering, organization name & contact emails for all attendees.** Please note that these are two-day workshops. Registration will begin at 8:30 a.m. and the workshop will begin at 9:00 a.m. Local elected officials, Representatives of units of local government, project administrators and nonprofit entities who have current CDBG (PF, DR, CV) funding, are **REQUIRED** to attend a workshop. **Additional Details for Parking will be provided upon Registration.** Thank you

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Contact: Inquiries regarding this Instruction should be directed to Brandon Rankin at (601) 359-2873. The Hearing Impaired may contact us at (601) 359-3199 (TTY).

Equal Housing Opportunity Statement: We are pledged to the letter and spirit of U.S. policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. The Mississippi Development Authority does not discriminate on the basis of disability in the admissions or access to or treatment or employment in its programs or activities.

CLB:br



BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 02/04/2026

SUBJECT: CLAIMS DOCKET

Consideration to approve:

a. Docket of Claims for May 4, 2026.
b. Fox Everett claims released on April 28, 2026.
c. Electronic Funds transfers for March 2026.

ATTACHMENTS:

1. Check Docket for 5-4-2026
2. added to docket
3. CheckRunConfirm_5-5-2026 MINI AP
4. 4_28_2026
5. April 2026 Memo to the Board

City of Brandon

Check Register by Department for Checks Dated 5/5/2026

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**001-000**							
104062	2791	JANI KING OF JACKSON		JAC04260460	CITY HALL | 04/16/2026	001-000-511	7	$900.00
				JAC04260461	CITY HALL | 04/18/2026	001-000-511	7	$900.00
				JAC03260486	CITY HALL | TURKEY EVENT | 03/19/2026	001-000-511	7	$760.00
104078	14915	MONTANA FORTENBERRY		04/27/2026	REIMBURSEMENT FOR COURT FEES	001-000-330	7	$794.50
		Total For Department		001-000				$3,354.50
Dept#	**001-010**							
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	001-010-695	7	$122.18
		Total For Department		001-010				$122.18
Dept#	**001-040**							
104010	10473	AMAZON	21895	1PMP-TJVL-H4FL	Website Mgr equipment and kindle	001-040-729	7	$417.94
104013	1873	BENCHMARK ENGINEERING		29092	2% FUND | LAYOUT ROAD & PARKING CONSTRUCTION BETWEEN CITY HALL AND COMMUNITY BANK | PROJECT 2026-05	001-040-607	7	$340.00
				29082	COB | GENERAL SERVICES	001-040-607	7	$370.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104017	12248	BRANDON BUSINESS ASSOCIATION		04/29/2026	INITIAL PROGRAMMING FUNDS | B/A 06/17/2024 | MAY 2026	001-040-600	7	$12,500.00
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	001-040-605	7	$432.63
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	001-040-605	7	$432.63
104042	860	FLEETCOR TECHNOLOGIES		NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	001-040-525	7	$47.88
104057	2567	INSURANCE MART		448735	SURETY BOND | GEORGANNA KEENUM | 26/27	001-040-601	7	$175.00
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	001-040-695	7	$219.92
104116	14000	TRUSTMARK VISA/MC - GEORGANNA KEENUM		04/15/2026	DEVILLE CAMERA | GEN LOUIS WILSON PHOTO	001-040-620	7	$86.32
		Total For Department		001-040				$15,022.32
Dept#	**001-092**							
104010	10473	AMAZON	21895	1PMP-TJVL-H4FL	Website Mgr equipment and kindle	001-092-729	7	$1,810.01
						001-092-729	7	$6.99
104012	7780	BARLOW & COMPANY, PLLC		222118	AUDIT PROGRESS BILL #3-FYE 9/30/2025	001-092-609	7	$15,000.00
104015	13903	BRADY INDUSTRIES OF MS LLC	21800	11576452	2 gal of dishwashing detergent and rinse	001-092-637	7	$52.77

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					agent, and one paper towel dispenser			
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	001-092-605	7	$206.12
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	001-092-605	7	$206.12
104020	13438	CANDANCE HUNLEY		04/27/2026	TRAVEL ADVANCE | TRAINING | BILOXI | CDBG	001-092-685	7	$153.00
104021	1999	CINTAS CORPORATION NO 210		4266418796	UNIFORMS	001-092-535	7	$4.64
				4267114853	UNIFORMS	001-092-535	7	$4.64
104032	14231	DELTA UTILITIES AGGREGATOR, LLC		6641534-0 | APRIL 16, 2026	1351 W GOVERNMENT ST	001-092-630	7	$295.53
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	001-092-630	7	$12,026.12
						001-092-630	7	$359.55
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	001-092-525	7	$130.00
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	001-092-525	7	$233.93
104050	4763	GREEN OAK GARDEN CENTER LLC	19856	32768	Annual Plant Maintance	001-092-604	7	$150.00
104057	2567	INSURANCE MART		448729	SURETY BOND | TRACIE RIGGIN | 26/27	001-092-601	7	$175.00
				448738	SURETY BOND | REBECCA PEVEY | 26/27	001-092-601	7	$175.00
104063	10529	K&S TRUCKING LLC	21872	36906	repair & oil change Dodge Caravan vin	001-092-635	7	$200.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					1597			
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	001-092-695	7	$268.80
104074	4566	METRO BUILDING SERVICES, INC	20740	65784	Annual HVAC Equipment service agreement FY26	001-092-637	7	$1,284.75
			21890	65966	replace evaporator core in drinking fountain in main hallway	001-092-636	7	$1,445.83
104084	2377	MURPHY'S LAWN & LANDSCAPE	20833	19214	clean all the beds downtown.	001-092-637	7	$4,436.91
104086	9654	PROTEL, INC	20662	260400260	Call Center October 2025 - September 2026	001-092-600	7	$14.47
104094	14914	RICK LY		12284360201	TRAINING | CANDANCE HUNLEY	001-092-685		$220.00
104097	6015	SBD INC	21877	9010683057	minute book paper	001-092-550	7	$1,025.45
						001-092-550	7	$75.00
						001-092-550	7	$11.76
104102	14336	SIMMONS LANDSCAPE,LLC	21444	16-27488	Board Approved 2/17/26 Annual crape myrtle bark scale treatment	001-092-600	7	$9,449.50
104103	14130	SINGER MS, LLC	21828	3361513	2-new fryer covers and one fryer connection strip	001-092-720	7	$101.00
			21828	3362203	2-new fryer covers and one fryer connection strip	001-092-720	7	$668.90
104104	5895	SiteOne Landscape Supply Holding, LLC	21542	162913166-001	Pre-emergent and post emergent herbicide for AMP and City beds. 50% AMP and 50% City	001-092-637	7	$345.22

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						001-092-637	7	$0.06
				163401902-001	WRONG PO NUMBERS | REFERNCE CORRECT PO# 21542	001-092-637	7	($345.25)
				163402000-001	WRONG PO NUMBERS | REFERNCE CORRECT PO# 21542	001-092-637	7	$345.25
				165074357-001	WRONG PO NUMBERS | REFERNCE CORRECT PO# 21542	001-092-637	7	($345.25)
				165074420-001	WRONG PO NUMBERS | REFERNCE CORRECT PO# 21542	001-092-637	7	$345.25
104108	3699	STAPLES CONTRACT & COMMERCIAL, INC	21855	6061733551	OFFICE SUPPLIES CITY HALL	001-092-500	7	$15.01
						001-092-500	7	$22.38
						001-092-500	7	$25.25
						001-092-500	7	$12.79
						001-092-500	7	$1.69
104111	11832	THE LANDING PLANT & FEED LLC	21467	46280	300 rolls pine straw for all hwy beds, public works coordinate install	001-092-637	7	$3,720.00
			21487	46263	60 sm bales of pine straw for all city hall beds	001-092-637	7	$184.50
			21487	46269	60 sm bales of pine straw for all city hall beds	001-092-637	7	$369.00
104114	12914	TRINITY CAPITAL INVESTORS, INC.		MARCH 31,	Investment	001-092-600	7	$2,561.73

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
				2026	Management 1ST QTR-MARCH 31, 2026			
104115	3845	TRUSTMARK VISA/MC - CAROLYN PALMER		04/07/2026	QUICKBOOKS MONTHLY PAYMENT	001-092-600	7	$115.00
				03/18/2026	CC REBATE AND INTEREST CHARGE	001-092-600	7	$8.77
104116	14000	TRUSTMARK VISA/MC - GEORGANNA KEENUM		03/17/2026	CHAPMAN FLORIST | BILLY SAUL	001-092-690	7	$100.53
				04863-25511119	CANVA	001-092-695	7	$30.00
104117	14352	TRUSTMARK VISA/MC- TRACIE RIGGIN		03/27/2026	HOLIDAY INN | TRAINING	001-092-685	7	$366.21
				03/18/2026	CREDIT CARD REBATE	001-092-685	7	($2.50)
				03/25/2026	MEALS | TRAINING	001-092-685	7	$47.60
		Total For Department		001-092				$58,115.03
Dept#		**001-112**						
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	001-112-605	7	$890.55
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	001-112-605	7	$890.54
104025	4293	COMCAST CABLE		8396410610147155-04/14/2026	PD TV SERVICES | 04/18/2026-05/17/2026	001-112-605	7	$279.48
104028	4870	CROW BURLINGAME CO.	21786	6006-17747	light blubs for the dodges Brakes - 22-002	001-112-635	7	$11.50
			21786	6006-17778	light blubs for the dodges Brakes - 22-002	001-112-635	7	$94.99

City of Brandon

Check Register by Department for Checks Dated 5/5/2026

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104034	356	DPS LAW ENFORCEMENT		90173110	ANALYTICAL FEES | APRIL 2026	001-112-600		$360.00
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	001-112-630	7	$4,011.19
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	001-112-525	7	$3,361.47
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	001-112-525	7	$2,966.65
104047	13735	GLOBAL POLICE SOLUTIONS		04/21/2026	FIRST LINE SUPERVISION CLASS | OFFICER ADAMS	001-112-685	7	$295.00
104057	2567	INSURANCE MART		448737	SURETY BOND | LAWANDA LUCIEN | 26/27	001-112-601	7	$175.00
104063	10529	K&S TRUCKING LLC	21788	36680	20-006 - Water pump & antifreeze	001-112-635	7	$105.00
						001-112-635	7	$350.00
						001-112-635	7	$20.00
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	001-112-695	7	$855.26
104074	4566	METRO BUILDING SERVICES, INC	20740	65785	Annual HVAC Equipment service agreement FY26	001-112-637	7	$689.50
104079	4590	MS DEPT OF REVENUE		04/20/2026	TAG RENEWALS FOR PD VEHICLES | VIN # 4308, 9035, 4591	001-112-690	7	$44.25
104100	5241	SHRED-IT		8014112233	PD SHRED SERVICES | 04/14/2026	001-112-600	7	$178.14
104123	9618	WILLIAM CRISS LOTT, PH.D.		1268	LEO EVALUATION	001-112-550	7	$450.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					AND REPORT | JONATHAN MCCARDLE			
		Total For Department		001-112				$16,028.52
Dept#	**001-161**							
104015	13903	BRADY INDUSTRIES OF MS LLC	21806	11581887	CLEANING SUPPLIES	001-161-510	7	$299.90
						001-161-510	7	$69.56
						001-161-510	7	$203.08
			21806	11608039	CLEANING SUPPLIES	001-161-510	7	$59.98
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	001-161-605	7	$457.93
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	001-161-605	7	$457.93
104031	13531	DELTA FIRE & SAFETY INC	21556	INVLA26-1205	AUTO CRIB-IT SETS	001-161-730	7	$1,180.00
						001-161-730	7	$1,515.00
						001-161-730	7	$32.25
104032	14231	DELTA UTILITIES AGGREGATOR, LLC		10594862-4 | APRIL 16, 2026	147 KENNEDY FARM PKWY	001-161-630	7	$111.89
				3194065-3 | APRIL 16, 2026	213 POINDEXTER ST-FS #6	001-161-630	7	$117.59
				3133152-3 | APRIL 16, 2026	629 MARQUETTE RD-FS #1	001-161-630	7	$63.98
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	001-161-630	7	$505.59
						001-161-630	7	$4.49
						001-161-630	7	$6.24
						001-161-630	7	$4.49

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						001-161-630	7	$4.49
						001-161-630	7	$4.49
						001-161-630	7	$73.98
						001-161-630	7	$385.37
						001-161-630	7	$75.92
						001-161-630	7	$543.04
104041	10205	FIRE EQUIPMENT SERVICE	21763	4774	343 FIRE CRIB-3 CRIBBING STRAP TOTES	001-161-550	7	$154.50
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	001-161-525	7	$916.55
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	001-161-525	7	$1,059.38
104054	575	HOME DEPOT CREDIT SERVICES	21283	2521032	BLANKET PO FOR TOOLS, REPAIR ITEMS, BUILDING SUPPLIES	001-161-637	7	$35.97
						001-161-637	7	($0.72)
104058	13069	IP CASINO RESORT AND SPA		HMZNF	HOTEL | TRAINING | J ADCOCK	001-161-696	7	$571.96
104061	13635	JAM-PAK LLC	21805	550119	CLEANING SUPPLIES	001-161-510	7	$81.98
						001-161-510	7	$173.94
						001-161-510	7	$45.90
						001-161-510	7	$107.88
						001-161-510	7	$5.00
104064	1734	LANGFORD WATER ASSOCIATION, INC		1228-APRIL 2026	FS #4 | WATER BILL | 03/07/2026-04/01/2026	001-161-630	7	$36.75
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	001-161-695	7	$953.01

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104072	1853	MEA	21574	77600000920	PHYSICALS FOR FIRE ACADEMY	001-161-600	7	$100.00
104074	4566	METRO BUILDING SERVICES, INC	21861	65926	Station #2 Grants Ferry Rd. diagnose/repair tankless water heater for new flow sensor	001-161-636	7	$694.35
			20740	65795	Annual HVAC Equipment service agreement FY26	001-161-637	7	$201.75
			20740	65794	Annual HVAC Equipment service agreement FY26	001-161-637	7	$151.75
			20740	65790	Annual HVAC Equipment service agreement FY26	001-161-637	7	$201.75
			20740	65780	Annual HVAC Equipment service agreement FY26	001-161-637	7	$201.75
			20740	65781	Annual HVAC Equipment service agreement FY26	001-161-637	7	$151.75
			20740	65782	Annual HVAC Equipment service agreement FY26	001-161-637	7	$151.75
104076	776	MID SOUTH UNIFORM	21363	666491	CLASS A UNIFORMS	001-161-535	7	$61.57
						001-161-535	7	$70.71
						001-161-535	7	$119.40
104080	807	MS FIREFIGHTERS ASSN		04/21/2026	CONFERENCE REGISTRATION | J ADCOCK	001-161-696	7	$100.00
104085	931	O'REILLY AUTO PARTS	21452	1129-147011	BLANKET PO FOR MISC AUTO PARTS	001-161-635	7	$21.01
104108	3699	STAPLES CONTRACT & COMMERCIAL, INC	21808	6061281111	DISHWASHING LIQUID	001-161-510	7	$103.38
104109	1158	STATE FIRE ACADEMY	21804	14135	ROPE 1 CLASS	001-161-685	7	$1,000.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
			21161	13931	JANUARY CLASSES-ONLINE CLASSES FOR ALLEN, MOLONEY, GAUNT, PUCKETT, HERRIN, SHANE PUCKETT, , CONFINED SPACE-ARTERBERRY	001-161-685	7	$175.00
						001-161-685	7	$175.00
						001-161-685	7	$175.00
			21377	14088	MARCH 2026 CLASSES	001-161-685	7	$500.00
			21161	14001	JANUARY CLASSES-ONLINE CLASSES FOR ALLEN, MOLONEY, GAUNT, PUCKETT, HERRIN, SHANE PUCKETT, , CONFINED SPACE-ARTERBERRY	001-161-685	7	$350.00
			21161	13995	JANUARY CLASSES-ONLINE CLASSES FOR ALLEN, MOLONEY, GAUNT, PUCKETT, HERRIN, SHANE PUCKETT, , CONFINED SPACE-ARTERBERRY	001-161-685	7	$175.00
				14143	TRAINING | MAX CHANDLER	001-161-685	7	$250.00
104110	9785	STRYKER SALES CORPORATION	21864	9212138539	LIFEPAK 15 V4 APPROVED BY BOARD APRIL 20, 2026 HAVE 2 QUOTES-PAYING $15,330 FROM EMSOF GRANT	001-161-686	7	$23.96

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					AND REMAINDER FROM GENERAL FUNDS-BUDGETED			
			21864	9212129108	LIFEPAK 15 V4 APPROVED BY BOARD APRIL 20, 2026 HAVE 2 QUOTES-PAYING $15,330 FROM EMSOF GRANT AND REMAINDER FROM GENERAL FUNDS-BUDGETED	001-161-686	7	$172.23
104115	3845	TRUSTMARK VISA/MC - CAROLYN PALMER	21282	AA 320	HAVE TO PAY ONE NIGHT STAY IN ADVANCE FOR THE TRAINING CONFERENCE TO SCARLETT PEARL CASINO	001-161-696	7	$69.52
						001-161-696	7	$18.96
			21601	AA 321	HOTEL ROOM FOR CHIEF AND DIV CHIEF AT SCARLETT PEARL CASINO-TRAINING CONFERENCE APPROVED BY BOARD 01/20/26-PAYING REST OF NIGHTS STAYING	001-161-696	7	$88.48
			21438	1577	HOTEL ROOMS FOR PARAMEDIC STUDENTS-APPROVED BY BOARD 09/03/2025	001-161-685	7	$476.00
			21438	1579	HOTEL ROOMS FOR PARAMEDIC STUDENTS-APPROVED BY	001-161-685	7	$357.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					BOARD 09/03/2025			
			21438	1677	HOTEL ROOMS FOR PARAMEDIC STUDENTS- APPROVED BY BOARD 09/03/2025	001-161-685	7	$476.00
				03/27/2026	HOTEL CREDIT VOUCHER	001-161-696	7	($18.96)
				03/30/2026	HOTEL CREDIT VOUCHER	001-161-696	7	($18.96)
		Total For Department		001-161				$17,094.44
Dept#		**001-180**						
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	001-180-605	7	$590.42
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	001-180-605	7	$578.59
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	001-180-525	7	$46.15
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	001-180-525	7	$76.78
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	001-180-695	7	$146.62
104092	1028	RANKIN COUNTY NEWS		254517	EXPLANATORY STATEMENT | 2026 COMPREHENSIVE ZONING ORDINANCE	001-180-615	7	$47.76

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104108	3699	STAPLES CONTRACT & COMMERCIAL, INC	21855	6061733551	OFFICE SUPPLIES CITY HALL	001-180-500	7	$79.74
						001-180-500	7	$12.34
104122	9523	WIERHOUSE LIVING LLC		GS 02-26	GENERAL SERVICES	001-180-600	7	$600.00
104124	1708	WOLVERTON ENTERPRISE INC.	21871	20261803	business cards Cole Smith	001-180-620	7	$65.00
		Total For Department		001-180				$2,243.40
Dept#		**001-201**						
104008	14599	4-B Construction LLC	21817	5068	827 Osagian Circle | WO #62195 Sidewalk repair due to storm drain box repair	001-201-637	7	$1,025.00
104013	1873	BENCHMARK ENGINEERING		29060	MDOT MPO | GRANTS FERRY PARKWAY FOUR LANE HWY 80 TO TRICKHAMBRIDGE RD | PROJECT 2025-01	001-201-703	7	$3,973.75
				29063	MPO | HWY 80 CROSSOVER IMPROVEMENTS BETWEEN STONEGATE DR AND MUNICIPAL DR | PROJECT 2024-29	001-201-703	7	$5,357.50
				29064	INFRASTRUCTURE MOD ACT | PHASE 1 DRAINAGE IMPROVEMENTS IN RAINTREE SUBDIVISION ALONG AFTON DR | PROJECT 2024-30	001-201-720	7	$271.25

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
				29069	MOST (PARKS PROJECT) | MOSTF QUARRY TRAIL IMPROVEMENTS | PROJECT 2025-12	001-201-703	7	$930.00
				29073	INFRASTRUCTURE MOD ACT | CORNERSTONE PIPE REPLACEMENT | PROJECT 2026-01	001-201-720	7	$7,781.25
				29075	GF (STREETS) | 2026 STREET OVERLAY PROJECT	001-201-607	7	$725.00
				29077	GF (STREETS) | COB 2025 MPO STBG APPLICATIONS	001-201-607	7	$453.75
				29079	2% | BRANDON CITY PARK IMPROVEMENTS (MOSF) | PROJECT 2026-09	001-201-703	7	$125.00
				29085	GF (STREETS) | SURVEY AND LAYOUT OF TAMBERLINE ROAD EXTENSION | PROJECT 2024-32	001-201-720	7	$737.50
				29086	GF (STREETS) | DRAINAGE INVESTIGATION IN CENTRE POINT SUBDIVISION ALONG POINTE COVE	001-201-607	7	$1,980.00
				29095	2% FUNDS | MARQUETTE RD MULTIUSE PATH	001-201-703	7	$4,412.50

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					CE&I (MOSTF) | PROJECT 2025-15			
				29105	MPO | GRANTS FERRY PARKWAY PHASE 2 SHARED USE PATH | PROJECT 2026-06	001-201-703	7	$18,182.50
				29106	MPO | SHILOH PARK FROM SHILOH RD TO KENNEDY FARM PKWY SHARED USE PATH | PROJECT 2026-08	001-201-703	7	$18,865.00
				29081	MPO | HWY 80 WIDENING FROM TRICKHAMBRIDGE RD TO SHILOH PKWY DR | PROJECT 2026-12	001-201-703	7	$1,377.50
				29082	COB | GENERAL SERVICES	001-201-607	7	$1,071.25
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	001-201-605	7	$141.94
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	001-201-605	7	$141.94
104021	1999	CINTAS CORPORATION NO 210		4266418796	UNIFORMS	001-201-535	7	$5.89
						001-201-535	7	$5.49
						001-201-535	7	$6.49
				4267114853	UNIFORMS	001-201-535	7	$5.89
						001-201-535	7	$5.49
						001-201-535	7	$6.49
104023	4106	CLEO MCKINION		1255	ASPHALT REPAIRS | PROF. SERVICES CONTRACT B/A 04/06/2026 | LABOR	001-201-637	7	$4,880.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					AND EQUIPMENT | APRIL 22, 2026			
				1256	ASPHALT REPAIRS | PROF. SERVICES CONTRACT B/A 04/06/2026 | LABOR AND EQUIPMENT | APRIL 23, 2026	001-201-637	7	$4,952.50
104028	4870	CROW BURLINGAME CO.		6006-18057	EMERGENCY | VIN 0567 | TRACTOR ON SIDE OF ROAD | FUEL FILTER	001-201-636	7	$4.38
104035	2190	ENTERGY		320005023857	405 CROSSGATES BLVD	001-201-630	7	$168.26
				450003728683	498 CROSSGATES BLVD	001-201-630	7	$196.62
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	001-201-630	7	$27.98
						001-201-630	7	$273.19
						001-201-630	7	$1,234.41
						001-201-630	7	$92.42
						001-201-630	7	$137.13
						001-201-630	7	$58.16
						001-201-630	7	($1,495.00)
						001-201-630	7	$192.42
						001-201-630	7	$214.82
						001-201-630	7	$623.25
						001-201-630	7	$145.48
						001-201-630	7	$60.41
						001-201-630	7	$104.78
						001-201-630	7	$128.06
						001-201-630	7	$137.64
						001-201-630	7	$139.04

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						001-201-630	7	$211.78
						001-201-630	7	$159.21
						001-201-630	7	$61.29
						001-201-630	7	$179.93
						001-201-630	7	$111.73
						001-201-630	7	$131.90
104040	10308	EZ WHEELS INC	21708	23208	VIN #1485 BH2715 - replace push over part - part that connects to the hydraulic pump to pick up or push over the bat wing on the bush hog	001-201-636	7	$199.30
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876- FUEL FOR WEEK 04/20/2026- 04/26/2026	001-201-525	7	$446.33
				NP70368117	ACCT #126876- FUEL FOR WEEK 04/13/2026- 04/19/2026	001-201-525	7	$623.95
104063	10529	K&S TRUCKING LLC		36696	VIN# 6585 | EMERGENCY | NEW TIRE ON BIG TEX TRAILER	001-201-540	7	$95.00
104066	693	LEWIS ELECTRIC		2026.35	SIGNAL REPAIRS | HWY 18 @ STONEBRIDGE | MARCH 28, 2026	001-201-604	7	$466.00
104069	12879	MAGCOR INDUSTRIES		13776	P/R REIMBURSEMENT FOR WORK RELEASE 03/29/2026 TO 04/11/2026	001-201-604	7	$4,584.97
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-	001-201-695	7	$73.31

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					05/31/2026			
104074	4566	METRO BUILDING SERVICES, INC	20740	65793	Annual HVAC Equipment service agreement FY26	001-201-637	7	$208.00
104075	6785	MICHAEL SCOTT WELLS	20820	04/29/2026	BEAVER ERADICATION MAINT-LOCATION #2- B/A 11/07/2025	001-201-600	7	$125.00
			20821	4/29/26	BEAVER ERADICATION MAINT-LOCATION #1- B/A 11/07/2016	001-201-600	7	$125.00
			20819	April 29, 2026	BEAVER ERADICATION MAINT-LOCATION #3- B/A 11/07/2016	001-201-600	7	$125.00
104087	1001	PUCKETT RENTS	21610	1168376-0002	3 Metric Ton Mini Excavator - 1 Month Rental | Extending Rental	001-201-640	7	$2,065.00
						001-201-640	7	$41.30
						001-201-640	7	$800.00
						001-201-640	7	$16.00
			21610	1168376-0004	3 Metric Ton Mini Excavator - 1 Month Rental | Extending Rental	001-201-640	7	($816.00)
			21365	1168376-0001	3 Metric Ton Mini Excavator - 1 Month Rental | while City's VIN #2771 CAT 303.5E Mini Excavator (str-E) is unavailable - waiting on quote for repair	001-201-640	7	$2,065.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						001-201-640	7	$41.30
						001-201-640	7	$816.00
			21365	1168376-0003	3 Metric Ton Mini Excavator - 1 Month Rental | while City's VIN #2771 CAT 303.5E Mini Excavator (str-E) is unavailable - waiting on quote for repair	001-201-640	7	($816.00)
104107	6085	SOUTHERN TIRE MART, LLC		2600236274	EMERGENCY | VIN 0567 | KUBOTA M6040 TRACTOR REPLACE TIRE	001-201-540	7	$1,195.50
104112	14764	THE POLICY CENTER INC		019287	2-2023 WA-WANCO WLTT-4MK106K LIGHT TOWERS | CATERPILLAR MULCHER MODEL HM315C | BUSH HOG 3810 RIGHT WING ROTARY CUTTER	001-201-625	7	$164.00
				019289	CREDIT	001-201-625	7	($52.00)
				019353	2026 FORD F350 AND 2026 FORD F550	001-201-625	7	$654.00
		Total For Department		001-201				$93,966.12
Dept#		**001-220**						
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	001-220-605	7	$275.08
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	001-220-605	7	$275.08

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104057	2567	INSURANCE MART		448736	SURETY BOND | CHARLES PITCOX | 26/27	001-220-601	7	$175.00
104108	3699	STAPLES CONTRACT & COMMERCIAL, INC	21855	6061733551	OFFICE SUPPLIES CITY HALL	001-220-500	7	$6.78
						001-220-500	7	$1.98
						001-220-500	7	$11.71
						001-220-500	7	$5.85
		Total For Department		001-220				$751.48
Dept#		**001-340**						
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876- FUEL FOR WEEK 04/20/2026- 04/26/2026	001-340-525	7	$531.96
				NP70368117	ACCT #126876- FUEL FOR WEEK 04/13/2026- 04/19/2026	001-340-525	7	$578.79
104074	4566	METRO BUILDING SERVICES, INC	20740	65787	Annual HVAC Equipment service agreement FY26	001-340-637	7	$1,780.75
		Total For Department		001-340				$2,891.50
Dept#		**001-342**						
104014	12360	BLACK FORREST LAWN CARE LLC	21612	4569	2026 Professional Services Agreement for Cemetery Mowing and String Trimming Board Approved 3/2/2026	001-342-604	7	$255.00
						001-342-604	7	$1,570.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						001-342-604	7	$1,095.00
						001-342-604	7	$255.00
			21612	4570	2026 Professional Services Agreement for Cemetery Mowing and String Trimming Board Approved 3/2/2026	001-342-604	7	$255.00
						001-342-604	7	$1,570.00
						001-342-604	7	$255.00
						001-342-604	7	$1,095.00
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	001-342-630	7	$92.69
		Total For Department		001-342				$6,442.69
Dept#		**001-350**						
104024	207	CMRLS		MAY 2026 CMRLS	T-1 LINE LIBRARY | MAY 2026	001-350-605	7	$403.37
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	001-350-630	7	$5,330.50
104038	13383	EXELL/MS BOTTLE WATER-ACCT #023270		660079	LIBRARY | EQUIPMENT RENTAL	001-350-640	7	$11.00
				657876	LIBRARY | 5 GAL DRINKING WATER	001-350-640	7	$18.27
104074	4566	METRO BUILDING SERVICES, INC	21823	65687	service call to diagnose and replace cast iron p-tray in janitorial closet	001-350-636	7	$758.27
				65891	EMERGENCY REPAIR | TOILETS IN WOMEN'S RESTROOM	001-350-636	7	$179.80

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					BACKED UP | LIBRARY			
			20740	65783	Annual HVAC Equipment service agreement FY26	001-350-637	7	$934.50
		Total For Department		001-350				$7,635.71
		Fund Total		001				$223,667.89



City of Brandon

Check Register by Department for Checks Dated 5/5/2026

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**002-100**							
104055	13440	HOMETOWN VETERINARY HOSPITAL, INC.		148478	PD VET SERVICES	002-100-555	7	$942.00
		Total For Department		002-100				$942.00
		Fund Total		002				$942.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**004-500**							
104009	4592	ACADEMIC TECHNOLOGIES INC		15637	AMP | SHOW STAFFING | WARREN ZEIDERS | BUSH	004-500-600	7	$525.00
						004-500-600	7	$675.00
104010	10473	AMAZON	21865	1DM9-CY4Q-1T7V	Artist picture frames	004-500-550	7	$166.95
104011	10919	AMBIANCE LANDSCAPES, LLC	21639	20905	AMP - Landscape Maintenance FY26 BRD APPRV - Prof Srv 3/16/26	004-500-600	7	$406.94
						004-500-600	7	$8,639.40
104015	13903	BRADY INDUSTRIES OF MS LLC	21809	11576461	2 cs urinal pads, 1 cs trifold towels	004-500-510	7	$91.87
				11578248	2 cs urinal pads, 1 cs trifold towels | reference PO# 21809	004-500-510	7	$307.50
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	004-500-605	7	$107.46
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	004-500-605	7	$107.46
104021	1999	CINTAS CORPORATION NO 210		4266289430	AMPHITEATRE MATS	004-500-535	7	$309.78
				4267042346	AMPHITEATRE MATS	004-500-535	7	$309.78
104033	3716	DIRECTV		028469680X260417	AMP TV SERVICES | 04/16/2026-05/15/2026	004-500-605		$231.99
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	004-500-630	7	$4,817.87

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104039	786	EXELL/MS BOTTLE WATER-ACCT #029737		660854	AMP | EQUIPMENT RENTAL	004-500-640	7	$22.00
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	004-500-525	7	$70.30
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	004-500-525	7	$0.00
104054	575	HOME DEPOT CREDIT SERVICES		4543545-EPD	DID NOT TAKE THE EPD ON THIS INVOICE, SO CREDIT TO MAKE CHECK BALANCE	004-500-636	7	($0.31)
104059	1241	J L ROBERTS MECHANICAL	21756	SD7056	replace variable speed fan motor ticket office ac unit	004-500-636	7	$1,564.60
			21782	SD7074	AMP- Show Staffing-HVAC/ Plumb FY26	004-500-604	7	$1,050.00
104061	13635	JAM-PAK LLC	21465	542446-2	Cleaning supplies for the Amphitheater.	004-500-636	7	$2,762.36
			21465	542446-1	Cleaning supplies for the Amphitheater.	004-500-636	7	$690.59
104062	2791	JANI KING OF JACKSON	21784	JAC04260462	AMP- Jani King Services FY26	004-500-510	7	$2,773.00
						004-500-510	7	$3,650.00
				JAC04260463	AMP | BORED TEACHERS | 04/17/2026	004-500-600	7	$1,125.00
104067	9846	LIVE NATION WORLDWIDE INC		04/29/2026	MONTHLY BOOKING FEES | MAY 2026	004-500-600	7	$20,000.00
104068	8051	LORI SCHULER		33806	SECURITY | BORED TEACHERS | APRIL 17-18, 2026	004-500-600	7	$1,920.04
				3 3381	EVENT STAFF | BORED TEACHERS	004-500-600	7	$578.33

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					| APRIL 17-18, 2026			
				3374	SECURITY | BUSH | APRIL 18, 2026	004-500-600	7	$7,945.74
				3375	PARKING | BUSH | APRIL 18, 2026	004-500-600	7	$1,931.60
				3376	EVENT STAFF | BUSH | APRIL 18, 2026	004-500-600	7	$4,652.70
104069	12879	MAGCOR INDUSTRIES		13776	P/R REIMBURSEMENT FOR WORK RELEASE 03/29/2026 TO 04/11/2026	004-500-604	7	$3,787.58
104070	2687	MARTIN BLOUGH CO	21539	i7448CLN	Semi Annual Hood Cleaning March - Sept	004-500-600	7	$1,350.00
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	004-500-695	7	$73.31
						004-500-695	7	$250.00
104073	10039	Melanie Duncan Thortis		1078	PHOTOGRAPHY | BUSH	004-500-600	7	$300.00
104074	4566	METRO BUILDING SERVICES, INC		65887	EMERGENCY REPAIR | FREEZER AT CONCESSION STAND NOT WORKING | SHOW 4/18 SATURDAY	004-500-636	7	$310.50
				65871	EMERGENCY REPAIR | BIG KITCHEN A2 BUILDING ICE MACHINE NOT WORKING	004-500-636	7	$310.50
			20740	65789	Annual HVAC Equipment service agreement FY26	004-500-637	7	$753.50

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
			20740	65788	Annual HVAC Equipment service agreement FY26	004-500-637	7	$2,023.75
104098	1880	SEFCO ELECTRICAL SUPPLY	21690	3384-1121209	5-emergency light batteries	004-500-636	7	$993.20
						004-500-636	7	$36.08
			21690	3384-1122816	5-emergency light batteries	004-500-636	7	($36.08)
104099	1109	SHERWIN WILLIAMS PAINT	21885	1510113982042 6	5 gal gantlet gray, screen, rollers and pot hook	004-500-636		$253.10
104101	4323	SIGNMARK, INC.	21825	391624	re-paint and print 9 new AMP Skybox signs	004-500-636	7	$455.00
			21754	391611	paint and reprint 15 box seat signs	004-500-636	7	$975.00
104104	5895	SiteOne Landscape Supply Holding, LLC	21542	162913166-001	Pre-emergent and post emergent herbicide for AMP and City beds. 50% AMP and 50% City	004-500-637	7	$345.22
				163401902-001	WRONG PO NUMBERS | REFERNCE CORRECT PO# 21542	004-500-637	7	($345.25)
				163402000-001	WRONG PO NUMBERS | REFERNCE CORRECT PO# 21542	004-500-637	7	$345.25
				165074357-001	WRONG PO NUMBERS | REFERNCE CORRECT PO# 21542	004-500-637	7	($345.25)
				165074420-001	WRONG PO NUMBERS |	004-500-637	7	$345.25

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					REFERNCE CORRECT PO# 21542			
104113	7093	TOTAL EQUIPMENT MAINTENANCE COMPANY		151066	EMERGENCY REPAIR | DISHWASHER WAS NOT PUMPING DETERGENT | AMP	004-500-636	7	$272.50
104117	14352	TRUSTMARK VISA/MC- TRACIE RIGGIN		04/02/2026	BACKSTAGE SUPPLIES | SATIN STICKY PASS	004-500-600	7	$1,099.74
104119	4935	UNITED RENTALS (N.A.), INC.	21768	261091026-001	Bush Concert- 15 pass van	004-500-640	7	$695.00
			21801	261300837-001	(6) Lights plants for Bush Concert	004-500-640	7	$968.14
			21735	260724833-001	Light Towers for Amp	004-500-640	7	$758.14
						004-500-640	7	$49.47
104122	9523	WIERHOUSE LIVING LLC		GS 02-26	GENERAL SERVICES	004-500-600	7	$400.00
						004-500-600	7	$800.00
		Total For Department		004-500				$84,656.60
		Fund Total		004				$84,656.60



City of Brandon

Check Register by Department for Checks Dated 5/5/2026

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**100-000**							
104022	8046	CITY OF PEARL		04/22/2026	REIMBURSEMENT TO CITY OF PEARL FOR GARBAGE COLLECTION FEES FOR APRIL 2026	100-000-290	7	$37.54
		Total For Department		100-000				$37.54
Dept#	**100-220**							
104016	14772	BRANDED PI, LLC		2026008	INMATE MEALS | 04/20/2026	100-220-520	7	$240.00
				2026007	INMATE MEALS | 04/09/2026	100-220-520	7	$210.00
				2026006	INMATE MEALS | 04/01/2026	100-220-520	7	$210.00
104018	14775	BUMPERS GREENFIELD ROAD LLC		2Z0SQFSDVHA9	INMATE MEALS | 04/18/2026	100-220-520	7	$100.00
				A9N7ZNM7ZBVT	INMATE MEALS | 04/24/2026	100-220-520	7	$230.00
104021	1999	CINTAS CORPORATION NO 210		4266418796	UNIFORMS	100-220-535	7	$10.12
				4267114853	UNIFORMS	100-220-535	7	$10.12
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	100-220-525	7	$448.74
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	100-220-525	7	$170.01
104045	14204	FRESH MARKET GREENFIELD LLC		S7PV01YVY1SS6	INMATE MEALS | 04/21/2026	100-220-520	7	$230.00
				F2ROBXCNTW	INMATE MEALS |	100-220-520	7	$230.00

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
				YHP	04/13/2026			
104054	575	HOME DEPOT CREDIT SERVICES	21659	902580	Items for Kelly's inmate crew	100-220-550	7	$397.42
104063	10529	K&S TRUCKING LLC	21738	36668	VIN #4366 2016 Chevy Sanitation Van Front end repair on both sides: replace upper control arm, brackets & pitman arm	100-220-635	7	$910.00
104081	11299	MSLCP, LLC		762402	INMATE MEALS | 04/16/2026	100-220-520	7	$220.35
104088	2583	RAMEY'S		000810176494	INMATE MEALS | 04/16/2026	100-220-520	7	$107.41
				000810176880	INMATE MEALS | 04/21/2026	100-220-520	7	$61.60
				000810176595	INMATE MEALS | 04/17/2026	100-220-520	7	$172.14
				000810176793	INMATE MEALS | 04/20/2026	100-220-520	7	$49.53
				000810176936	INMATE MEALS | 04/22/2026	100-220-520	7	$81.37
				000810176998	INMATE MEALS | 04/23/2026	100-220-520	7	$64.03
				000810177062	INMATE MEALS | 04/24/2026	100-220-520	7	$61.13
				000810177332	INMATE MEALS | 04/27/2026	100-220-520	7	$79.12
				04/28/2026	INMATE MEALS | 04/28/2026	100-220-520	7	$75.23
104090	1015	RANKIN COUNTY COOPERATIVE	21739	1285915	Bone Meal for breaking down leaves	100-220-550	7	$2,744.50
104105	1851	SONIC		255/04/18/2026	INMATE MEALS | 04/18/2026	100-220-520	7	$51.21
				419/04/17/2026	INMATE MEALS |	100-220-520	7	$38.72

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					04/17/2026			
				158/04/22/2026	INMATE MEALS | 04/22/2026	100-220-520	7	$211.93
				79/04/25/2026	INMATE MEALS | 04/25/2026	100-220-520	7	$72.93
104116	14000	TRUSTMARK VISA/MC - GEORGANNA KEENUM		04/03/2026	SONNY'S | MAGCORP | WARREN ZEIDERS	100-220-520	7	$120.34
				03/18/2026	GENNA BENNA'S	100-220-520	7	$611.49
				03/18/2026--REBATE	CC REBATE	100-220-520	7	($5.20)
104120	8048	WALTER L. HARVEY		04/23/2026	INMATE MEALS | 04/23/2026	100-220-520	7	$210.00
				04/28/2026	INMATE MEALS | 04/28/2026	100-220-520	7	$240.00
		Total For Department		100-220				$8,664.24
		Fund Total		100				$8,701.78

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**314-600**							
104013	1873	BENCHMARK ENGINEERING		29066	SB 2948 | FELICITY ST PARKING LOT MODIFICATIONS | PROJECT 2025-02	314-600-717	7	$10,320.00
				29083	SRLF & 592 GRANT | NEW WATER WELL NEAR GRANT'S FERRY PARKWAY & STRATFORD SUBDIVISION "CORNERSTONE WATER WELL" | PROJECT 2021-03	314-600-701	7	$3,367.50
				29074	SB 2468 | CONSTRUCTION PLANS FOR HEIGHTS DR & PARKING IMPROVEMENTS IN FRONT OF BRANDON CITY HALL | PROJECT 2026-02	314-600-721	7	$8,002.50
104051	14910	GSK MECHANICAL		116080-2-01	2% FUNDS | 116-080 QUARRY TRAILS RESTROOM PAVILLION	314-600-722	7	$863.75
104095	3974	SAMPLE HICKS & ASSOCIATES INC		0226-1	DWISRLF-LOAN DWIL610003-05 | CONSTRUCTION	314-600-701	7	$2,500.00
						314-600-701	7	$2,500.00
		Total For Department		314-600				$27,553.75

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
		Fund Total		314				$27,553.75

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Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Dept#	**400-670**							
104053	7880	HEDERMAN BROTHERS, LLC		113127	APRIL 2026 UTILITY BILLS-ENVELOPES	400-670-620	7	$873.00
				113838	APRIL 2026 UTILITY BILLS | PRINTING AND POSTAGE | PROF SERVICE AGREEMENT FOR MONTHLY PRINTING SERVICES | B/A 04/06/2026	400-670-620	7	$2,109.63
						400-670-691	7	$7,630.14
104057	2567	INSURANCE MART		448734	SURETY BOND | TONYA BLACKWELL | 26/27	400-670-601	7	$175.00
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	400-670-695	7	$171.05
104086	9654	PROTEL, INC	20662	260400260	Call Center October 2025 - September 2026	400-670-600	7	$3,375.33
104108	3699	STAPLES CONTRACT & COMMERCIAL, INC	21855	6061733549	OFFICE SUPPLIES CITY HALL	400-670-500	7	$73.69
			21824	6061733550	Office Supplies - Public Works	400-670-500	7	$391.89
						400-670-500	7	$421.81
						400-670-500	7	$421.81
						400-670-500	7	$298.03
						400-670-500	7	$8.31
						400-670-500	7	$7.67
						400-670-500	7	$23.97
						400-670-500	7	$15.23
						400-670-500	7	$367.80

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						400-670-500	7	$16.74
						400-670-500	7	$22.40
						400-670-500	7	$46.50
		Total For Department		400-670				$16,450.00
Dept#		**400-673**						
104010	10473	AMAZON	21816	1xXMG-TPWW-YF44	1) Public Works Department - Office Supplies 2) Accessories for 2026 Ford F350	400-673-550	7	$181.00
						400-673-635	7	$37.99
						400-673-635	7	$124.99
						400-673-635	7	$249.95
						400-673-550	7	($9.05)
			21816	1R4W-MWK3-JVGL	1) Public Works Department - Office Supplies 2) Accessories for 2026 Ford F350	400-673-550	7	($34.38)
104013	1873	BENCHMARK ENGINEERING		29061	WSOM | COB-WPCRLF FACILITIES PLAN UPDATE 2025 | PROJECT FACILITIES PLAN	400-673-607	7	$930.00
				29062	WSOM | COB-DWSIRLF FACILITIES PLAN 2025 | PROJECT FACILITIES PLAN	400-673-607	7	$2,015.00
				29065	WSOM | MAPPING COB EASEMENTS IN GIS VIEWER | PROJECT GIS	400-673-607	7	$150.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					MAPPING			
				29067	WSOM | ASSIST COB WITH UTILITY LOCATES FOR WATER AND SEWER LINES | PROJECT LOCATES	400-673-607	7	$13,040.00
				29070	WSOM | 2025 BRANDON EDA GRANT APPLICATION	400-673-607	7	$5,737.50
				29071	WSOM | STAR ROAD WELL DESIGN | PROJECT 2025-15	400-673-607	7	$9,698.75
				29072	WSOM | HWY 18 WATER LINE FROM SUNSET DR TO COLLEGE ST | PROJECT 2025-17	400-673-607	7	$14,588.75
				29076	WSOM | STAR RD WATER LINE IMPROVEMENT | PROJECT 2026-11	400-673-607	7	$3,327.50
				29084	WSOM | REPLACEMENT OF WATER LINES IN CROSSGATES	400-673-607	7	$310.00
				29082	COB | GENERAL SERVICES	400-673-607	7	$4,942.50
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	400-673-605	7	$1,314.35
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	400-673-605	7	$1,381.70
104021	1999	CINTAS CORPORATION NO 210		4266418796	UNIFORMS	400-673-535	7	$4.63

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						400-673-535	7	$12.58
				4267114853	UNIFORMS	400-673-535	7	$1.68
						400-673-535	7	$12.58
104026	274	CONSOLIDATED PIPE & SUPPLY CO., INC.	21661	MS00417706	Stock at Shop	400-673-550	7	$1,512.00
			21741	MS00417530	Stock at Shop	400-673-550	7	$339.00
						400-673-550	7	$288.00
						400-673-550	7	$375.00
						400-673-550	7	$300.00
						400-673-550	7	$90.00
						400-673-550	7	$230.00
						400-673-550	7	$380.00
						400-673-550	7	$150.00
						400-673-550	7	$260.00
						400-673-550	7	$660.00
						400-673-550	7	$320.00
						400-673-550	7	$350.00
			21838	MS00417705	Stock at Shop	400-673-550	7	$2,900.00
			21811	MS00417615	Replace fire hydrant at 401 Providence Drive | WO #61991	400-673-637	7	$3,270.00
						400-673-637	7	$290.00
						400-673-637	7	$150.00
				MS00417557	WO# 62359 | ROGERS DABBS 1501 GOV ST | WATER LEAK REAPIR	400-673-637	7	$490.00
				MS00417674	WO# 62287 | 11 TERRAPIN HILL RD S | WATER LEAK REPAIR	400-673-637	7	$1,364.00
				MS00417675	WO# 62421 | 100 BENTONWOOD DRIVE | WATER	400-673-637	7	$22.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					LEAK REPAIR			
				MS00417704	WO# 62426 | 3075 LOUIS WILSON DR | WATER LEAK REPAIR	400-673-637	7	$666.50
				MS00417732	WO# 62465 | 45 WOODBRIDGE ROAD | WATER MAIN REPAIR	400-673-637	7	$200.00
104027	2442	CORE & MAIN, LP		Y427818	REFERNCE PO# 21224 | CLOSED DUE TO CHANGING ACCOUNT CODE	400-673-731	7	$28,400.00
104028	4870	CROW BURLINGAME CO.	21841	6006-17877	Stock at Shop	400-673-525	7	$95.85
						400-673-525	7	$56.94
						400-673-525	7	$132.00
						400-673-550	7	$78.00
						400-673-550	7	$72.00
						400-673-525	7	$216.00
						400-673-550	7	$72.00
						400-673-550	7	$72.00
						400-673-550	7	$360.00
						400-673-550	7	$72.00
						400-673-550	7	$120.00
						400-673-550	7	$138.00
104029	2183	D&S SALES	21740	40107	For hooking chains to buckets on mini excavators	400-673-550	7	$33.00
			21744	40108	Tools for Dalton Runnels	400-673-550	7	$299.99
						400-673-550	7	$59.95
						400-673-550	7	$41.95
			21775	40113	Adapter for the fuel tank on VIN #4078 2012 Ford F350	400-673-635	7	$13.50

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104030	311	DARRELL'S AUTO ELECTRIC	21734	108591	VIN #7988 2007 Ford F350 Check engine light, replace faulty spark plug - misfire, AC - replace coil	400-673-635	7	$881.67
			21790	108666	Urgent - Darrells Auto - Vin 7988 Fuel Vent/Charcoal Canister Assembly - 07 Ford F350	400-673-635	7	$1,531.37
104036	2245	ENTERGY		10021075624	ENTERGY COLLECTIVE BILL-APRIL 2026	400-673-630	7	$2,181.47
						400-673-630	7	$3,552.96
						400-673-630	7	$3,426.92
						400-673-630	7	$2,879.38
						400-673-630	7	$1,144.23
						400-673-630	7	$15.05
						400-673-630	7	$4,738.33
						400-673-630	7	$17.27
						400-673-630	7	$126.19
						400-673-630	7	$4,357.40
						400-673-630	7	$58.16
104037	13384	EXELL/MS BOTTLE WATER-ACCT #018566		659974	SHOP | EQUIPMENT RENTAL	400-673-640	7	$11.00
				657888	SHOP | 5 GAL DRINKING WATER	400-673-640	7	$72.17
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	400-673-525	7	$1,599.51
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	400-673-525	7	$1,653.25

City of Brandon

Check Register by Department for Checks Dated 5/5/2026

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104043	3721	FLEETPRIDE	21795	133746677	VIN #4078 2012 Ford F350 Replace fuel hose that is busted on diesel tank	400-673-635	7	$64.99
			21796	133746812	VIN #4078 2012 Ford F350 High flow nozzle to go with fuel hose	400-673-635	7	$164.99
			21796	133761619	VIN #4078 2012 Ford F350 High flow nozzle to go with fuel hose	400-673-635	7	($164.99)
104044	463	FREDERICK'S SALES & SERV.	21747	01-135940	VIN #8822 3" Honda Trash Pump for Water	400-673-636	7	$16.80
						400-673-636	7	$6.24
						400-673-636	7	$8.54
						400-673-636	7	$71.40
						400-673-636	7	$4.63
104046	144	GILMORE BROS BUILDING SUPPLY	21772	162754	4 Casters to be placed on the frame being built for the portable welder	400-673-550	7	$61.96
104048	12619	GRAY-DANIELS FORD	21124	STOCK NO. TEE23766	New 2026 Ford F-550 Chassis Truck 2nd quote - Mac Haik Jackson Ford - $71,156.00 Board Approved - 12/15/2025	400-673-740		$70,698.68
						400-673-740		$273.00
104049	12619	GRAY-DANIELS FORD	21812	STOCK NO. TED19836	New Purchase 2026 Ford F-350 DRW 4x4 Crew Cab Chassis Truck Board Approved on 04.06.2026	400-673-740		$59,244.20

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104054	575	HOME DEPOT CREDIT SERVICES	21815	904516	Screw Extractor Set and Spotlights | requested by Hollan	400-673-550	7	$27.89
						400-673-550	7	$149.91
			21776	7903658	205 Value Park Drive | WO #62221 parts for water leak repair	400-673-637	7	$6.49
						400-673-637	7	$171.99
						400-673-637	7	$6.87
						400-673-637	7	$5.56
104060	623	JACKSON PAPER COMPANY	21780	1448839	City Shop - cleaning supplies	400-673-550	7	$65.28
			21780	1448342	City Shop - cleaning supplies	400-673-550	7	$520.60
						400-673-550	7	$467.50
						400-673-550	7	$61.87
104063	10529	K&S TRUCKING LLC	21849	36919	VIN #4852 2020 Dodge Ram 5500 Right front tire needs replacing	400-673-540	7	$195.00
				36773	TRUCK # 4907 | EMERGENCY | NEW TIRE ON TRAILER	400-673-540	7	$170.00
104065	14120	LEADING EDGE CONCEPTS, LLC	21666	106755	Replace modem at Burnham Tank	400-673-637	7	$281.10
						400-673-637	7	$34.30
						400-673-637	7	$20.75
						400-673-637	7	$100.00
						400-673-637	7	$100.00
						400-673-637	7	$360.00
104069	12879	MAGCOR INDUSTRIES		13776	P/R REIMBURSEMENT FOR WORK RELEASE 03/29/2026 TO	400-673-604	7	$10,833.25

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					04/11/2026			
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	400-673-695	7	$268.80
104079	4590	MS DEPT OF REVENUE		04/17/2026	TAGS FOR NEW WATER DEPT TRUCKS | VIN # 3766, 9830	400-673-690	7	$24.00
104082	4236	MSRWA		04/22/2026	MS RURAL WATER ASSOCIATION INC MEMBERSHIP DUES FOR JULY 1,2026-JUNE 30,2027 CITY OF BRANDON MEMBER # 10080	400-673-695	7	$1,275.00
104084	2377	MURPHY'S LAWN & LANDSCAPE	21759	19257	14 Rotan Court Yard Restoration due to water repairs | WO #62123	400-673-637	7	$931.52
			21760	19258	146 Springtree Drive Yard Restoration due to water repairs | WO #62164	400-673-637	7	$514.96
104087	1001	PUCKETT RENTS	21227	1160135-0001	VIN #5972 CAT 305E2 Mini Excavator Needs seal kit for cylinder repair | Equipment is at Puckett's shop	400-673-636	7	$714.59
104089	1012	RANCO TRANSMISSION SERV.	21755	784	VIN #7626 2015 Dodge Ram 1500 Replace solenoid on transmission	400-673-635	7	$567.00
						400-673-635	7	$54.00
						400-673-635	7	$73.35
						400-673-635	7	$80.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
						400-673-635	7	$362.50
104091	12749	RANKIN COUNTY LIMESTONE LLC	21558	10772	Stock at Shop - Open PO for 610 Slag Board Approved 01.20.2026 to purchase crushed aggregates under Rankin County Semi-Annual Term Bid #26-300-6, effective through 06.30.2026	400-673-550	7	$7,663.77
104092	1028	RANKIN COUNTY NEWS		254521	SECTION 3 BUSINESS AND EMPLOYMENT NOTICE	400-673-615	7	$25.32
				254520	MS FAIR HOUSING | COB	400-673-615	7	$21.06
104093	1048	REVELL HARDWARE	21851	191565/6	Welding Supplies Oxygen - Purchase 1 Cylinder & Refill 4 Acetyline - Refill 3 Aluminum Speed Squares 6" & 12"	400-673-550	7	$78.40
						400-673-550	7	$217.65
						400-673-550	7	$289.00
						400-673-550	7	$10.90
						400-673-550	7	$26.48
104096	13279	SAYLE OIL COMPANY INC	21853	908868	Stock at Shop	400-673-550	7	$537.00
104106	4779	SOUTHERN PIPE & SUPPLY CO, INC	21707	10946845-00	Stock at Shop	400-673-550	7	$400.00
						400-673-550	7	$225.00
104118	13577	TWS LLC		426	BASIC SERVICE | BA 02/17/2026 | 03/24/2026-04/27/2026	400-673-604	7	$6,725.00
104119	4935	UNITED RENTALS (N.A.), INC.	21686	260386047-001	1 Month Rental for F550 Single Cab Truck	400-673-640	7	$2,895.00

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104121	1292	WARING OIL CO.	20663	525695	Stock at Shop Diesel for tank at City Shop October 2025 - September 2026	400-673-525	7	$2,163.52
		Total For Department		400-673				$301,376.65
Dept#		**400-680**						
104008	14599	4-B Construction LLC	21660	5059	44 Woodbridge Road Driveway repair due to sewer repair | WO #61829	400-680-637	7	$950.00
104013	1873	BENCHMARK ENGINEERING		29068	WSOM | SEWER EVALUATION DANBAR AREA AND LAKELAND AREA | PROJECT CCTV SEWER	400-680-607	7	$2,831.25
104019	2254	C SPIRE		0031072390-March 2026	CELLULAR BILL 02/19/2026-03/18/2026	400-680-605	7	$88.21
				0031072390-April 2026	CELLULAR BILL 03/19/2026-04/18/2026	400-680-605	7	$88.21
104021	1999	CINTAS CORPORATION NO 210		4266418796	UNIFORMS	400-680-535	7	$5.89
						400-680-535	7	$7.80
				4267114853	UNIFORMS	400-680-535	7	$5.35
						400-680-535	7	$7.80
104029	2183	D&S SALES	21669	40048	Items for Tank Taylor 1) Estimate #1836 Caulk Gun 2) Estimate #1837 Measuring Wheel	400-680-550	7	$284.98
						400-680-550	7	$77.58
104036	2245	ENTERGY		10021075624	ENTERGY	400-680-630	7	$94.02

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
					COLLECTIVE BILL-APRIL 2026			
						400-680-630	7	$13.41
						400-680-630	7	$47.34
						400-680-630	7	$297.23
						400-680-630	7	$14.57
						400-680-630	7	$55.81
						400-680-630	7	$242.05
						400-680-630	7	$16.44
						400-680-630	7	$22.48
						400-680-630	7	$78.49
						400-680-630	7	$182.04
						400-680-630	7	$28.78
						400-680-630	7	$29.61
						400-680-630	7	$67.89
						400-680-630	7	$14.05
						400-680-630	7	$20.45
						400-680-630	7	$13.33
						400-680-630	7	$61.33
						400-680-630	7	$14.05
						400-680-630	7	$13.33
						400-680-630	7	$46.86
						400-680-630	7	$29.62
104042	860	FLEETCOR TECHNOLOGIES		NP70387866	ACCT #126876-FUEL FOR WEEK 04/20/2026-04/26/2026	400-680-525	7	$559.75
				NP70368117	ACCT #126876-FUEL FOR WEEK 04/13/2026-04/19/2026	400-680-525	7	$772.63
104052	5991	HARVEY SERVICES INC	21773	8167	Shop Supplies	400-680-550	7	$81.59
						400-680-550	7	$37.50



City of Brandon

Check Register by Department for Checks Dated 5/5/2026

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
104056	1386	HYDRA SERVICES	21777	197982	Appleridge Lift Station Replacement of prime guard float assembly	400-680-637	7	$665.00
104071	13964	MCE LLC		1020	MEMBERSHIP FEE | 05/01/2026-05/31/2026	400-680-695	7	$97.74
104077	5789	MISSISSIPPI FISH AND WILDLIFE FOUNDATION		2026-1072	WSOM | WETLAND CREDITS | HWY 18 NEW SEWER LINE | B/A 10/06/2025	400-680-600	7	$3,870.00
104083	10521	MUNICIPALSAVINGS.COM	21845	5467	Stock at Shop Sewer Solvent - Degreaser	400-680-550	7	$4,989.00
104087	1001	PUCKETT RENTS	21667	1171498-0002	Skid Steer - 1 month rental | Extending Rental	400-680-640	7	$3,320.00
						400-680-640	7	$66.40
104093	1048	REVELL HARDWARE	21778	1123/E	Toolbox for Tank Taylor	400-680-550	7	$74.97
				24296/E	EMERGENCY-TANK TAYLOR | BROCK CIRCLE LIFT STATION 1 (6314) | NEEDED FUSES	400-680-636	7	$6.29
		Total For Department		400-680				$20,291.12
		Fund Total		400				$338,117.77



City of Brandon

Check Register by Department for Checks Dated 5/5/2026

Check Run #: 13039

Check#	Vendor#	Vendor Name	PO#	Invoice#	Description	GL Acct#	spickle Acct Per.	Detail Amount
Grand Total								$683,639.79

City of Brandon

Manual Check Batch #: 5644

Fiscal Year 2025 - 2026 7 - Apr

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 # 10118	Check Date: 4/20/2026						
839	DEPARTMENT OF REVENUE		04/20/2026	4/20/2026	4/20/2026	$3,019.41	100
400-000-120	SALES TAX PAYABLE	N			$0.00	$3,019.41	APRIL 2026 SALES TAX
				Invoice Total	$0.00	$3,019.41	
				Total for Check # 10118	$0.00	$3,019.41	
		Total for fund	400		$0.00	$3,019.41	
		Total for batch	5644		$0.00	$3,019.41	

City of Brandon

Manual Check Batch #: 5645

Fiscal Year 2025 - 2026 7 - Apr

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 # 103953	**Check Date: 4/20/2026**						
2394	**AFLAC**		514848-	4/20/2026	4/21/2026	$271.26	**100**
001-000-156	ACCIDENT-AFLAC	N			$0.00	$72.72	ACC INSURANCE | APRIL 2026
001-000-157	HOSPITAL INS-AFLAC	N			$0.00	$153.18	HOSP INSURANCE | APRIL 2026
001-000-120	AFLAC SHORT TERM DISABILITY	N			$0.00	$45.36	STD INSURANCE | APRIL 2026
				Invoice Total	$0.00	$271.26	
				Total for Check # 103953	$0.00	$271.26	
Check # 103954	**Check Date: 4/21/2026**						
12364	**UNUM INSURANCE COMPANY**		APRIL 2026	4/21/2026	4/21/2026	$1,767.19	**100**
001-092-480	FRINGE BENEFITS-CITY'S SH	N			$0.00	$15.00	APRIL 2026 VISION INSURANCE
001-000-122	VISION	N			$0.00	$1,752.19	APRIL 2026 VISION INSURANCE
				Invoice Total	$0.00	$1,767.19	
				Total for Check # 103954	$0.00	$1,767.19	

Total for fund	**001**	$0.00	$2,038.45
Total for batch	**5645**	$0.00	$2,038.45

City of Brandon

Manual Check Batch #: 5646

Fiscal Year 2025 - 2026 7 - Apr

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 # 104007	**Check Date: 4/21/2026**						
8051	**LORI SCHULER**		3357-	4/21/2026	4/21/2026	$320.08	**100**
004-500-600	PROF SERVICES - OTHER	N			$0.00	$320.08	VIP | WARREN ZEIDERS | APRIL 3, 2026
				Invoice Total	$0.00	$320.08	
8051	**LORI SCHULER**		3358	4/21/2026	4/21/2026	$4,438.53	**200**
004-500-600	PROF SERVICES - OTHER	N			$0.00	$4,438.53	EVENT STAFF | WARREN ZEIDERS | APRIL 3, 2026
				Invoice Total	$0.00	$4,438.53	
8051	**LORI SCHULER**		3359	4/21/2026	4/21/2026	$7,592.84	**300**
004-500-600	PROF SERVICES - OTHER	N			$0.00	$7,592.84	SECURITY | WARREN ZEIDERS | APRIL 3, 2026
				Invoice Total	$0.00	$7,592.84	
8051	**LORI SCHULER**		3360	4/21/2026	4/21/2026	$2,073.21	**400**
004-500-600	PROF SERVICES - OTHER	N			$0.00	$2,073.21	PARKING | WARREN ZEIDERS | APRIL 3, 2026
				Invoice Total	$0.00	$2,073.21	
				Total for Check # 104007	$0.00	$14,424.66	
		Total for fund	**004**		$0.00	$14,424.66	

Total for batch	**5646**		$0.00	$14,424.66

City of Brandon

Manual Check Batch #: 5647

Fiscal Year 2025 - 2026 7 - Apr

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 # 2875	**Check Date: 4/16/2026**						
14860	**Carolyn Austin**		CA41626	4/16/2026	4/22/2026	$247.50	**100**
004-000-302	TICKET SALES	N			$0.00	$217.50	Refund of Uncle Charlie tickets initially purchased with cash
004-000-304	BOX OFFICE FEES	N			$0.00	$9.00	Refund of Uncle Charlie tickets initially purchased with cash
004-000-305	FACILITIES FEES	N			$0.00	$21.00	Refund of Uncle Charlie tickets initially purchased with cash
				Invoice Total	$0.00	$247.50	
				Total for Check # 2875	$0.00	$247.50	
Check # 2876	**Check Date: 4/16/2026**						
14861	**Barry Howard**		BH41626	4/16/2026	4/22/2026	$712.50	**100**
004-000-302	TICKET SALES	N			$0.00	$662.50	Refund of Uncle Charlie tickets initially purchased with cash
004-000-304	BOX OFFICE FEES	N			$0.00	$15.00	Refund of Uncle Charlie tickets initially purchased with cash
004-000-305	FACILITIES FEES	N			$0.00	$35.00	Refund of Uncle Charlie tickets initially purchased with cash
				Invoice Total	$0.00	$712.50	
				Total for Check # 2876	$0.00	$712.50	
Check # 2877	**Check Date: 4/16/2026**						
14862	**415 Touring, Inc**		41626	4/16/2026	4/22/2026	$12,500.00	**100**
004-500-603	ARTIST AGREEMENT	N			$0.00	$12,500.00	Deposit - Mammoth - Bush support
				Invoice Total	$0.00	$12,500.00	
				Total for Check # 2877	$0.00	$12,500.00	
Check # 2878	**Check Date: 4/17/2026**						

13434	**Bored Teachers LLC**		41726	4/17/2026	4/22/2026	$7,500.00		**100**
004-500-603	ARTIST AGREEMENT	N	NEC			$0.00	$7,500.00	Deposit - Bored Teachers
				Invoice Total		$0.00	$7,500.00	
				Total for Check # 2878		$0.00	$7,500.00	
Check # 2879	**Check Date: 4/17/2026**							
13679	**L 7 Productions, LLC**		41726	4/17/2026	4/22/2026	$3,300.00		**100**
004-500-600	PROF SERVICES - OTHER	N	NEC			$0.00	$3,300.00	Sound & Lights - Bored Teachers
				Invoice Total		$0.00	$3,300.00	
				Total for Check # 2879		$0.00	$3,300.00	
Check # 2880	**Check Date: 4/17/2026**							
8161	**Roderick Randall Kwan**		41726	4/17/2026	4/22/2026	$600.00		**100**
004-500-600	PROF SERVICES - OTHER	N	NEC			$0.00	$600.00	Jumbotron services - Bored Teachers
				Invoice Total		$0.00	$600.00	
				Total for Check # 2880		$0.00	$600.00	
Check # 2881	**Check Date: 4/18/2026**							
11433	**All Events LLC**		20260131	4/18/2026	4/22/2026	$27,500.00		**100**
004-500-600	PROF SERVICES - OTHER	N				$0.00	$27,500.00	Sound & Lights - Bush
				Invoice Total		$0.00	$27,500.00	
				Total for Check # 2881		$0.00	$27,500.00	
Check # 2882	**Check Date: 4/18/2026**							
12430	**REBECCA EVANS**		41826	4/18/2026	4/22/2026	$11,306.25		**100**
004-500-600	PROF SERVICES - OTHER	N	NEC			$0.00	$11,306.25	Catering - Bush
				Invoice Total		$0.00	$11,306.25	
				Total for Check # 2882		$0.00	$11,306.25	
Check # 2883	**Check Date: 4/18/2026**							
11520	**JOHNNY E. COLEMAN SR.**		1212	4/18/2026	4/22/2026	$350.00		**100**
004-500-600	PROF SERVICES - OTHER	N	NEC			$0.00	$350.00	Camera Crew - Bush
				Invoice Total		$0.00	$350.00	
				Total for Check # 2883		$0.00	$350.00	
Check # 2884	**Check Date: 4/18/2026**							
8161	**Roderick Randall Kwan**		2603	4/18/2026	4/22/2026	$600.00		**100**
004-500-600	PROF SERVICES - OTHER	N	NEC			$0.00	$600.00	Jumbotron Services - Bush
				Invoice Total		$0.00	$600.00	

				Total for Check # 2884		$0.00	$600.00	
Check # 2885	**Check Date: 4/18/2026**							
11521	**MORGAN HUDSON BROWNING**		41826	4/18/2026	4/22/2026	$350.00		**100**
004-500-600	PROF SERVICES - OTHER	N	NEC			$0.00	$350.00	Camera Crew - Bush
				Invoice Total		$0.00	$350.00	
				Total for Check # 2885		$0.00	$350.00	
Check # 2886	**Check Date: 4/18/2026**							
13388	**Kimothy Oxley**		4182026	4/18/2026	4/22/2026	$350.00		**100**
004-500-600	PROF SERVICES - OTHER	N				$0.00	$350.00	Camera Crew - Bush
				Invoice Total		$0.00	$350.00	
				Total for Check # 2886		$0.00	$350.00	
Check # 2887	**Check Date: 4/18/2026**							
13389	**Lisa S Oxley**		41826	4/18/2026	4/22/2026	$350.00		**100**
004-500-600	PROF SERVICES - OTHER	N				$0.00	$350.00	Camera Crew - Bush
				Invoice Total		$0.00	$350.00	
				Total for Check # 2887		$0.00	$350.00	
Check # 2888	**Check Date: 4/18/2026**							
8065	**COLE ENTERTAINMENT SERVICE**		41826	4/18/2026	4/22/2026	$20,855.31		**100**
004-500-600	PROF SERVICES - OTHER	N				$0.00	$20,855.31	Stagehands - Bush
				Invoice Total		$0.00	$20,855.31	
				Total for Check # 2888		$0.00	$20,855.31	
Check # 2889	**Check Date: 4/21/2026**							
14853	**Bush, Inc.**		418262	4/21/2026	4/22/2026	$45,000.00		**100**
004-500-603	ARTIST AGREEMENT	N				$0.00	$45,000.00	Bush - Settlement
				Invoice Total		$0.00	$45,000.00	
				Total for Check # 2889		$0.00	$45,000.00	
Check # 2890	**Check Date: 4/21/2026**							
14862	**415 Touring, Inc**		418261	4/21/2026	4/22/2026	$12,500.00		**100**
004-500-603	ARTIST AGREEMENT	N				$0.00	$12,500.00	Mammoth settlement - (Bush support)
				Invoice Total		$0.00	$12,500.00	
				Total for Check # 2890		$0.00	$12,500.00	
Check # 2891	**Check Date: 4/21/2026**							
14863	**James Joseph Evans**		41826	4/21/2026	4/22/2026	$2,000.00		**100**
004-500-603	ARTIST AGREEMENT	N				$0.00	$2,000.00	James and the Cold Gun settlement -

				(Bush support)
	Invoice Total		$0.00	$2,000.00
	Total for Check # 2891		$0.00	$2,000.00
Total for fund	**004**		$0.00	$146,021.56
Total for batch	**5647**		$0.00	$146,021.56

City of Brandon

Manual Check Batch #: 5648

Fiscal Year 2025 - 2026 7 - Apr

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 # 2892	**Check Date: 5/1/2026**						
12430	**REBECCA EVANS**		762	5/1/2026	4/28/2026	$4,996.80	**100**
004-500-609	VIP AREA	N	NEC		$0.00	$4,996.80	CBC Catering - Chicago
				Invoice Total	$0.00	$4,996.80	
				Total for Check # 2892	$0.00	$4,996.80	
Check # 2893	**Check Date: 5/2/2026**						
12430	**REBECCA EVANS**		763	5/2/2026	4/28/2026	$4,996.80	**100**
004-500-609	VIP AREA	N	NEC		$0.00	$4,996.80	CBC Catering - Justin Moore
				Invoice Total	$0.00	$4,996.80	
				Total for Check # 2893	$0.00	$4,996.80	
Check # 2894	**Check Date: 4/28/2026**						
2574	**CITY OF BRANDON**		42826	4/28/2026	4/28/2026	$1,000.00	**100**
004-500-600	PROF SERVICES - OTHER	N			$0.00	$1,000.00	Cash Request - Chicago - Bus Stock
				Invoice Total	$0.00	$1,000.00	
				Total for Check # 2894	$0.00	$1,000.00	
Check # 2895	**Check Date: 4/28/2026**						
10016	**Chicago Live Events, Inc**		4282026	4/28/2026	4/28/2026	$67,500.00	**100**
004-500-603	ARTIST AGREEMENT	N			$0.00	$67,500.00	Deposit - Chicago
				Invoice Total	$0.00	$67,500.00	
				Total for Check # 2895	$0.00	$67,500.00	
Check # 2896	**Check Date: 4/28/2026**						
14911	**Gary Allan Tours, Inc**		42826	4/28/2026	4/28/2026	$30,000.00	**100**
004-500-603	ARTIST AGREEMENT	N			$0.00	$30,000.00	Deposit - Gary Allan
				Invoice Total	$0.00	$30,000.00	
				Total for Check # 2896	$0.00	$30,000.00	

Total for fund	**004**	$0.00	$108,493.60
Total for batch	**5648**	$0.00	$108,493.60

City of Brandon

Check Processing Confirmation

Check Run ID	Check Date	Beg. Check #	Bank Fund	Bank	User
13040	4/30/2026	104125	098	Community Bank - Payables Clearing Account	spickle

Check Run Updated Successfully		**Count of Checks**	1	**Total Amount of Checks**	$14,104.58

City of Brandon

Check Processing Confirmation

Check Run ID	Check Date	Beg. Check #	Bank Fund	Bank	User
13041	5/4/2026	104126	098	Community Bank - Payables Clearing Account	spickle

Check Run Updated Successfully		**Count of Checks**	1	**Total Amount of Checks**	$109,250.00

City of Brandon

Check Processing Confirmation

Check Run ID	Check Date	Beg. Check #	Bank Fund	Bank	User
13042	5/5/2026	104127	098	Community Bank - Payables Clearing Account	spickle

Check Run Updated Successfully		**Count of Checks**	1	**Total Amount of Checks**	$2,500.00

PROVIDER PAYMENTS

5/4/2026

FOX EVERETT/COB - REGIONS TRUST ACCOUNT HEALTH INSURANCE ACCOUNT

Invoice Date	Date Released	Check Seq. #	Invoice Amount	Disbursed Amount	Expenditure Description
4/5/2026	4/28/2026	26483	$36,984.16	$36,984.16	Admin
4/7/2026	4/28/2026	26484	$1,075.56	$1,075.56	PaydHealth
4/9/2026	4/28/2026	26485	$41,149.63	$41,149.63	Magellan
4/14/2026	4/28/2026	26486	$483.49	$483.49	FH Group
4/16/2026	4/28/2026	26487-26544	$17,472.00	$17,472.00	Medical Claims
			$97,164.84	**$97,164.84**	

CURRENT BALANCE OF HEALTH INSURANCE ACCOUNT **$ 30,413.97**

Memo

To: Mayor and Board of Aldermen

From: Niki Jobe

Date: 4/30/2026

Re: **Request for Approval of April 2026 Electronic Fund Transfers**

	Date	Amount
April 2026 Deferred Compensation Transfer	4/2/2026	$4,120.00
	4/17/2026	$4,120.00
April 2026 Retirement Transfer	4/30/2026	$265,715.36
April 2026 Federal Tax Transfers	4/2/2026	$105,718.06
	4/17/2026	$112,918.11
April 2026 MS State Tax Commission	4/2/2026	$11,896.00
	4/17/2026	$12,692.00

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: MARY ANN HESS

DATE: 04/09/2026

SUBJECT: QUARTERLY REPORTS FOR MARCH 2026

Presentation of Final Report for House Bill 1353, 2022 Regular Legislative Session and Quarterly Reports for the Quarter Ending March 2026 as filed with the State of Mississippi, Department of Finance & Administration:

1. Senate Bill 2948, 2021 Regular Legislative Session
2. House Bill 603, 2023 Regular Legislative Session
3. Senate Bill 2468, 2024 Regular Legislative Session
4. MOST, Marquette Road Multi-Use Path
5. MOST, Quarry Trails Multi-Use Path

ATTACHMENTS:

1. HB 1353 - MAR 2026 FINAL
2. SB 2468 - APR 2026 SIGNED
3. SB 2948 - APR 2026 SIGNED
4. HB 603 - APR 2026 SIGNED
5. MARQUETTE ROAD PATH - APR 2026
6. QUARRY TRAILS IMP - APR 2026

MEMORANDUM

TO:	HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:	ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA:	MAY 04, 2026
SUBJECT:	APPROVAL OF FINANCING TERMS AND AUTHORIZATION TO EXECUTE – STREET SWEEPER PURCHASE

Consideration to approve financing terms from TYMCO for the purchase of one Tymco Model 600 Regenerative Air Street Sweeper, based on the lowest and best financing proposal received.

The following financing proposals were received:

TYMCO / Ingram Equipment
- 4-Year Term: 4.40% interest
- Monthly Payment: $6,804.79
- Down Payment: $35,000
- No document fees or prepayment penalties

Community Bank
- 48-Month Term: 5.79% interest
- Monthly Payment: $7,031
- Down Payment: $33,400
- Includes documentation fee and standard municipal lease terms

Hancock Whitney Bank
- 48-Month Term: 6.166% implicit rate
- Monthly Payment: $7,884.48
- Subject to standard lease terms and conditions

The Board previously approved the purchase of the street sweeper and solicitation of financing options on March 2, 2026.

Staff recommends approval of the 4-year financing term through TYMCO as it provides the lowest interest rate and overall cost of financing while maintaining manageable annual debt service within the Sanitation Department's operating budget.

Approval of this item will authorize the Mayor to execute the financing agreement and proceed with acquisition of the equipment.

ATTACHMENTS:



- Tymco Finance Proposal
- Community Bank Finance Proposal
- Hancock-Whitney Finance Proposal

COMMUNITY BANK

CashFlow LEASE

April 13, 2026

Tracie Riggin
Finance Director
City of Brandon, MS

C/O Martin Keil

We appreciate the information you have provided and are pleased to provide you with the following lease proposal. This proposal is subject to final credit approval and assumes use of our standard lease documentation. Unless previously extended in writing, this proposal will expire 30 days from today's date. **All pricing is net of applicable taxes.**

Lessee:	City of Brandon
Lessor:	BancLeasing, LLC™ and/or its Assigns (Community Bank)
Base Lease Commencement:	Upon execution of lease documents and final acceptance of the Equipment
Payments Due:	Monthly; in arrears
Equipment Type:	(1) Truck Mounted Vacuum Street Sweeper
Equipment Cost:	$334,000
Lease Type:	Municipal
Base Lease Term:	48 Months
Payment Due at Commencement:	$33,400
Monthly Payments:	$7,031
Interest Rate:	5.79%
End-of-term:	Purchase the configuration for $1
Documentation Fee:	$350 (Covers UCC Filing, Registration, Recording Fees)
Lease Rate Adjustment:	The lease payment is fixed from the Commencement Date to the end of the initial lease term. It may be adjusted on the Commencement Date to reflect any upward change from the date of this proposal in either the Prime Rate of interest or like-term U.S. Treasuries as published in the Wall Street Journal.
Lease Accounting:	The Lessee and/or its accountants are responsible for determining Lessee's accounting treatment of any lease schedule, including lease classification and tax treatment.
Additional Terms:	This quote is subject to the Lessee designating the agreement as a "qualified tax-exempt obligation" as defined in Section 265(b)(3)(B) of the Internal Revenue Code.

Thank you for the opportunity to work with you. Please contact one of us with questions or requests for additional information. We look forward to developing a mutually beneficial relationship with you.

Martin Keil
First Senior Vice President
Community Bank
601.706.0351
martin.keil@communitybank.net

Bart Shaw
Senior Account Executive
BancLeasing, LLC
214.778.1847
fbshaw@bancleasing.com

Agreed to & Accepted by **Lessee: City of Brandon**

Signature Date

Name Title

Municipal Lease / Purchase Quote

Quote Date April 27, 2026

Dealer Information

Dealer No.:	600700	Phone No.:	205-663-3946
Name:	Ingram Equipment, Inc.	Fax No.:	
Address:	P.O. Box 1907	State:	AL
City:	Pelham	Zip Code:	35124
Contact:	Jason Horne		

Lessee Information

Name:	City of Brandon	Phone No.:	601-825-5021
Address:	1000 Municipal Dr.	Fax No.:	
City:	Brandon	State:	MS
Contact:		Zip Code:	39042
Title:			
Email:			

Equipment Information

Quantity:	1
Model:	New Model 600BAH
Chassis:	2027 Freightliner M2-106 Plus

Lease / Purchase Information

Purchase Price:	$ 334,000.00	
State Sales Tax % (if any):		(State sales tax not included unless shown)
Total Amount:	$ 334,000.00	
Down Payment:	$ (35,000.00)	(due on delivery)
Amount Financed:	$ 299,000.00	

	4 Year	5 Year	6 Year
Amount Financed:	$ 299,000.00	$ 299,000.00	$ 299,000.00
Annual Percentage Rate:	4.40%	4.50%	4.60%
Number of Monthly Payments:	48	60	72
Advance Payment:	$ -	$ -	$ -
Monthly Payment:	$ 6,804.79	$ 5,574.26	$ 4,760.09
Total Finance Charge:	$ 27,629.92	$ 35,455.60	$ 43,726.48
Total Finance Payments:	$ 326,629.92	$ 334,455.60	$ 342,726.48

This quote is provided as a budgetary proposal. Actual financing is based on approved credit and acceptance of TYMCO's lease/purchase documents. Rates are subject to change. First payment is due on delivery of the sweeper and annually thereafter. No lease document fees and no prepayment penalties. This quote is nonbinding until the lease is signed by both parties.

Quote valid for 30 days from the quote date listed above.

April 28, 2026

Alex Wade
City of Brandon, MS
1000 Municipal Drive
Brandon, MS 39042

Dear Mr. Wade

Hancock Whitney Equipment Finance and Leasing, LLC is pleased to present you the following lease proposal for your review and consideration.

Lessor:	Hancock Whitney Equipment Finance and Leasing, LLC or Its Assignee
Lessee:	City of Brandon, MS
Equipment:	Street Sweeper Model: New TYMCO Model 600BAH Chassis: 2027 Freightliner M2-106 Plus
Loan Amount:	$334,000.00 (estimated)
Base Term:	A) 48 Months
Rate Implicit in the Lease:	6.166%
Monthly Rental Payment:	$7,884.48
Payment Method:	Lessee agrees that all payments will be made by automatic funds withdrawal (ACH), and Lessee will execute documentation satisfactory to Lessor to facilitate such payments.
*Base Term Rental Factor Adjustment:	The Estimated Rent presented in this proposal is based on the current market conditions and the prevailing average life equal to A: 36 months SOFR swap rate of 3.64%, as quoted by Bloomberg. The actual rental amount shall be fixed on the Rent Commencement Date and shall be adjusted upward or downward in connection with the Rent Commencement Date in order to maintain Lessor's economic yield as it exists on the Proposal Pricing Date.
Base Term Rent Commencement Date:	The Base Term shall commence on the date selected by Lessor after delivery and acceptance of all Equipment (the "Rent Commencement Date"). The first rental payment during the Base Term shall be due in arrears, on the same day of the month as the Rent Commencement Date, in the immediately following month. Remaining equal monthly rental payments shall be due on the same day of each consecutive month thereafter. All rental and other payments shall be subject to, and increased by, any applicable state and local sales/use/rental taxes.

Purchase Option:	At the expiration of the Base Term shown above, so long as no default exists thereunder and the Lease has not been earlier terminated, and upon not less than 180 days nor more than 240 days prior written notice, Lessee shall have the option to purchase all (but not less than all) of the Equipment, on as AS IS, WHERE IS basis for cash, equal to a Fixed Price of **$1.00** together will all other charges due and payable under the Lease.
Net Lease:	The Lease will be a "net lease" with Lessee responsible for all expenses, including (a) maintenance costs, liability and physical damage insurance satisfactory to Lessor and (b) taxes relating to the purchase, lease, possession and use of the Equipment (some of which may be added to the cost of the Equipment or collected as the gross rentals as appropriate under state law), excluding taxes based solely on the net income of Lessor. Rentals are calculated on the assumption that Hancock Whitney Equipment Finance and Leasing, LLC or its Assignee will be entitled to tax benefits as owner of the Equipment (including those set forth in the Tax Assumptions above). If this is not the case, rentals will be recalculated or indemnity payment will be required.
Manufacturer Warranties:	Lessor will make no warranties, expressed or implied, relating to the Equipment. All warranties, guarantees, instructions, services, etc., ordinarily given by the manufacturer will be assigned to Lessee to the extent assignable for Lessee to enforce so long as Lessee is not in default. The Equipment will be leased on an AS IS, WHERE IS BASIS after Lessee's inspection and acceptance of the Equipment. Lessor will have no responsibility as to the selection, suitability, value or performance of the Equipment and no reduction of rent or other amounts payable under the Lease will occur due to any defect in the Equipment.
Documentation:	The lease will be evidenced by documentation to be provided by Lessor and satisfactory to Lessor and Lessee in all respects. Changes to this documentation must be approved by Lessor. Lessor shall require documents which provide for all of the provisions that Lessor deems necessary or desirable in order to meet its policies and procedures in regard to entering into the Lease with Lessee, including, without limitation, Lessor's approved representations, covenants, events of default, indemnities, and other provisions Lessor determines to be customary in equipment leasing transactions.
Transactional Costs:	Unless otherwise agreed in writing, Lessee will be responsible for all closing costs including, without limitation, appraisal fees, attorneys' fees and disbursements and recording fees incurred by Lessor, whether or not the transaction is closed. If the lease is documented pursuant to a master lease agreement, a minimum documentation fee of $525 will be added to the foregoing with respect to each Equipment Schedule. Lessee will be responsible for all costs it incurs.
Insurance:	Self Insured
Security Interest:	All obligations of Lessee to Lessor will be cross defaulted and cross collateralized with all debt and accounts held by Hancock Whitney Bank.
Authority to File:	Lessee hereby authorizes and consents to the filing by Lessor or its designees of financing statements or other records under the Uniform Commercial Code or other applicable law to protect Lessor's interest in the Equipment and any collateral covered under the lease documents. Lessee acknowledges that the description may include a broad reference to equipment leased, or to be leased, by Lessor without including a specific listing of the Equipment. In the event the parties do not later enter into the

transaction contemplated hereby, Lessor will terminate any such financing statements or other records filed with respect to such transaction, in all cases, within a reasonable time after written request by Lessee.

Contingencies:

This proposal is not and should not be construed as a commitment to fund or otherwise engage in the lease transaction outlined herein. The terms and provisions presented herein are subject to among other things (1) Lessor's internal approval, including, without limitation, credit review and approval of Lessor's investment in the Equipment and the economics of the proposed transaction, legal review, and additional due diligence, and (2) negotiation, execution and delivery of definitive documentation and ancillary agreements, instruments, writings and deliverables, all in form and substance satisfactory to all parties to the transaction. Lessor makes no representation as to the legal, tax or accounting treatment of the transaction. Lessor shall not have any obligation whatsoever under this proposal and shall only be obligated under and as provided in the documentation referred to in clause (2) above. No notice of approval of other communication from Lessor or anyone claiming to act on its behalf shall waive or modify the limitations in this paragraph.

Federal law requires all financial institutions to obtain, verify, and record information regarding customers. Lessor has or will obtain and keep on file information complying with 31 CFR Part 103.121 regarding Lessee, including Lessee's name, address and copies of various identifying documents. By acceptance of this proposal, Lessee requests Lessor to take all actions necessary to evaluate the transactions contemplated hereby, including, without limitation, ordering credit reports, and (if desired) by Lessor appraisals of the Equipment. The proposal shall expire as of the close of business on May 28th, 2026, unless extended in writing by Lessor. This proposal may not be modified, supplemented or otherwise changed except in a writing signed by an officer of Lessor, subject to the further limitations expressed above.

We look forward to your early review and acceptance of this proposal. If there are any questions, please do not hesitate to contact me directly at 601-540-8531

Sincerely,

Justin Gauthier
Vice President

Patrick Link
Equipment Finance

Proposal Accepted:

By: _____

Its: _____

Date: _____

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MAY 4, 2026

SUBJECT: KUBOTA M9960 TRACTOR – VIN #6817
REPAIR QUOTE APPROVAL

Asking for your consideration to approve the quote in the amount of $10,126.05 from EZ Wheels for repairs to the Kubota M9960 Tractor – vin #: 6817. A second quote was received from Deviney Equipment in the amount of $11,160.32.

The Kubota M9960 Tractor is currently inoperable due to PTO and steering issues.

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

ATTACHMENTS:

- EZ Wheels Quote
- Deviney Equipment Quote

GL Code: 001-201-636

Funding: Streets (General Government)

403 Hwy 43 South
P.O. Box 457
Pelahatchie, MS 39145

PELAHATCHIE
EZ WHEELS
MISSISSIPPI

(601) 854-5162
ezwheelsinc@bellsouth.net
www.ezwheelsinc.com

Estimate: E40036

Date: 03/11/2026

CITY OF BRANDON
PO BOX 1539

BRANDON, MS 39043

Year	Make/Model	Serial Number
	0000 KUB M9960HDC	56817

Stock No	PO	License	Tag	Customer	Telephone
8245				00350	

Cond	OpCode	T	Description	Quantity	List	Net	Total

Type: TRACTOR **RO Open Date:** 03/11/26

001 PTO AND STEERING ISSUE
D ESTIMATE IS SUBJECT TO CHANGE UPON FURTHER INSPECTION OF TRACTOR
PRICE OF PARTS IS CURRENTLY FLUID AND MAY HAVE INCREASES DEPENDING ON APPROVAL OF ESTIMATE LEAD TIME COULD BE SEVERAL WEEKS

F REPLACE PTO CLUTCH ASSY
REPLACE PTO HYD VALVE
REPLACE STEERING CONTROLLER
REPLACE REQUIRED SEALS AND ORINGS

CL	L	CUSTOMER LABOR CUSTOMER LABOR			3125.00
	P	SEAL, OIL	1.00	83.48	83.48
	P	ASSY VALVE	1.00	2433.66	2433.66
	P	O RING	4.00	1.14	4.56
	P	O RING	1.00	3.55	3.55
	P	CONTROLLER	1.00	2202.97	2202.97
	P	ASSY CLUTC	1.00	1968.15	1968.15
	P	SEAL,RING	3.00	35.16	105.48
	P	PIPE, HYDR	2.00	35.96	71.92
	P	GASOILGREA	1.00	24.00	24.00
	P	SEAL	1.00	35.50	35.50
	P	GREY SILIC	2.00	33.89	67.78
				Subtotal charges this section	10126.05

THANK YOU FOR YOUR BUSINESS

A Lawrence (No inspection Expired)

I hereby authorize the above repair work to be done, along with necessary materials, and hereby grant you and/or your employees permission to operate the car, truck or vehicle herein described on streets, highways or elsewhere for the purpose of testing and/or inspection. An express mechanic's lien is hereby acknowledged on above car, truck or vehicle to secure the amount of repairs thereto.

Signature: _____

DESC	TOTALS
LABOR	3125.00
PARTS	7001.05
SUBLET	
MISC	
OTHER	
SUBTOTAL	10126.05
TAX	
TOTAL	10126.05

DEVINEY EQUIPMENT

1023 Deviney Drive
Raymond, MS 39154
Phone (601)373-9531
Fax (601)373-9447
Visit us at:
www.devineyequipment.com

SOLD TO
B00660 CITY OF BRANDON
ATTN: ACCTS PAY
PO BOX 1539
BRANDON, MS 39043

SHIP TO

KUBOTA M9960HDC SN: 56817 HR .0 W:00
Sold By: CSMITH PO #: WO63445 Date 4/15/26 ESTIMATE QT16138
Ship By: Tax #: Open

Tax	D	Qty	Description			Price	Amount
			COMMENT				
			UNIT MUST HAVE NEW PTO CLUTCHES, NEW PTO PRESSURE VALVE				
			(VALVE DROPPING PRESSURE CAUSED THE CLUTCHES TO SLIP AND FAIL)				
			MUST HAVE A NEW STEERING CONTROLLER (MOTOR)				
			NUMEROUS SEALS REQUIRED TO COMPLETE REPAIRS				
			**********				
			UNIT MUST COME IN THE SHOP TO BE SPLIT FOR EXTENSIVE REPAIRS				
			**********				
			SUBLET LABOR				
N		25	LABOR REQUIRED TO COMPLETE			145.00	3625.00
			PARTS TO SHOP				
N		1 KB	33740-80290	SEAL	11-B	87.12	87.12
N		1 KB	YW284-00103	ASSY VALVE,		2477.91	2477.91
N		4 KB	04817-00090	O RING***	12-B	1.20	4.80
N		1 KB	04811-10310	O-RING		3.62	3.62
N		1 KB	3C654-63070	CONTROLLER,		2299.10	2299.10
N		1 KB	3C151-27004	ASSY CLUTCH		2003.94	2003.94
					** TOTAL PARTS TO SHOP		6876.49
			SHOP SUPPLIES				
N							10.00
N			ENVIRONMENTAL AND DISPOSAL FEE				29.95
					** TOTAL SHOP SUPPLIES		39.95
			FREIGHT & HDLG				
N							618.88

Please note that any estimates provided for farm equipment services are only an approximation. The actual cost may vary based on several factors, including the condition of the equipment, the complexity of the repairs needed, and the availability of replacement parts. As such, any estimate we provide is subject to change at any time. We make every effort to provide accurate estimates, but we cannot be held liable for any discrepancies between the estimate and the actual cost of service. By accepting our estimate, you agree to these terms and acknowledge that any final costs incurred for services rendered are your responsibility."

** SUBTOTAL 11160.32

X _____ Charge Sale

Phone: (601)825-5021

PAY THIS AMOUNT $11160.32

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MAY 4, 2026

SUBJECT: 500 PROSPERITY COURT– STORM DRAIN PIPE PURCHASE
QUOTE APPROVAL – MATERIALS ONLY

Asking for your consideration to approve the quote in the amount of $19,096.00 from Dunn Utility Products for 112 lf of arch pipe and flared end section for the storm drain pipe replacement at 500 Prosperity Court. A second quote was received from Southern Pipe & Supply in the amount of $21,594.14. This purchase is for materials only. Labor will be performed by City of Brandon employees.

Due to failures in the existing storm drain pipe on the East side of 500 Prosperity Court, approximately 112 lf of polyethylene pipe will be replaced with 58X36 Class III Arch Pipe. The current condition of the existing pipe is causing considerable drainage and erosion issues at this location.

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

ATTACHMENTS:

- Dunn Utility Products Quote
- Southern Pipe & Supply Quote

GL Code: 001-201-720

Funding: Streets (General Government)

To:	**City of Brandon - Randal Amason**
Job Name:	**500 Prosperity Court**
Address:	**500 Prosperity Court**
City, State:	**Brandon, MS 39042**
County:	**Rankin**
Engineer:	
Plan Date:	
Bid Date:	**4/27/2026**

SINCE 1878
DUNN
UTILITY PRODUCTS

Peyton Spring-Sales
601-503-6565

pspring@dunnutility.com

Trey McCormick-Estimator
601-624-8201
tmccormick@dunnutility.com

QTY	UOM	BID ITEM	Height	Unit Price	Total
		ARCH CONCRETE PIPE			
112	LF	58x36 Class III Arch Pipe (48" Equivalent)		$150.45	$16,850.40
				Arch Pipe Total:	**$16,850**
		Flared End Sections			
1	EA	48" Arch FES ***Note: Spigot***		$1,800.00	$1,800.00
				Flared End Sections Total:	**$1,800**
		Miscellaneous Fees			
2	EA	Fuel Surcharge / Load Estimated #		$48.00	$96.00
1	EA	Short Load Fee		$350.00	$350.00
				Products Total:	**$18,650**
				Fees Total:	**$446**
				Grand Total:	**$19,096**

William C. Poole

1. Quantities are for estimate purposes only, seller not responsible for any errors or omissions.
2. Prices are subject to any & all applicable state, county, & local taxes in effect on date of shipment.
3. Quoted prices are committed on this project only and valid 30 days from the date of Quote.
4. Terms are net 30 days. A finance charge of 1.5% per month will be applied to all unpaid past due balances.
5. Any attorney fees or other collection fees incurred by Dunn Utility Products shall be reimbursed by the customer.
6. All Prices are FOB jobsite with customer to unload.Truck detention will be charged after (1) hour at a rate of $75/hour.
7. All prices are based on full truckload quantities, with freight charges applicable to loads less than 15 tons.
8. All custom products produced and delivered in good faith cannot be returned.
9. All products based on Dunn Utility Products standard details and conform to the appropriate ASTM specifications.
10. Seller reserves the right to amend or withdraw this quote should any designs, product, or prior customer engineer approval of products be changed in any way prior to the production of the products or product or seller's purchase of castings.
11. No liners, coating, additives, special gaskets, or other similar items are provided for any product on this quote unless so specified in this quote.
12. No project specific testing will be provided by Seller. Any and all project testing to be performed and paid for by others.
13. All castings are quoted separately unless specifically provided for otherwise in this quotation.
14. This quote is only valid in its entirety. No partial acceptance of this quote or its quantities will be accepted by Seller.
15. Custom product will be invoiced 60 days after production if customer has not taken delivery of product.

SIGNATURE OF BUYER DATE

By signing this quote, buyer is only agreeing to the prices of the Seller with instructions either to begin work on the Submittals for these materials, or the production and delivery of materials related to this quote and project.
The signature is NOT a formal release of production or delivery request of the buyer, unless specifically instructed by the buyer to do so.

SOUTHERN PIPE & SUPPLY

Order Acknowledgement - Quote Order

UPC Vendor	Invoice Date	Order #
000000		11091386-00
PO Date	**PO #**	**Page #**
04/28/26		1

Bill To CITY OF BRANDON
ATTN: CARLY DEARMAN
Cust # P. O. BOX 1539
1444579 BRANDON, MS 39043

Correspondence To Southern Pipe & Supply Company
4330 Hwy 39 N.
PO Box 5738
MERIDIAN, MS 39301

Ship To CITY OF BRANDON
ATTN: RANDAL
P. O. BOX 1539
BRANDON, MS 39043

Instructions

Ship Point	Via
SOUTHERN PIPE - JACKSON W&S	Vendor BWAY

Currency

Shipped	Terms
	10Prox,Net30

Ln #	Product And Description	UPC Item #	Quantity Ordered	Quantity Backordered	Quantity Shipped	Qty UM	Unit Price	Price UM	Discount Multiplier	Amount (Net)
1	5836CPARCH 58x36 CLASS III ARCH PIPE (48" EQUIVALENT)	00000	112		112	each	170.97	each	0.00	19148.64
2	48FECARCH 48" FLARED END SECTION ARCH	00000	1		1	each	2045.50	each	0.00	2045.50
3	Freight Freight	00000	1		1	each	400.00	each	0.00	400.00

3 *Lines Total* *Qty Shipped Total* 114

Total 21594.14
Invoice Total 21594.14

Customer Copy

SEE TERMS AND CONDITIONS AT WWW.SOUTHERNPIPE.COM

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MAY 4, 2026

SUBJECT: HIGHWAY 18 WATERLINE EXTENSION PROJECT – STAR ROAD TO WEST SUNSET DRIVE BOND APPROVAL

Asking for your consideration to approve the attached Commercial Surety Bonds as required by MDOT for the Highway 18 Waterline Extension Project – Star Road to West Sunset Drive and authorize the Mayor and City Clerk to execute the same.

1. Highway 18 at Sunset Drive

2. Highway 18 at Star Road

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

ATTACHMENTS:

- Commercial Surety Bond Application – Highway 18 at Sunset Drive
- Commercial Surety Bond Application – Highway 18 at Star Road

Commercial Surety Bond Application (Form A)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

Agency name and code:	Agent's name:	Bond #:
SCOTT INSURANCE SERVICES LLC #PN403	**KEITH L. MCDANIEL**	**108309676**
Applicant's name in full (if a partnership give the name of each partner); including Tax ID # (**X**) or SS#( )		
CITY OF BRANDON		**64-6001505**
Business or residence address:		
PO BOX 1539, BRANDON MS 39043		
Type of Bond:	Amount of Bond:	Effective date:
PERFORMANCE BOND - HWY 18 WATER, STAR RD	**$750,000.00**	**04/29/2026**
Complete name and address of Obligee:		
MISSISSIPPI DEPT OF TRANSPORTATION, PERMIT DIVISION, P O BOX 90, NEWTON MS 39345		

Indemnity Agreement

The undersigned Applicant and Indemnitor(s), all hereinafter referred to as "Indemnitors," hereby certify that the declarations made and answers given are the truth without reservation, and are made for the purpose of inducing TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, ST. PAUL FIRE AND MARINE INSURANCE COMPANY, any of their present or future direct or indirect parent companies, any of the respective present or future direct or indirect affiliates or subsidiaries of such companies and parent companies, and/or any of the aforementioned entities' successors or assigns, hereinafter referred to, individually and/or collectively, as "Company," to furnish a certain bond or undertaking applied for and any renewal and increase of the same or of any bond or undertaking of similar nature given in substitution or renewal thereof (all comprehended in the word "Bond" as herein used). Indemnitors agree that Company may decline the Bond applied for or may cancel or terminate same without incurring liability whatsoever to Indemnitors. In consideration of Company executing said Bond or the forbearance of cancellation of said Bond, Indemnitors do undertake and agree as follows:

Indemnitors will pay all premiums, as they fall due, until Company has been provided with competent legal evidence that the Bond has been duly discharged. Indemnitors will at all times indemnify and exonerate Company from and against any and all loss, cost and expense of whatever kind which it may incur or sustain as a result of or in connection with the furnishing of the Bond and/or the enforcement of this Agreement, including unpaid premiums, interest, court costs and counsel fees, and any expense incurred or sustained by reason of making any investigation. To this end Indemnitors promise: a) to promptly reimburse Company for all sums paid and b) to deposit with Company on demand an amount sufficient to discharge any claim made against Company on the Bond. This sum may be used by Company to pay such claim or be held by Company as collateral security against loss or cost on the Bond.

Indemnitors hereby expressly authorize Company to access credit records and to make such pertinent inquiries as may be necessary from third party sources for underwriting purposes, claim purposes and/or debt collection. To the extent required by law, Company will, upon request, provide notice whether or not a consumer report has been requested by Company, and if so, the name and address of the consumer reporting agency furnishing the report. Company may furnish copies of any and all statements, agreements, financial statements and any information which it now has or may hereafter obtain concerning Indemnitors, to other persons or companies for the purpose of procuring co-suretyship or reinsurance.

Indemnitors have the full power and authority to execute, deliver and perform this Agreement and to carry out the obligations stated herein. Indemnitors further acknowledge and agree that (a) the execution, delivery and performance of this Agreement by such Indemnitors, (b) the compliance with the terms and provisions hereof, and (c) the carrying out of the obligations contemplated herein, do not, and will not, conflict with and will not result in a breach or violation of any terms, conditions or provisions of the charter documents or bylaws of such Indemnitors, or any law, governmental rule or regulation, or any applicable order, writ, injunction, judgment or decree of any court or governmental authority against Indemnitors, or any other agreement binding upon Indemnitors, or constitute a default thereunder.

Company shall have the right, in its sole discretion, (a) to deem this Agreement breached should any Indemnitor become involved in any agreement or proceeding of liquidation, receivership, bankruptcy, insolvency or creditor assignment, whether voluntarily or involuntarily, or should any Indemnitor, if an individual, die, or be convicted of a felony, become a fugitive from justice, or for any reason disappear and cannot immediately be found by Company by use of usual methods, and (b) to adjust, settle, compromise or defend any claim, demand, suit or judgment upon the Bond.

A duplicate or facsimile copy or electronic reproduction of the original document shall have the same force and effect as the original. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute one instrument. Each counterpart may consist of a number of copies hereof, each signed by less than all, but together signed by all, of the parties hereto. If any provision or portion of this Agreement shall be unenforceable, this Agreement shall not be void, but shall be construed and enforced with the same effect as though such provision or portion were omitted.

Regardless of the date of signature(s), this Agreement is effective as of the date of execution of the Bond and is continuous until Company is satisfactorily discharged from liability pursuant to the terms and conditions contained herein.

This Agreement is in addition to and not in lieu of any other agreements and obligations undertaken in favor of Company, whether now existing or entered into hereafter.

WE HAVE READ THIS CONTRACT OF INDEMNITY CAREFULLY. THERE ARE NO SEPARATE AGREEMENTS OR UNDERSTANDINGS WHICH IN ANY WAY LESSEN OUR OBLIGATIONS AS ABOVE SET FORTH. IN TESTIMONY HEREOF, WE THE INDEMNITORS HAVE SET OUR HANDS AND FIXED OUR SEALS AS SET FORTH BELOW.

Attention: **Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and may also be subject to a civil penalty.** ***(In New York, the civil penalty is not to exceed five thousand dollars and the stated value of the claim for each such violation. In Colorado, any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.)***

If Indemnitor an Individual, sign below:

Instructions: Signatures of individual Indemnitors must be witnessed. Indemnitors must include their Social Security Number. All signatures must be dated with names printed or typed on the line provided.

(Witness Signature) (Date)

Print or Type Name:

(Indemnitor Signature) (Date)

Print or Type Name:

SS#:

(Witness Signature) (Date)

Print or Type Name:

(Indemnitor Signature) (Date)

Print or Type Name:

SS#:

If Indemnitor a Corporation, Limited Liability Company or Partnership, sign below:

Instructions: If the entity is: 1) a corporation the secretary and an authorized officer should sign on behalf of the corporation, 2) a limited liability company the manager(s) or member(s) should sign on behalf of the LLC, or 3) a partnership the partner(s) should sign on behalf of the partnership. Two signatures are required for all entities and all signatures must be notarized and dated. Please provide the entity's federal tax identification number on the line provided.

Each of the undersigned hereby affirms to Company as follows: I am a duly authorized official of the business entity Indemnitor on whose behalf I am executing this Agreement. In such capacity I am familiar with all of the documents which set forth and establish the rights which govern the affairs, power and authority of such business entity including, to the extent applicable, the certificate or articles of incorporation, bylaws, corporate resolutions and/or partnership, operating or limited liability agreements of such business entity. Having reviewed all such applicable documents and instruments and such other facts as deemed appropriate, I hereby affirm that such entity has the power and authority to enter into this Agreement and that the individuals executing this Agreement on behalf of such entity are duly authorized to do so.

CITY OF BRANDON
(Indemnitor Name)

64-6001505
(Federal Tax ID)

(First Signature)

BUTCH LEE MAYOR
(Print or Type Name and Title) (Date)

(Seal)

(Second Signature)

MARY ANN HESS CITY CLERK
(Print or Type Name and Title) (Date)

ACKNOWLEDGEMENT
STATE OF ___MISSISSIPPI_____ County of RANKIN

On this _____ day of _____, _____, before me personally appeared BUTCH LEE, known or proven to me to be the ___MAYOR____ of the entity executing the foregoing instrument ("Entity") and MARY ANN HESS, known or proven to me to be the ____CITY CLERK_____ of the Entity, and they acknowledged said instrument to be the free and voluntary act and deed of said Entity, for the uses and purposes therein mentioned and on oath stated that the seal affixed is the seal of said Entity and that it was affixed and that they executed said instrument by authority of the Entity. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my OFFICIAL SEAL the day and year first above written.

_____

Notary Public residing at _____
(Commission expires _____)

Commercial Surety Bond Application (Form A)

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
Hartford, Connecticut 06183

Agency name and code:	Agent's name:	Bond #:
SCOTT INSURANCE SERVICES LLC #PN403	**KEITH L. MCDANIEL**	**108309677**
Applicant's name in full (if a partnership give the name of each partner); including Tax ID # (**X**) or SS#( )		
CITY OF BRANDON		**64-6001505**
Business or residence address:		
PO BOX 1539, BRANDON MS 39043		
Type of Bond	Amount of Bond:	Effective date:
PERFORMANCE BOND - HWY 18 WATER, SUNSET DR	**$250,000.00**	**04/29/2026**
Complete name and address of Obligee:		
MISSISSIPPI DEPT OF TRANSPORTATION, PERMIT DIVISION, P O BOX 90, NEWTON MS 39345		

Indemnity Agreement

The undersigned Applicant and Indemnitor(s), all hereinafter referred to as "Indemnitors," hereby certify that the declarations made and answers given are the truth without reservation, and are made for the purpose of inducing TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, ST. PAUL FIRE AND MARINE INSURANCE COMPANY, any of their present or future direct or indirect parent companies, any of the respective present or future direct or indirect affiliates or subsidiaries of such companies and parent companies, and/or any of the aforementioned entities' successors or assigns, hereinafter referred to, individually and/or collectively, as "Company," to furnish a certain bond or undertaking applied for and any renewal and increase of the same or of any bond or undertaking of similar nature given in substitution or renewal thereof (all comprehended in the word "Bond" as herein used). Indemnitors agree that Company may decline the Bond applied for or may cancel or terminate same without incurring liability whatsoever to Indemnitors. In consideration of Company executing said Bond or the forbearance of cancellation of said Bond, Indemnitors do undertake and agree as follows:

Indemnitors will pay all premiums, as they fall due, until Company has been provided with competent legal evidence that the Bond has been duly discharged. Indemnitors will at all times indemnify and exonerate Company from and against any and all loss, cost and expense of whatever kind which it may incur or sustain as a result of or in connection with the furnishing of the Bond and/or the enforcement of this Agreement, including unpaid premiums, interest, court costs and counsel fees, and any expense incurred or sustained by reason of making any investigation. To this end Indemnitors promise: a) to promptly reimburse Company for all sums paid and b) to deposit with Company on demand an amount sufficient to discharge any claim made against Company on the Bond. This sum may be used by Company to pay such claim or be held by Company as collateral security against loss or cost on the Bond.

Indemnitors hereby expressly authorize Company to access credit records and to make such pertinent inquiries as may be necessary from third party sources for underwriting purposes, claim purposes and/or debt collection. To the extent required by law, Company will, upon request, provide notice whether or not a consumer report has been requested by Company, and if so, the name and address of the consumer reporting agency furnishing the report. Company may furnish copies of any and all statements, agreements, financial statements and any information which it now has or may hereafter obtain concerning Indemnitors, to other persons or companies for the purpose of procuring co-suretyship or reinsurance.

Indemnitors have the full power and authority to execute, deliver and perform this Agreement and to carry out the obligations stated herein. Indemnitors further acknowledge and agree that (a) the execution, delivery and performance of this Agreement by such Indemnitors, (b) the compliance with the terms and provisions hereof, and (c) the carrying out of the obligations contemplated herein, do not, and will not, conflict with and will not result in a breach or violation of any terms, conditions or provisions of the charter documents or bylaws of such Indemnitors, or any law, governmental rule or regulation, or any applicable order, writ, injunction, judgment or decree of any court or governmental authority against Indemnitors, or any other agreement binding upon Indemnitors, or constitute a default thereunder.

Company shall have the right, in its sole discretion, (a) to deem this Agreement breached should any Indemnitor become involved in any agreement or proceeding of liquidation, receivership, bankruptcy, insolvency or creditor assignment, whether voluntarily or involuntarily, or should any Indemnitor, if an individual, die, or be convicted of a felony, become a fugitive from justice, or for any reason disappear and cannot immediately be found by Company by use of usual methods, and (b) to adjust, settle, compromise or defend any claim, demand, suit or judgment upon the Bond.

A duplicate or facsimile copy or electronic reproduction of the original document shall have the same force and effect as the original. This Agreement may be executed in any number of counterparts, each of which shall be an original but all of which together shall constitute one instrument. Each counterpart may consist of a number of copies hereof, each signed by less than all, but together signed by all, of the parties hereto. If any provision or portion of this Agreement shall be unenforceable, this Agreement shall not be void, but shall be construed and enforced with the same effect as though such provision or portion were omitted.

Regardless of the date of signature(s), this Agreement is effective as of the date of execution of the Bond and is continuous until Company is satisfactorily discharged from liability pursuant to the terms and conditions contained herein.

This Agreement is in addition to and not in lieu of any other agreements and obligations undertaken in favor of Company, whether now existing or entered into hereafter.

WE HAVE READ THIS CONTRACT OF INDEMNITY CAREFULLY. THERE ARE NO SEPARATE AGREEMENTS OR UNDERSTANDINGS WHICH IN ANY WAY LESSEN OUR OBLIGATIONS AS ABOVE SET FORTH. IN TESTIMONY HEREOF, WE THE INDEMNITORS HAVE SET OUR HANDS AND FIXED OUR SEALS AS SET FORTH BELOW.

Attention: **Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and may also be subject to a civil penalty.** ***(In New York, the civil penalty is not to exceed five thousand dollars and the stated value of the claim for each such violation. In Colorado, any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.)***

If Indemnitor an Individual, sign below:

Instructions: Signatures of individual Indemnitors must be witnessed. Indemnitors must include their Social Security Number. All signatures must be dated with names printed or typed on the line provided.

(Witness Signature) (Date)

Print or Type Name:

(Indemnitor Signature) (Date)

Print or Type Name:

SS#:

(Witness Signature) (Date)

Print or Type Name:

(Indemnitor Signature) (Date)

Print or Type Name:

SS#:

If Indemnitor a Corporation, Limited Liability Company or Partnership, sign below:

Instructions: If the entity is: 1) a corporation the secretary and an authorized officer should sign on behalf of the corporation, 2) a limited liability company the manager(s) or member(s) should sign on behalf of the LLC, or 3) a partnership the partner(s) should sign on behalf of the partnership. Two signatures are required for all entities and all signatures must be notarized and dated. Please provide the entity's federal tax identification number on the line provided.

Each of the undersigned hereby affirms to Company as follows: I am a duly authorized official of the business entity Indemnitor on whose behalf I am executing this Agreement. In such capacity I am familiar with all of the documents which set forth and establish the rights which govern the affairs, power and authority of such business entity including, to the extent applicable, the certificate or articles of incorporation, bylaws, corporate resolutions and/or partnership, operating or limited liability agreements of such business entity. Having reviewed all such applicable documents and instruments and such other facts as deemed appropriate, I hereby affirm that such entity has the power and authority to enter into this Agreement and that the individuals executing this Agreement on behalf of such entity are duly authorized to do so.

CITY OF BRANDON
(Indemnitor Name)

64-6001505
(Federal Tax ID)

(First Signature)

BUTCH LEE MAYOR
(Print or Type Name and Title) (Date)

(Seal)

(Second Signature)

MARY ANN HESS CITY CLERK
(Print or Type Name and Title) (Date)

ACKNOWLEDGEMENT
STATE OF ___MISSISSIPPI_____ County of RANKIN

On this _____ day of _____, _____, before me personally appeared BUTCH LEE, known or proven to me to be the ___MAYOR____ of the entity executing the foregoing instrument ("Entity") and MARY ANN HESS, known or proven to me to be the ____CITY CLERK_____ of the Entity, and they acknowledged said instrument to be the free and voluntary act and deed of said Entity, for the uses and purposes therein mentioned and on oath stated that the seal affixed is the seal of said Entity and that it was affixed and that they executed said instrument by authority of the Entity. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my OFFICIAL SEAL the day and year first above written.

_____

Notary Public residing at _____
(Commission expires _____)

MEMORANDUM

TO:	HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN
FROM:	ALEX WADE, PUBLIC WORKS DIRECTOR
BOARD AGENDA:	MAY 4, 2026
SUBJECT:	GENERAL CONSTRUCTION COMMODITY BID
	REJECT BIDS

Asking for your consideration to reject the General Construction Commodity Bids as received on April 13, 2026.

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

ATTACHMENTS:

- General Construction Commodity Bid Tab

General Construction Term Bid - Various Public Works Items

Bid #2026-04, April 13, 2026 at 10:00 AM

Description	Unit	Wicker Construction	Utility Constructors	Thornton Construction	Hemphill Construction	Jose Serra Construction
Foreman	HR	$95.00	$80.00	$85.00	$106.00	$75.00
Superintendent	HR	$115.00	$100.00	$100.00	$113.00	$99.00
Pipe Layer	HR	$65.00	$35.00	$45.00	$67.00	$55.00
Laborer	HR	$55.00	$27.00	$38.00	$53.00	$45.00
Track hoe and Operator (Cat 308 or Equal)	HR	$190.00	$105.00	$110.00	$108.00	$110.00
Track hoe and Operator (Cat 320 or Equal)	HR	$225.00	$135.00	$130.00	$134.00	$155.00
Track hoe and Operator (Cat 336 or Equal)	HR	$255.00	$165.00	$165.00	$170.00	$185.00
Dozer and Operator (Cat D3 or Equal)	HR	$185.00	$60.00	$148.00	$96.00	$125.00
Dozer and Operator (Cat D5 or Equal)	HR	$205.00	$70.00	$151.00	$133.00	$155.00
Front End Loader and Operator	HR	$230.00	$125.00	$130.00	$102.00	$129.00
Skid Steer and Operator	HR	$180.00	$95.00	$118.00	$99.00	$65.00
Vacuum Excavator	HR	**NO BID**	$80.00	$65.00	$139.00	$40.00
Street Sweeper	HR	**NO BID**	$80.00	$55.00	$109.00	$25.00
Pickup Truck	HR	$20.00	$16.00	$20.00	$26.00	$20.00
Flatbed Truck	HR	$30.00	$20.00	$25.00	$25.00	$37.50
Air Compressor with Tools	HR	$20.00	$10.00	$20.00	$28.00	$35.00
14 CY Dump Truck and Driver	HR	$155.00	$110.00	$112.00	$94.00	$100.00
22 CY Dump Truck and Driver	HR	$165.00	$120.00	$155.00	$134.00	$135.00
Trench Box	HR	$10.00	$8.00	$5.00	$8.00	$10.00
Materials Box	HR	$5.00	$7.00	$4.00	$6.00	$8.00
Tractor W/Lowboy	HR	**NO BID**	$75.00	$175.00	$140.00	$200.00
Waker Plate Tamper	HR	$10.00	$16.00	$4.00	$5.00	$15.00
3" Pump	HR	$15.00	$15.00	$4.00	$5.00	$20.00
Solid Sod, Bermuda	SY	$13.00	$7.45	$6.50	$7.50	$10.00
Solid Sod, Centipede	SY	$15.00	$7.05	$6.50	$7.25	$10.00
Grassing and Seeding (Min 2500 SF)	SF	$1.00	$0.10	$0.30	$0.18	$1.00

This is to certify that the above is a true and accurate tabulation of bids received on April 13, 2026.

Rebecca Pevey

Rebeccca Pevey, Deputy City Clerk

CITY OF BRANDON MUNICIPAL SEAL MISSISSIPPI

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: ALEX WADE, PUBLIC WORKS DIRECTOR

BOARD AGENDA: MAY 4, 2026

SUBJECT: UTILITY ADJUSTMENTS

Asking for your consideration to approve the attached utility adjustment recommendations for approval or denial by the Public Works Department pursuant to the City of Brandon Adjustment Policy.

The Mississippi Attorney General has opined the following regarding bill adjustments.

"Any policy allowing for the adjustment of a water customer's bill must include a factual determination by the Municipal governing authorities that, because of unforeseen circumstances, the customer did not receive the benefits of the water service thereby warranting a reduction or compromise. Such factual determinations should be reflected in the Municipal minutes."

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

ATTACHMENTS:

- Utility Adjustments Listing

PUBLIC WORKS DEPARTMENT

ADJUSTMENT APPROVALS FOR 05/04/2026 AGENDA

UNPOSTED ADJUSTMENTS

Account Number	Name	Address	Adjustment Description	Amount	
10381000.00 98	Merit Health Rankin	350 Crossgates Blvd	Cooling Tower	-$3,394.44	
50621000.00 98	Christopher Groebe	1124 Pointe Cove	Pool Fill	-$188.94	
60835000.00 89	BSFR Properties	311 Busick Well Road	Broken line in yard	-$526.85	
41222000.00 98	James Myers	107 Fig Lane	Broken line under home	-$238.20	
30181000.00 96	Ginger Houpt	35 Woodbridge Road	Pool Fill	-$208.83	
20600000.00 92	Lynn Loecher	61 Sunline Drive	Broken line in yard	-$532.32	
61002500.00 98	Barry Grantham	405 Old Town Circle	Waive reconnect fee	-$42.80	
50462000.00 95	Mary Love	118 Winchester Lane	Waive late fee	-$6.30	
41640270.00 97	Kelly Cabell	164 Belle Oak Drive	Pool Fill	-$151.65	
10975000.00 97	Rodney Ballard	56 Oakcrest Place	Posting Error	-$64.09	
10978000.00 97	Benjamin Burns Jr.	36 Timber Ridge Drive	Pmt posting error	$58.56	
21034000.00 98	Eugen Gardner	56 Terrapin Drive	Waive late fee	-$32.13	
60746000.00 98	Ottris Mae Hall	225 Louis Wilson Drive	Waive late fee	-$8.51	
21134000.00 96	Amy Middleton	1003 Eastwind Court	Pool Fill	-$281.72	
60740000.00 98	Kimberly Davenport	415 Louis Wilson Drive	Broken line in yard	-$233.84	
50777000.00 96	Dixie Litton	42 Roxie Street	Leak under kitchen sink	-$96.09	
50488000.00 91	Shannon Ivy	102 Martin Road	Waive reconnect fee and late fee	-$47.81	
41545000.00 95	Joseph Lambert	651 Parker Place	Slab Leak	-$201.34	
10107000.00 95	Regina Collier	120 Alex Seal Lane	Broken line in yard	-$166.63	
20659000.00 98	Dennis Randell	38 Caneridge Court	Busted outside faucet	-$134.91	
40017000.00 98	Community Bank	1255 Hwy 80 East	Waive late fee	-$14.95	
40957000.00 95	Penny Methvin	2677 Hwy 80 East	Pool Fill	-$101.10	
40028000.00 98	Lone Star (Plant)	Marquette Rd Meter 85750369	City reran line and replaced one meter w/one meter	-$194.52	
30569000.00 98	Jan Hoffiman	120 Fawnwood Drive	Posting Error	$89.23	
30469000.00 98	Johnnie Toler	104 Fawnwood Drive	Posting Error	-$98.15	
62012800.00 95	Amber Lincoln	217 Stonebridge Blvd.	Posting Error	-$98.90	

62012800.00 98	S&S Builders	217 Stonebridge Blvd.	Posting Error	$89.91	
DENIALS					
60976000.00 98	Kay Shanks	217 Old Town Lane	Loose Toilet handle/unexplained usage	No adj. for water going into sewer	
61095000.00 98	Harmon Jackson	118 Star Road	Broken line on property	Not on city sewer	
41225000.00 98	Bobby Taylor	101 Fig Lane	Broken line in yard	One adjustment per 12 month time period next available adjustment 07/25/26	
41641801.00 94	Wallace Harry	115 Bella Vista Drive	Pool Fill	Filled pool with sprinkle meter	

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 04/29/2026

SUBJECT: CONSIDERATION OF APPOINTMENTS TO THE BRANDON PLANN

Under the recently adopted zoning ordinance, the Planning Commission is to consist of seven members, with one member nominated by each ward alderman and one member nominated by the Alderman at Large, with appointment by majority vote of the Mayor and Board of Aldermen. At this time, nominations have been received for three seats only:

1. Alderman Vinson has nominated current Planning Commission member Eric Skipper to represent Ward 2,
2. Alderman Williams has nominated current Planning Commission member Jim Broocks to represent Ward 3, and
3. Alderman Farris has nominated current Planning Commission member Tom Evans Jr. to represent Ward 6.

This item is presented for consideration of those three appointments. Remaining appointments may be presented as additional nominations are received.

ATTACHMENTS:

None

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM:

DATE: 04/29/2026

SUBJECT: INTERNATIONAL PAPER - DEVELOPMENT REVIEW

Miller Valentine Construction, LLC has submitted a Development Review application for Project Blossom, a/k/a International Paper, a proposed corrugated box manufacturing facility on East Metro Parkway, Parcel H8-16-0. The application materials identify the subject property as approximately 80.46 acres zoned I-1 Light Industrial and describe the proposed development as an approximately 470,000 square foot corrugated box manufacturing facility with rail connection and related site improvements for International Paper. The submitted site plan reflects a large-scale industrial development including the principal building, truck circulation, trailer parking, loading docks, employee parking, detention facilities, utility infrastructure, landscaping, and rail-related improvements.

While the zoning ordinance does not expressly require development review applications to be presented to the Planning Commission, this application was presented to the Planning Commission at the Mayor's request so that the Mayor and Board may consider both staff analysis and Planning Commission input. The Planning Commission considered the application on April 27, 2026. Suzanne Ross and David Stevens were absent. Eric Skipper, Tom Evans Jr., Jim Broocks, and Lynn Bullock were present. A motion was made to recommend Mayor and Board approval in accordance with the staff recommendation, and the motion passed. Based on staff review, the proposed development appears appropriate for the subject property and zoning district, provided all outstanding technical comments are resolved prior to permitting.

ATTACHMENTS:

1. 26-020_Dev Review_Project Blossom_As Presented to MBOA

Case # 26-020
Subject Property: East Metro Parkway, Parcel H8-16-0
Applicant: Miller Valentine Construction, LLC

BRANDON
MISSISSIPPI

STAFF REPORT

CASE # 26-020

Project/Location:	Project Blossom / East Metro Parkway / H8-16-0
Project Type:	Development Review Application
Planning Commission:	April 27, 2025
Mayor & Board of Aldermen:	May 4, 2026
Zoning District:	I-1 Light Industrial
Ward:	1 - Craine

EXECUTIVE SUMMARY:

Miller Valentine Construction, LLC has submitted a Development Review application for Project Blossom, a proposed corrugated box manufacturing facility on East Metro Parkway. The subject property consists of approximately 80.46 acres and is zoned I-1 Light Industrial. The application materials describe the proposed development as an approximately 470,000 square foot corrugated box manufacturing facility with rail connection and related site improvements for International Paper.

While the zoning ordinance does not expressly require development review applications to be presented to the Planning Commission, this application was presented to the Planning Commission at the Mayor's request so that the Mayor and Board may consider the advice of staff together with the recommendation of the Planning Commission. The Planning Commission considered the application on April 27, 2026. Suzanne Ross and David Stevens were absent. Eric Skipper, Tom Evans Jr., Jim Broocks, and Lynn Bullock were present. A motion was made to recommend Mayor and Board approval in accordance with the staff recommendation, and the motion passed.

City staff and reviewing departments completed an initial review of the submitted materials and issued comments to the applicant. Revisions are in progress. The outstanding comments are primarily technical and compliance-related and include items related to railroad coordination, parking and loading analysis, building height confirmation, stormwater and drainage design, water and sewer design, fire protection, utility coordination, and lighting compliance. Based on the submitted materials and interdepartmental review, staff does not identify any major land use or site layout concern that would prevent the project from moving forward for consideration, provided that all outstanding technical comments are resolved prior to permit issuance.

In addition, staff received a formal letter of support dated April 27, 2026, from the Rankin First Economic Development Authority. Rankin First states that the East Metropolitan Center is a key economic development site, that its Board of Directors conducted a detailed review of the submitted site plans and elevation views for the International Paper facility, and that the Board recommends approval of the project by the City of Brandon Planning Commission and the Board of Aldermen. Rankin First further states that the project aligns with the long-term economic development goals for Rankin First sites and with the EMC Park covenants.

PLANNING COMMISSION REVIEW

This application was presented to the Planning Commission on April 27, 2026, at the Mayor's request. Suzanne Ross and David Stevens were absent. Eric Skipper, Tom Evans Jr., Jim Broocks, and Lynn Bullock were present.

A motion was made to recommend Mayor and Board approval in accordance with the staff recommendation. The motion passed 4/0(2 absent).

STAFF ANALYSIS

The proposed development is located within the I-1 Light Industrial zoning district. The I-1 district is intended to accommodate light industrial, manufacturing, assembly, warehouse, and related employment uses served by necessary infrastructure. Based on the submitted application materials, a corrugated box manufacturing facility is generally consistent with the types of uses contemplated within the I-1 district, subject to final technical compliance and permitting review.

The submitted site plan reflects a large industrial operation on an approximately 80-acre site. The overall site organization includes the main building, truck circulation, trailer parking, loading docks, employee parking, detention areas, internal drives, utility corridors, and rail service. Based on the materials submitted, the general site layout appears capable of supporting the proposed industrial operation. Staff's remaining concerns are not with the general appropriateness of the use on the site, but with completion of technical and engineering items needed before construction authorization.

Building height remains a technical review item. The staff report presented to the Planning Commission notes that the civil cover sheet identifies a building height of 45 feet 6 inches, while the base I-1 height standard is 40 feet. The applicant should provide a height-compliance exhibit showing how building height is measured and identifying any portions claimed as allowable industry-related structures, equipment, or appurtenances. If any portion of the building or equipment requires dimensional relief beyond what may be administratively approved, the applicable variance or separate approval process will be required prior to permitting.

Stormwater and drainage remain significant technical review items. The project includes multiple drainage areas, detention ponds, outfalls, grading, flumes, and related drainage infrastructure. Staff has requested additional downstream drainage information, sealed hydrologic and hydraulic calculations, confirmation of detention capacity, and confirmation of discharge locations. These items must be

finalized before any permit is issued. The grading plan identifies the site as being in an area of minimal flood hazard, but stormwater functionality and downstream impact still require final engineering review.

Water, sewer, fire protection, and utility coordination also require further refinement. Staff comments note the need to finalize water and sewer extensions, meter location and sizing, utility easements, water loop connection, casing locations, backflow and cross-connection requirements, and separation of utility service lines from City water and sewer facilities. The Fire Department must also approve hydrant placement, FDC location, fire lanes, fire truck turning information, and related fire protection elements. The submitted utility plan reflects proposed 10-inch fire water lines, 6-inch domestic water lines, 8-inch sanitary sewer, and related service infrastructure, but those items remain subject to final technical approval.

Lighting is another technical item requiring revision. The staff report notes that the submitted lighting package identifies pole-mounted fixtures at 40 feet above finished grade, while lighting within industrial developments may not exceed 25 feet in height, and any lighting fixture within a required setback area must be less than 20 feet in height. Revised photometric plans should demonstrate compliance with pole height, cut-off, fixture shielding, finish, and prevention of light spillover beyond the property lines.

Staff has also considered the April 27, 2026 support letter from Rankin First Economic Development Authority. That letter is relevant to the record because it reflects review by the entity directly associated with long-term economic development planning for the East Metropolitan Center and states that the proposed development aligns with the long-term economic development goals for the EMC Park and complies with EMC Park covenants. While that support does not eliminate the need to resolve the remaining technical engineering, utility, fire protection, drainage, lighting, and permitting comments, it does support the conclusion that the proposed use is generally consistent with the intended employment and industrial development pattern for this area.

Overall, the proposed development appears appropriate for the subject property and zoning district, provided all outstanding technical comments are resolved. The record supports continued refinement of the plans through staff, engineering, utility, and fire review prior to issuance of any building permit, site work authorization, or construction approval.

STAFF RECOMMENDATION

Staff recommends approval of the Development Review Application for International Paper, a proposed corrugated box manufacturing facility located on East Metro Parkway, subject to the following conditions:

1) The applicant shall submit revised plans addressing all staff review comments, and any subsequent review comments issued by Community Development, Public Works, the Fire Department, the City Engineer, or other applicable reviewing authority.

2) No building permit, land disturbance permit, utility permit, site work authorization, or construction authorization shall be issued until the City determines that the plans applicable to the requested permit satisfy all applicable City comments, ordinance requirements, and technical review requirements.

COMMUNITY DEVELOPMENT

Development Review Application

DATE RECEIVED

CASE NUMBER

Project Blossom Project Name or Description		E Metro Prkwy Project Address
Commercial Site Plan Application Type	H08 000016 00000 Parcel Number	80.46 +/- Size of Subject Property in Acres
I-1: Light Industrial Current Zoning Classification	N/A Current Use of Property	Corrugated Box Plant Proposed Use of Property

Brief Description of Proposed Development

470,000 SF Corrugated Box manufacturing facility with rail connection. Pre-Cast structure with standard manufacturing finishes.

City of Brandon Water Service	City of Brandon Sewer Service	Entergy Mississippi, Inc. Electric Service

Miller Valentine Construction, LLC Applicant			Jim Gilbert Contact Name
409 E. Monument ave., Suite 200 Address			937-979-0770 Telephone
Dayton City	OH State	45402 Zip Code	jim.gilbert@millervalentine.com Email

International Paper Owner (if different from applicant)			Jim Baumer Contact Name
6400 Poplar Ave. Address			513-659-4296 Telephone
Memphis City	TN State	38197 Zip Code	james.baumer@ipaper.com Email

STAFF ONLY

Accepted By	Project Coordinator	iWorQ Refrence Number	Review Fees
Board Review Date		Board Action	

Permit Holder's Signature: _____ **Date:** 04/13/2026

permitting@brandonms.org

Save | Print | Submit via Email

Revised: 07/18/2017

April 27, 2026

Mr. Joey Barnette
Community Development Director
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

RE: Formal Recommendation for International Paper Development Review

Dear Mr. Barnette,

The Rankin First Economic Development Authority "Rankin First" is pleased to submit this formal letter of recommendation regarding the proposed development project by International Paper in the City of Brandon at the East Metropolitan Center (EMC). The EMC Park is a key economic development site for Rankin First, in our effort to grow the Rankin County economy, and we are proud that International Paper has selected this site.

The Rankin First Board of Directors, has concluded a detailed review of the submitted site plans and elevation views for the International Paper facility. The Board of Directors is tasked with ensuring that new developments align with the long-term economic development goals for Rankin First economic development sites and ensure compliance with the EMC Park covenants. Based on the provided information from International Paper, the Board of Directors recommends approval by the City of Brandon Planning Commission and the Board of Alderman for the project.

For Rankin First and our many economic development partners, the International Paper project in the EMC Park has been in the works since mid-2025. This investment will provide significant value to the City of Brandon, Rankin County, the Rankin County School District, and all Rankin County constituents, contributing to our local infrastructure and strengthening our position as a hub for digital innovation. The Rankin First Board of Directors was impressed with the quality of the submitted planned development and the professional approach taken in the project.

We look forward to seeing this project move into the next phase of development and we appreciate your consideration for approval. If you have any questions, please do not hesitate to reach out to me directly at GWright@RankinFirst.com or 601-813-5260.

Sincerely,

Garrett Wright
Executive Director
Rankin First



MILLER VALENTINE CONSTRUCTION

Project Blossom

BRANDON, MISSISSIPPI

24 APRIL 2026

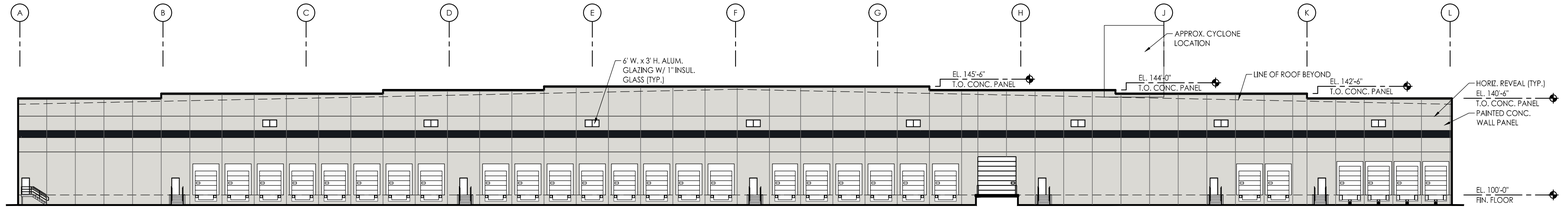
ANDREW CHURCHILL ARCHITECT, P.C.

7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061

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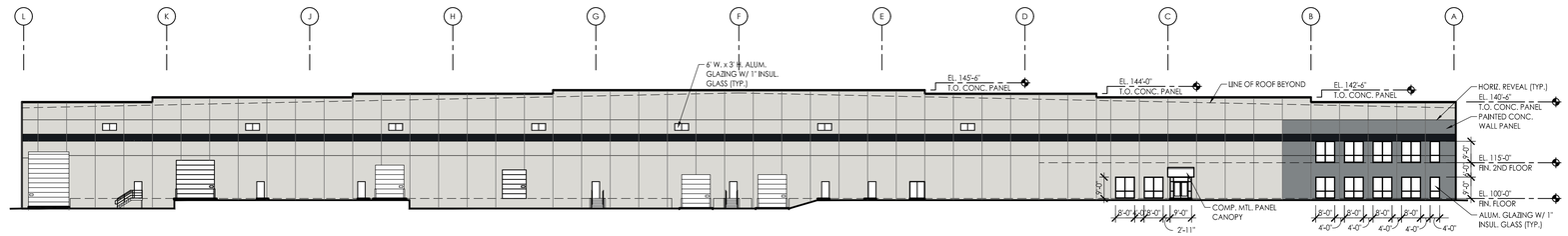
EXTERIOR COLOR SCHEDULE

ITEM	MFG.	COLOR
CONCRETE WALL PANELS		
COLOR A		SW 7646 FIRST STAR
COLOR B		PANTONE 426 (P BLACK)
COLOR C		SW 7074 SOFTWARE
ALUM. WINDOW & DOOR FR.	MANUFACTURERS STANDARD	CLEAR ANODIZED
GLASS	VITRO ARCHITECTURAL GLASS (PPG)	SOLARGRAY + SOLARBAN 60 (3) CLEAR
CANOPY PANELS	-	BLACK ANODIZED
CANOPY COPING	UNA-CLAD	MATTE BLACK
HOLLOW METAL DOORS	-	MATCH ADJACENT FIELD COLOR
HOLLOW METAL FRAMES	-	MATCH ADJACENT FIELD COLOR
OVERHEAD DOORS	MANUFACTURERS STANDARD	WHITE
BUILDING COPING	UNA-CLAD	STONE WHITE
STEEL BOLLARDS	MANUFACTURERS STANDARD	SAFETY YELLOW
EXTERIOR WALL MTD. LIGHTS	MANUFACTURERS STANDARD	WHITE
WALL LOUVERS	MANUFACTURERS STANDARD	MILL FINISH



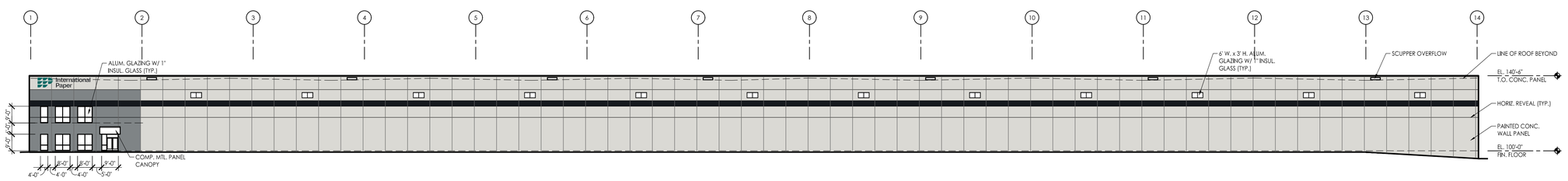
EAST ELEVATION

1" = 30'-0"



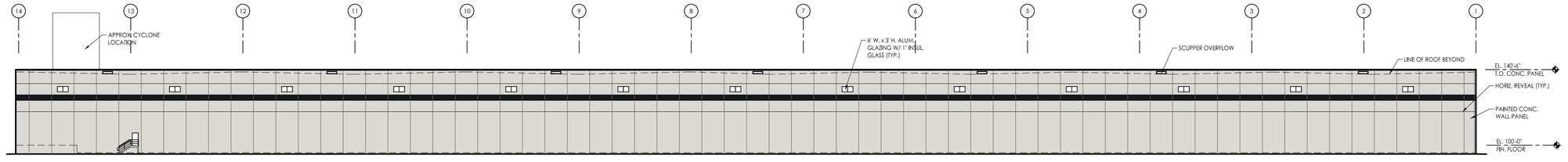
WEST ELEVATION

1" = 30'-0"



SOUTH ELEVATION

1" = 30'-0"



NORTH ELEVATION

1" = 30'-0"

MILLER VALENTINE CONSTRUCTION

Project Blossom

BRANDON, MISSISSIPPI

13 APRIL 2026

ANDREW CHURCHILL ARCHITECT, P.C.

7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061

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SITE DEVELOPMENT PLANS FOR

PROJECT BLOSSOM

E METRO PARKWAY

BRANDON, RANKIN COUNTY, MISSISSIPPI

PROJECT NARRATIVE:

THE SCOPE OF THIS PROJECT IS TO CONSTRUCT A LIGHT MANUFACTURING FACILITY ON A VACANT PIECE OF LAND ON EAST METRO PARKWAY IN BRANDON, RANKIN COUNTY, MISSISSIPPI. THE OVERALL SITE IS APPROXIMATELY 80.46± ACRES IN SIZE. THE PROJECT WILL CONSIST OF THE CONSTRUCTION OF THE NEW BUILDING ALONG WITH THE ASSOCIATED PARKING, UTILITY CONNECTIONS, GRADING AND DRAINAGE DESIGN, LANDSCAPING AND A NEW RAIL SERVICE LINE TO CONNECT TO EXISTING.

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION FROM KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITION, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATIONS UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER/BUILDER/DEVELOPER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
4. THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH THE CITY OF BRANDON ORDINANCES.

GENERAL CONTRACTOR/SITE DEVELOPER:

MILLER VALENTINE CONSTRUCTION
9349 WATERSTONE BLVD, SUITE 200
CINCINNATI, OH 45249
CONTACT: MATT TURNER
PHONE: (513) 774-8400

SITE SURVEYOR:

HARRIS & ASSOCIATES
554 GREEN TREE COVE, SUITE 102B
COLLIERVILLE, TN 38017
CONTACT: JOE WISEMAN
PHONE: (901) 362-2345

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
6750 POPLAR AVENUE, SUITE 600
MEMPHIS, TN 38138
CONTACT: JARMON PEREGOY, P.E.
PHONE: (901) 374-9109

RAIL SURVEYOR:

LSW LAND SERVICES
CONTACT: DALLAS WILSON
PHONE: (720) 609-5158

LANDSCAPE ARCHITECT:

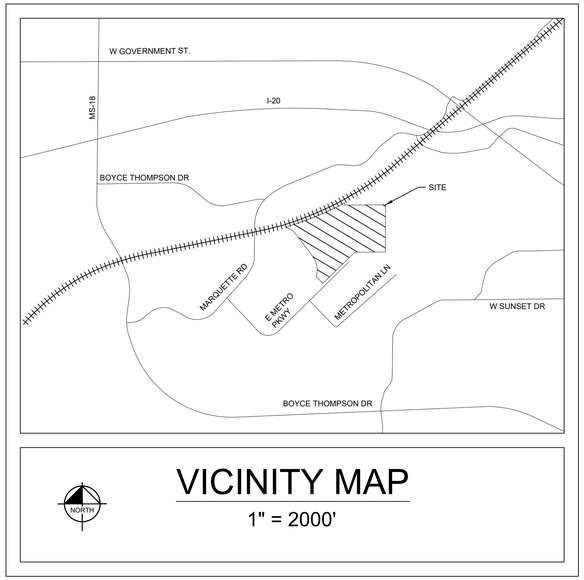
KIMLEY-HORN AND ASSOCIATES, INC.
6750 POPLAR AVENUE, SUITE 600
MEMPHIS, TN 38138
CONTACT: CAMERON COOPER
PHONE: (901) 334-5334

ARCHITECT:

ANDREW CHURCHILL ARCHITECT, P.C.
7222 N. SHADELAND AVENUE, SUITE 200
INDIANAPOLIS, IN 46250-2063
CONTACT: DANIEL L. CHASE
PHONE: (317) 806-1074

PROJECT DATA TABLE

SITE INFORMATION	LOT AREA	80.46± AC (3,504,864.22± SF)
	BUILDABLE AREA	52.35± AC (2,280,550.00± SF)
	ZONING DISTRICT	L-I, LIGHT INDUSTRIAL
	PERCENT COVERAGE BY STRUCTURE	13.41%
	PERCENT COVERAGE BY PARKING	35.78%
	PERCENT COVERAGE BY LANDSCAPING/GREENSPACE	50.81%
	PERCENT COVERAGE OF IMPERVIOUS AREA	49.19%
BUILDING INFORMATION	GROSS FLOOR AREA OF PROPOSED STRUCTURES	470,130 SF
	BUILDING HEIGHT	45' - 6"
	NUMBER OF STORIES	1
PARKING INFORMATION	TOTAL NUMBER OF PARKING SPACES	299
	NUMBER OF STANDARD PARKING SPACES	120
	NUMBER OF ACCESSIBLE PARKING SPACES	5
	NUMBER OF TRAILER PARKING SPACES	146
	TOTAL NUMBER OF DOCK (LOADING) SPACES	28



VICINITY MAP

1" = 2000'

PERMITTING / UTILITY CONTACTS

WATER
CITY OF BRANDON
PUBLIC WORKS DEPARTMENT
1000 MUNICIPAL DRIVE
BRANDON, MS 39042
PHONE: (601) 824-4579

SANITARY SEWER
CITY OF BRANDON
PUBLIC WORKS DEPARTMENT
1000 MUNICIPAL DRIVE
BRANDON, MS 39042
PHONE: (601) 824-4579

ELECTRIC
ENTERGY
308 E. PEARL STREET
JACKSON, MS 39201
PHONE: (601) 969-2353
CONTACT: BRENT BARFIELD

GAS
CENTERPOINT ENERGY
104 CROSSPARK DRIVE
PEARL, MS 39208
PHONE: (601) 936-0222

TELEPHONE
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No.	REVISIONS	DATE	BY

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JARMON PEREGOY
LICENSED PROFESSIONAL ENGINEER
FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION
10-26
STATE OF MISSISSIPPI

KHA PROJECT 115609000
DATE 04/10/2026
SCALE AS SHOWN
DESIGNED BY SJP
DRAWN BY AEN
CHECKED BY SJP

COVER SHEET

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY, MISSISSIPPI

SHEET NUMBER
C0-00

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GENERAL SITE NOTES:

1. ALL WORK INDICATED IN THESE DRAWINGS AND NOTES IS INTENDED TO BE INCLUDED IN THE BASE BID AND SCOPE UNLESS OTHERWISE INDICATED. DIRECTION PROVIDED IN THESE PLANS IS INTENDED TO CONVEY THAT THE CONTRACTOR HAS A CONTRACTUAL OBLIGATION AND DUTY TO PERFORM THE WORK AS INDICATED IN THE DRAWINGS UNLESS DEVIATIONS ARE APPROVED IN WRITING BY THE ENGINEER.
2. THE DESIGNS REPRESENTED IN THESE DRAWINGS HAVE BEEN PREPARED WITH THE NORMAL STANDARD OF CARE TOWARDS ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THE TIME OF THEIR PREPARATION. HOWEVER, NEITHER THE ENGINEER NOR THEIR PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
3. ALL REQUIRED APPROVALS OF AN "ENGINEER" OR "LANDSCAPE ARCHITECT" INDICATED HEREIN ARE INTENDED TO REFER TO A PROFESSIONAL WITHIN KIMLEY-HORN (PLAN PREPARER).
4. SEE ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF INGRESS/EGRESS POINTS, ELEVATIONS, STEPDOWNS AT DOORWAYS AND THRESHOLDS, PATIO AND BREEZEWAY SLOPES, GARAGE SLOPES, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITIES (HORIZONTAL AND VERTICAL LOCATION, SIZE, AND TYPE), AND SITE ELECTRICAL, COMMUNICATIONS, MECHANICAL, NATURAL GAS, AND LIGHTING WORK.
5. SEE ARCHITECTURAL/BUILDING PLANS FOR DETAILED INFORMATION REGARDING DECORATIVE HARDSCAPE AND RESPECTIVE GRADING AND DRAINAGE SYSTEMS.
6. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND COORDINATION NECESSARY TO COMPLETE WORK INDICATED AND BY CONTRACTED SCHEDULE.
7. CONTINUOUSLY PROVIDE APPROPRIATE AND GOVERNMENT-REQUIRED SAFETY MEASURES AND PRACTICES TO PROTECT ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK INCLUDING, BUT NOT LIMITED TO: DESIGN, INSTALLATION, AND MAINTENANCE OF ADEQUATE BRACING, SHORING, AND TEMPORARY SUPPORTS.
8. ALL WORK CALLED OUT IN THIS SET OF DRAWINGS IS LIMITED TO THE CIVIL SITE AND PLANTING ASPECTS OF THE PROJECT AND IS NOT INTENDED TO OVERRIDE SITE WORK CALLED OUT BY THE OTHER DESIGN DISCIPLINES OR OMIT ANY WORK FROM THE LARGER PROJECT, IF APPLICABLE.
9. IN CASES WHERE THESE CIVIL SITE AND PLANTING DRAWINGS CONFLICT WITH STANDARD NOTES REQUIRED BY THE GOVERNING AUTHORITY, THE LISTED GOVERNMENT NOTES SHALL TAKE PRECEDENCE.
10. IN CASES WHERE THE CIVIL SITE AND PLANTING DRAWINGS CONFLICT WITH PROCEDURAL AND CONTRACTUAL ELEMENTS FROM THE OWNER, THESE SHALL TAKE PRECEDENCE OVER THE DRAWINGS.
11. DO NOT CONDUCT LAND-DISTURBING ACTIVITIES UNTIL ALL SITE PERMITS ARE CONFIRMED AND EROSION & SEDIMENT CONTROL, PLANT/TREE PROTECTION, AND SITE FENCING (ALL TEMPORARY) ARE IN PLACE.
12. NOTIFY THE DESIGNER(S) OF RECORD AND OWNER OF DISCREPANCIES DISCOVERED BETWEEN EXIST. CONDITIONS AND DRAWINGS (OR BETWEEN DRAWINGS OF DIFFERENT DESIGN DISCIPLINES) BEFORE PROCEEDING WITH WORK. THIS SHALL BE DONE IMMEDIATELY BY PHONE AND THEN IN WRITING WITHIN TWENTY FOUR HOURS OF DISCOVERY. THIS MAY INCLUDE, BUT IS NOT LIMITED TO APPARENT CONFLICTS BETWEEN EXISTING (AND/OR) PROPOSED UNDERGROUND UTILITIES AND STRUCTURES, GRADE ELEVATIONS, AND SIGNAGE.
13. AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES, ITEMS WHICH ARE "EXIST. TO REMAIN", AND TO OTHER COMPLETED WORK – REPAIR OR REPLACE TO THE OWNER'S SATISFACTION ANY ITEMS DAMAGED BY CONTRACTOR WITHIN THE LIMITS OF CONSTRUCTION OR TO THE ADJACENT PROPERTIES.
14. HIRE A MISSISSIPPI-LICENSED LAND SURVEYOR TO CONFIRM AND ESTABLISH (OR RE-ESTABLISH) TEMPORARY BENCHMARKS AND LAYOUT THE CONSTRUCTION STAKING FOR WORK USING THE SAME DATA AS USED IN THE PROJECT SURVEY PROVIDED FOR REFERENCE IN THE CONTRACT DOCUMENTS.
15. APPLY, INSTALL, REPAIR, STORE, HANDLE, HAUL, AND MAINTAIN ALL MATERIALS, PRODUCTS, AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR AS DIRECTED BY THE ENGINEER. IMMEDIATELY SUBMIT AN RFI FOR CONFIRMATION IF ENGINEER'S RECOMMENDATIONS ARE BELIEVED TO POSSIBLY BE VOIDING ANY MANUFACTURER WARRANTIES. THIS DOES NOT RELIEVE THE CONTRACTOR OF WARRANTIES REQUIRED IN THE CONTRACT DOCUMENTS.
16. ALL SUBSTITUTIONS AND DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE APPROVED IN WRITING BY THE ENGINEER AND OWNER (OR OWNER'S REPRESENTATIVE) PRIOR TO COMMENCING WITH CORRESPONDING WORK.
17. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF WALL, CENTER OF UTILITY STRUCTURE, CENTERLINE OF PIPE, END OF PIPE (FLARED)–END SECTION, CENTER OF PAVEMENT MARKING STRIPE, AND PROPERTY LINE OR RIGHT-OF-WAY LINE UNLESS OTHERWISE INDICATED. PIPE SLOPES INDICATED ARE BASED ON LENGTHS MEASURED USING THESE SAME REFERENCE POINTS.
18. NOTIFY MISSISSIPPI 811 OF PENDING WORK. ORDER UTILITY MARKING AND/OR FLAGGING OF UNDERGROUND UTILITIES NO LESS THAN 4 BUSINESS DAYS BEFORE WORK. FIELD VERIFY DEPTH, UTILITY DIMENSIONS, MATERIAL, AND TYPE OF UTILITIES (THOSE MARKED AND UNMARKED BY ARKANSAS 811) PRIOR TO WORK. REPEAT THIS EFFORT THROUGHOUT THE PROJECT AND SUPPLEMENT USING AVAILABLE RECORDS AND CONTRACTOR AS-BUILTS.
19. REMOVE ALL SURPLUS MATERIALS, GARBAGE, DEBRIS, CONSTRUCTION EQUIPMENT, OR SIMILAR ITEMS BEFORE OR AT CLOSEOUT UNLESS OTHERWISE INDICATED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE. THIS SHALL ALSO APPLY TO ANY PARTIAL CLOSEOUT MILESTONES FOR EARLY OR INTERMEDIATE PHASES AS WELL (I.E. PLANTINGS IN PLANTING SEASON AFTER CLOSEOUT FOR THE REMAINDER OF THE PROJECT).
20. HAUL AWAY ACCUMULATED WASTE OR OTHER MATERIAL WHICH IS TO BE REMOVED AT A FREQUENCY WHICH, AT A MINIMUM, WILL AVOID INTERFERING WITH OTHER WORK, AVOID ADVERSELY IMPACTING OWNER'S (OR PUBLIC'S) NORMAL OPERATIONS WHICH WERE PLANNED TO CONTINUE IN THE VICINITY, AND ELIMINATE ABNORMALLY LARGE ACCUMULATIONS ON-SITE IN THE OPINION OF THE ENGINEER AND OWNER.
21. OBTAIN A COPY OF ANY EASEMENTS AND ENCROACHMENT AGREEMENTS INDICATED WITHIN WORK LIMITS TO CONFIRM IMPACTS OF SUCH ON EXECUTION OF PROPOSED WORK.
22. ONLY PERFORM ON– OR OFF–SITE WORK AFTER CONFIRMING ALL REQUIRED EASEMENTS, AGREEMENTS, PERMITS, BONDS, AND NOTIFICATIONS ARE EXECUTED, ISSUED, AND READ BY THE CONTRACTOR.
23. APPROVED EQUAL: IS DEFINED AS EQUIVALENT SOLUTION OR PRODUCT WHICH HAS BEEN FORMALLY CONFIRMED BY ENGINEER OR LANDSCAPE ARCHITECT OF RECORD.
24. THE WORK INCLUDES ALL LABOR, MATERIALS, AND EQUIPMENT REASONABLY ANTICIPATED BASED ON PLANS AND REFERENCED DOCUMENTS WITH PRE–BID SITE INVESTIGATION.

EXISTING CONDITION NOTES:

1. THE FOLLOWING ITEMS PERTAINING TO EXIST. CONDITIONS ARE PART OF THE PROCUREMENT AND CONTRACTING REQUIREMENTS FOR THE PROJECT AND ARE INTENDED TO PROVIDE INFORMATION FOR BIDDERS' CONVENIENCE TO SUPPLEMENT RATHER THAN SERVE IN LIEU OF THE BIDDER'S OWN INVESTIGATIONS, BUT ARE NOT A WARRANTY OF EXIST. CONDITIONS:
   A. ALTA/NSPS LAND TITLE SURVEY PREPARED BY HARRIS & ASSOCIATES LAND SURVEYORS, LLC.
   B. GEOTECHNICAL REPORT PREPARED BY TERRACON DATED 02/27/2026.
2. PREPARE DATED PHOTOGRAPHIC OR VIDEO DOCUMENTATION OF ALL DAMAGE TO EXIST. IMPROVEMENTS WITHIN THE CONSTRUCTION LIMITS PRIOR TO MOBILIZATION AND PROVIDE A DIGITAL COPY TO THE OWNER AND ENGINEER. THIS INCLUDES THE RECEIVING CHANNEL LOCATED AT ANY PROPOSED TEMPORARY OR PERMANENT STORMWATER SURFACE DISCHARGE POINT.

TEMPORARY FACILITIES AND CONTROL NOTES:

1. INSTALLATION AND REMOVAL OF (AS WELL AS USE CHARGES FOR) TEMPORARY FACILITIES SHALL BE INCLUDED IN THE CONTRACT SUM UNLESS OTHERWISE INDICATED. ALLOW OTHER ENTITIES ENGAGED IN THE PROJECT TO USE TEMPORARY FACILITIES WITHOUT COST, INCLUDING, BUT NOT LIMITED TO: ARCHITECT, ENGINEER, OWNER, TESTING AGENCIES, AND AUTHORITIES HAVING JURISDICTION.
2. SERVICE CHARGES FOR USE OF SEWER, WATER, AND ELECTRICITY BY ALL ENTITIES FOR CONSTRUCTION OPERATIONS WILL BE PAID BY THE CONTRACTOR AND AT THE CURRENT PUBLISHED RATES SPECIFIED BY THE SERVICE PROVIDER.
3. WATER, SEWER, AND ELECTRIC POWER SERVICE IS AVAILABLE FOR USE THROUGH EXIST. METERED SYSTEMS BY ALL ENTITIES FOR CONSTRUCTION OPERATIONS WITHOUT METERING AND WITHOUT PAYMENT OF USE CHARGES; PROVIDE CONNECTIONS AND EXTENSIONS OF SERVICES AS REQUIRED FOR CONSTRUCTION OPERATIONS.
4. PORTABLE CHAIN–LINK FENCING USED FOR SITE SECURITY DURING CONSTRUCTION SHALL BE GALVANIZED–STEEL, CHAIN–LINK FENCE FABRIC HAVING MAX. 2–INCH OPEN EACH WAY, MIN. HEIGHT OF 6–FEET WITH GALV–STEEL PIPE POSTS HAVING A MIN. 2–3/8" OD LINE POSTS AND 2–7/8" OD CORNER POSTS AND PULL POSTS, WITH 1–5/8" OD TOP AND BOTTOM RAILS.
5. PROVIDE THE FIRE DEPARTMENT WITH KEYS TO PADLOCK FOR LOCKED GATES IN THE TEMPORARY CONSTRUCTION FENCING.
6. PROVIDE PROPER SIGNING, BARRICADING, FLAG MEN, AND OTHER TEMPORARY TRAFFIC CONTROL MEASURES AND PRACTICES WHICH ARE EITHER INDICATED ON OR DEEMED NECESSARY BY JURISDICTIONAL AUTHORITY.
7. PROVIDE TEMPORARY BYPASS PUMPING OR OTHER TANK AND HAUL ARRANGEMENTS FOR SANITARY SEWER INTERRUPTION – ALL IN ACCORDANCE WITH AND UNDER THE PROVISIONS OF ANY AND ALL REQUIRED PERMITS FOR SUCH.
8. WHERE PORTIONS OR ALL OF A PARKING LOT WILL BE REOPENED FOR USE PRIOR TO INSTALLATION OF FINAL PAVEMENT MARKINGS INDICATED, INSTALL TEMPORARY STRIPING ALONG THE CENTERLINE OF THE PARKING AISLES (OR AS OTHERWISE AGREED UPON IN WRITING BY OWNER) IN ORDER TO ASSIST DRIVERS.
9. FIELD OFFICES SHALL GENERALLY BE PREFABRICATED OR MOBILE UNITS WITH SERVICEABLE FINISHES, TEMPERATURE CONTROLS, AND FOUNDATIONS ADEQUATE FOR NORMAL LOADING.

SELECTIVE SITE DEMOLITION AND CLEARING NOTES:

1. REMOVE: DETACH ITEMS FROM EXIST. CONSTRUCTION AND DISPOSE OF THEM OFF–SITE IN A MANNER WHICH IS IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
2. REMOVE AND SALVAGE: DETACH ITEMS FROM EXIST. CONSTRUCTION IN A MANNER TO PREVENT DAMAGE AND STORE ONSITE.
3. REMOVE AND REINSTALL: DETACH ITEMS FROM EXIST. CONSTRUCTION IN A MANNER TO PREVENT DAMAGE, PREPARE FOR REUSE, AND REINSTALL WHERE INDICATED. SUBMIT RFI TO ENGINEER IF LOCATION OR DETAILS OF INSTALLATION ARE NOT INDICATED OR ARE UNCLEAR.
4. EXIST. TO REMAIN: LEAVE EXIST. ITEMS ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE SALVAGED OR REINSTALLED.
5. DISMANTLE: REMOVE BY DISASSEMBLING OR DETACHING AN ITEM FROM A SURFACE USING GENTLE METHODS AND EQUIPMENT TO PREVENT DAMAGE TO THE ITEM AND SURFACES AND DISPOSING OF ITEMS UNLESS INDICATED TO BE SALVAGED OR REINSTALLED.
6. SUBSOIL: DEFINED AS SOIL BENEATH THE LEVEL OF SUBGRADE AND SOIL BENEATH THE TOPSOIL LAYERS OF A NATURALLY OCCURRING SOIL PROFILE, TYPIFIED BY LESS THAN 1% ORGANIC MATTER AND FEW SOIL ORGANISMS.
7. SURFACE SOIL: DEFINED AS SOIL THAT IS PRESENT AT THE TOP LAYER OF THE EXIST. SOIL PROFILE. IN UNDISTURBED AREAS, SURFACE SOIL IS TYPICALLY CALLED "TOPSOIL", BUT DISTURBED IN AREAS SUCH AS URBAN ENVIRONMENTS, THE SURFACE SOIL CAN BE SUBSOIL.
8. TOPSOIL: DEFINED AS TOP LAYER OF THE SOIL PROFILE CONSISTING OF EXIST. NATIVE SURFACE TOPSOIL OR EXIST. IN–PLACE SURFACE SOIL; THE ZONE WHERE PLANT ROOTS GROW. ITS APPEARANCE IS GENERALLY FRIABLE, PERVIOUS, AND BLACK OR A DARKER SHADE OF BROWN, GRAY, OR REDDER THAN UNDERLYING SUBSOIL; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, GRAVEL, AND OTHER NONSOIL MATERIALS.
9. PLANT–PROTECTION ZONE: DEFINED AS AREA SURROUNDING INDIVIDUAL TREES, GROUPS OF TREES, SHRUBS, OR OTHER VEGETATION WHICH ARE NOT INDICATED FOR REMOVAL (TO BE PROTECTED) DURING CONSTRUCTION.
10. TREE–PROTECTION ZONE: DEFINED AS AREA SURROUNDING INDIVIDUAL TREES OR GROUPS OF TREES WHICH ARE NOT INDICATED FOR REMOVAL (TO BE PROTECTED) DURING CONSTRUCTION. THIS SHALL BE A RADIAL DISTANCE MEASURED FROM THE TRUNK AND EQUAL TO THREE TIMES THE TRUNK'S DIAMETER (AS MEASURED AT 4.5' ABOVE GROUND SURFACE).
11. VEGETATION: DEFINED AS TREES, SHRUBS, GROUNDCOVERS, GRASS, AND OTHER PLANTS.
12. CONDUCT ALL CLEARING AND LAND DISTURBANCE IN COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLANS: NOTES, STANDARDS, AND THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES INCLUDING, BUT NOT LIMITED TO, INSTALLATION OF INITIAL TEMPORARY MEASURES FOR SUCH AND TREE OR PLANT PROTECTION BARRIERS PRIOR TO OTHER ACTIVITIES.
13. INSTALL ALL PHASE ONE TEMPORARY EROSION AND SEDIMENT CONTROL, TREE PROTECTION, AND CONSTRUCTION FENCING PRIOR TO BROADER CLEARING AND EXCAVATION, EXCEPT THAT WHICH IS INCIDENTAL TO INSTALLATION OF SUCH MEASURES.
14. GRIND DOWN STUMPS AND REMOVE ROOTS LARGER THAN TWO INCHES IN DIA., OBSTRUCTIONS, AND DEBRIS TO A DEPTH OF 18" BELOW EXPOSED SUBGRADE.
15. STRIP TOPSOIL IN A WAY WHICH PREVENTS ITS INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS, AFTER REMOVING SOD AND GRASS, AT A TIME WHEN THE SOIL IS DRY OR SLIGHTLY MOIST, ONLY IN THE AREA OF CLEARING INDICATED AND TO A DEPTH INDICATED IN THE GEOTECHNICAL INVESTIGATION BEFORE STOCKPILING.
16. STOCKPILE TOPSOIL AWAY FROM EDGE OF EXCAVATIONS OR PROTECTED AREAS WITHOUT INTERMIXING WITH SUBSOIL OR OTHER MATERIALS AND AT A HEIGHT NO MORE THAN 6'. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER AND COVER TO PREVENT WINDBLOWN DUST AND EROSION BY WIND OR WATER.
17. MECHANICALLY WORK TOPSOIL TO REMOVE SUBSOIL AND NONSOIL MATERIALS, INCLUDING CLAY LUMPS, GRAVEL, OTHER OBJECTS LARGER THAN TWO INCHES IN DIA., TRASH, DEBRIS, WEEDS, ROOTS, AND OTHER WASTE MATERIALS.
18. CONTRACT A QUALIFIED AGRONOMIC TESTING LAB TO SAMPLE, TEST, AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS TO (THE STRIPPED TOPSOIL ON–SITE AS WELL AS) THE OFF–SITE TOPSOIL TO BE USED TO SUPPLEMENT ANY TOPSOIL DEFICIENCY ON–SITE. SUBMIT THE LAB RESULTS AND RECOMMENDATIONS TO THE LANDSCAPE ARCHITECT OF RECORD AS AN ACTION SUBMITTAL FOR A DETERMINATION REGARDING THE SUITABILITY OF THE TOPSOIL. DO NOT REMOVE STRIPPED TOPSOIL FROM THE SITE UNTIL THE LANDSCAPE ARCHITECT HAS PROVIDED A DETERMINATION BASED ON AVAILABLE INFORMATION.
19. REMOVE SURPLUS TOPSOIL OR TOPSOIL DETERMINED TO BE UNSUITABLE FOR USE ON THE PROJECT, AS DETERMINED BY TESTING AND ACTION SUBMITTAL.
20. PROVIDE REQUIRED SAMPLING AND LABORATORY TESTING OF MATERIALS AS REQUIRED FOR DISPOSAL BY DISPOSAL COMPANY ADMINISTRATION AND, AT A MIN., IN COMPLIANCE WITH ALL APPLICABLE VIRGINIA DEQ REGULATIONS.
21. REMOVE ALL EXIST. IMPROVEMENTS LOCATED WITHIN THE LIMITS OF DISTURBANCE UNLESS OTHERWISE INDICATED – INCLUDING UNDERGROUND UTILITIES, PAVING, UNDERGROUND STORAGE TANKS, AND ANY OTHER EXIST. IMPROVEMENTS.
22. REMOVE ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS ACTIVITY AND CURRENT DEMOLITION OPERATIONS.
23. DO NOT STOCKPILE, DRIVE, STORE, STAGE, CLEAR, OR PERFORM ANY OTHER SIMILAR–WORK RELATED TASKS WITHIN THE VICINITY OF TREES WHICH ARE LOCATED INSIDE THE TREE–PROTECTION ZONE ANY SUCH TREE.
24. IF TREE TRUNKS OR EXPOSED ROOTS OF TREES IN A TREE–PROTECTION ZONE ARE DAMAGED BY WORK, IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND ENGINEER TO CARE FOR THE DAMAGED TREE. IF BRANCHES ARE SEVERELY DAMAGED, SAW CUT THE BRANCH TO THE TREE'S TRUNK THEN PERFORM NOTIFICATIONS AND CONTRACT A CERTIFIED ARBORIST AS FOR OTHER DAMAGE.
25. IF TREES FROM A TREE–PROTECTION ZONE ARE REMOVED OR ARE DAMAGED BY WORK TO THE EXTENT THAT REMOVAL IS RECOMMENDED BY THE OWNER, LANDSCAPE ARCHITECT, OR LOCAL GOVERNMENT OFFICIAL AS A RESULT OF THE DAMAGE, REPLACE IT IN THE SAME LOCATION WITH ONE HAVING A CALIPER SIZE NO LESS THAN REQUIRED BY LOCAL CODE, BUT NO LESS THAN 2–1/2" CALIPER SIZE AND BEING OF THE SAME SPECIES AND QUALITY AS THE ONE LOST. PAY ANY FINES OR FEES TO THE LOCAL GOVERNMENT, TREE BANK, OR TREE MITIGATION FUND WHICH MAY BE DUE BECAUSE OF THE LOST TREE.
26. FILL DEPRESSIONS CAUSED BY SITE DEMOLITION, CLEARING, AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8" AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT IN SITUATION GROUND WITH A SLIGHT CROWN SUFFICIENT TO PROMOTE POSITIVE DRAINAGE AWAY FROM FILL AREA, UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
27. DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR UNLESS OTHERWISE INDICATED.
28. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO: CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF OWNER AND SHALL BE CAREFULLY SALVAGED IN A MANNER TO PREVENT DAMAGE AND PROMPTLY RETURNED TO THE OWNER.
29. IF SUSPECTED HAZARDOUS MATERIALS ARE ENCOUNTERED DURING OR PRIOR TO WORK, REPORT SUCH AS A DISCREPANCY IN EXIST. CONDITIONS FOR EVALUATION AND REMOVAL (IF WARRANTED) BY THE OWNER UNDER SEPARATE CONTRACT PRIOR TO ANY (OR FURTHER) WORK WITHIN THE VICINITY.
30. EXTEND ALL FLEXIBLE PAVEMENT REMOVAL TO THE FULL DEPTH OF THE PAVING SECTION (INCLUDING AGGREGATE STONE BASE) AND PERFORM SUCH AFTER VERTICAL SAWCUTTING ALONG THE LIMITS INDICATED IN CLEAN STRAIGHT LINES – ALL UNLESS OTHERWISE INDICATED ON DRAWINGS.
31. EXTEND REMOVAL OF CONC. PAVING, SLABS, OR CURBING TO THE FULL DEPTH OF THE PAVING SECTION (INCLUDING AGGREGATE STONE BASE) AND REMOVE TO THE NEAREST JOINT IN THE DIRECTION OF FURTHER REMOVAL FROM LIMITS INDICATED IN PLANS UNLESS OTHERWISE INDICATED.
32. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING SELECTIVE SITE DEMOLITION AND CLEARING IN AREAS OF KNOWN, SUSPECTED, OR MARKED UTILITIES.
33. REMOVE REFRIGERANT FROM MECHANICAL EQUIPMENT ACCORDING TO 40 CFR 82 AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION BEFORE SITE DEMOLITION.
34. BLASTING AND BURNING ARE PROHIBITED.
35. FLOWABLE CONCRETE MATERIAL SHALL BE CONTROLLED LOW–STRENGTH SELF–COMPACTING, SELF–CONSOLIDATING MATERIAL HAVING A MAXIMUM AGGREGATE SIZE OF 3/4" (BUT NO LARGER THAN 1/5 THE NARROWEST DIMENSION BEING FILLED, VISCOSITY–MODIFYING ADMIXTURES (ASTM C494, TYPE S), SYNTHETIC FIBERS FROM VDOT–APPROVED LIST TO CONTROL CRACKING, SHRINKAGE–REDUCING ADMIXTURE (IF APPROVED BY ENGINEER), MAXIMUM WATER–CEMENT RATIO OF 0.45, SLUMP OF 26" (+/– 3") (ASTM C 1611) WITHOUT SIGNS OF SEGREGATION, VISUAL STABILITY INDEX NO GREATER THAN 1, OR MAXIMUM STATIC SEGREGATION OF 15%.

CONCRETE NOTES:

1. USE CURB RADII OF 5' UNLESS OTHERWISE INDICATED.
2. MAKE ABUTTING PAVED SURFACES FLUSH WITH ONE ANOTHER UNLESS OTHERWISE INDICATED.
3. CONSTRUCT ALL CURB AND GUTTER AS MDOT STD CG–2 UNLESS OTHERWISE INDICATED.
4. WHERE ADJACENT PAVING IS SLOPED AWAY FROM THE CURB AND USE OF A STANDARD CURB AND GUTTER SECTION WILL RESULT IN PONDING WATER INSIDE THE GUTTER, USE A REVERSE CONCRETE GUTTER SLOPE (FLOWS AWAY FROM CURB FACE) WHICH MATCHES THE PAVEMENT CROSS–SLOPE INDICATED. IN SUCH CASES, CONFIRM ELEVATIONS AND SLOPE IN A WRITTEN REQUEST FOR INFORMATION TO THE ENGINEER.
5. DEFINITION OF TERMS IN APPLICATION OF CONCRETE JOINT TYPES:
   A. ISOLATION JOINT: AT NEW CONCRETE AT BUILDINGS, EXISTING CONCRETE PAVEMENT, UTILITY STRUCTURES (WHICH OCCUPY SAME VERTICAL SPACE AS CONCRETE PAVING SECTION, IF PROJECTED – INCLUDING ACCESS RING AND COVERS, ETC.), BOLLARD (OR SIMILAR) FOUNDATIONS, PLANTERS AND FREE–STANDING/RETAINING WALLS.
   B. CONSTRUCTION JOINT: AT NEW CONCRETE ABUTTING EXISTING CONCRETE PARALLEL TO DIRECTION OF TRAFFIC FLOW ALONG A LONGITUDINAL JOINT WITHIN A ROADWAY OR OTHER HEAVY TRAFFIC AREA.
   C. TRANSVERSE CONTRACTION JOINT: AT MIDDLE OF NEW CONCRETE PAVING DURING CONTINUOUS POURING TO PROVIDE A 1:1.5 WIDTH TO LENGTH RATIO OF JOINT SPACING THAT IS PERPENDICULAR TO TRAFFIC FLOW ALONG A TRANVERSE JOINT.
   D. TRANVERSE CONTRACTION JOINT – DRILLED IN METHOD: AT NEW CONCRETE ABUTTING EXISTING CONCRETE PERPENDICULAR TO TRAFFIC FLOW ALONG A TRANVERSE JOINT WITHIN A PARKING LOT OR OTHER LIGHT DUTY TRAFFIC AREA.
   E. EXPANSION JOINT: AT NEW CONCRETE WHERE ABUTTING EXISTING CONCRETE IS PERPENDICULAR TO TRAFFIC FLOW ALONG A TRANVERSE JOINT.
   F. LONGITUDINAL: PARALLEL TO THE PREDOMINANT DIRECTION OF TRAFFIC FLOW.
   G. TRANSVERSE JOINT: PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAFFIC FLOW.
6. INSTALL ISOLATION JOINTS AT ALL LANDSCAPE ISLANDS OR CURB RETURNS FROM PARKING BAYS TO THE DRIVE AISLE ON BOTH ENDS OF THE CURVED CURB RETURN.
7. COMPLY WITH ACI 306.1 AND AS FOLLOWS WHEN CONSTRUCTING CIP CONC. PLACED IN COLD WEATHER:
   A. WHEN AVERAGE HIGH AND LOW TEMPERATURE IS EXPECTED TO FALL BELOW 40°F FOR THREE SUCCESSIVE DAYS, MAINTAIN DELIVERED CONC. MIXTURE TEMPERATURE BETWEEN 40°F AND 95°F.
   B. WATER AND AGGREGATES MAY BE HEATED UNIFORMLY TO ACHIEVE THIS REQUIREMENT UP TO A TEMPERATURE OF 150°F WITHOUT ALLOWING AGGREGATE TO COME INTO CONTACT WITH STEAM AND WITHOUT INTERFERING WITH AIR ENTRAINMENT.
   C. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONC. ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS.
8. COMPLY WITH ACI 301 AND AS FOLLOWS WHEN CONSTRUCTING CIP CONC. PLACED IN HOT WEATHER:
   A. MAINTAIN CONC. TEMPERATURE BELOW 90°F AT TIME OF PLACEMENT. THIS MAY BE ACHIEVED BY MIXING CHILLED WATER OR CHOPPED ICE PROVIDED THAT THE SUM OF THIS (OR WATER EQUIVALENT) AND THE WATER IN THE ORIGINAL MIX DOES NOT EXCEED THE VOLUME ALLOTTED FOR IN THE APPROVED MIX DESIGN.
9. USE FORMWORK HAVING CLEAN AND RUST–FREE SURFACES AND CONSTRUCT TIGHT ENOUGH TO PREVENT LOSS OF CONC. MORTAR AND SO THAT CONC. MEMBERS AND STRUCTURE ARE OF SIZE, SHAPE, ALIGNMENT, ELEV, AND POSITION INDICATED WITHIN A TOLERANCE OF 1/4" (1/8" FOR VALLEY GUTTERS AND GUTTERS HAVING A GRADIENT SLOPE OF LESS THAN 0.5%).
10. LIMIT CONC. SURFACE IRREGULARITIES TO 1/8" FOR SMOOTH–FORMED FINISHED SURFACES.
11. COORDINATE WITH OTHER TRADES PRIOR TO CONC. OR ASPHALT PAVEMENT PLACEMENT TO ENSURE THAT SURFACE RIMS OF UTILITY STRUCTURES ARE PROPERLY ADJUSTED TO BE FLUSH WITH DESIGN ELEVS OF PAVED SURFACE AND UNIFORM CROSS SLOPE WITHOUT WARPING PAVED SURFACE AND THAT THE COVERS AND CASTING MARKINGS ARE ADEQUATELY PROTECTED TO REMAIN FREE OF PAVING OR OTHER MATERIALS AS TO REMAIN FULLY OPERABLE AND READABLE AT CLOSEOUT.
12. USE MDOT CONCRETE MEETING ARDOT STANDARD SPECIFICATIONS, WITH THE FOLLOWING MINIMUM REQUIREMENTS:
   A. SOURCE LIMITATION: EACH TYPE OR CLASS OF CEMENTIOUS MATERIAL OF THE SAME BRAND FROM THE SAME MANUFACTURER, OBTAIN AGGREGATE FROM SINGLE SOURCE, AND OBTAIN ADMIXTURES FROM SINGLE MANUFACTURER.
   B. COLOR PIGMENT: USE ONLY WHERE INDICATED – ASTM C 979, SYNTHETIC MINERAL–OXIDE PIGMENTS OR COLORED WATER REDUCING ADMIXTURES; COLOR STABLE, FREE OF CARBON BLACK, NONFADING, AND RESISTANT TO LIME AND OTHER ALKALIS. COLOR SAMPLE TO BE APPROVED BY ENGINEER PRIOR TO ORDERING.
   C. WATER: ASTM C 94 AND POTABLE, MAXIMUM WATER TO CEMENT RATIO OF 0.49.
   D. DESIGN CONC MIX TO ACHIEVE LABORATORY COMPRESSIVE STRENGTH OF NO LESS THAN 4,000 PSI AT 28 DAYS.
   E. NORMAL WEIGHT AGGREGATES: ASTM C 33 CLASS 3S COURSE AGGREGATE OR NO. 56, OR NO. 57, OR BETTER, GRADED, HAVING A MAX. COARSE AGGREGATE SIZE OF 1". NOMINAL FINE AGGREGATES SHALL BE FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO ALKALI IN CEMENT.
   F. CHEMICAL ADMIXTURES SHALL BE CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER ADMIXTURES AND NOT TO CONTRIBUTE TO WATER–SOLUBLE CHLORIDE IONS EXCEEDING THOSE PERMITTED IN HARDENED CONC. DO NOT USE CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE.
   G. PORTLAND CEMENT (ASTM C 150), TYPE II, GRAY, MINIMUM CONTENT OF 588 LBS/CU YD, UNLESS OTHERWISE INDICATED.
   H. DEMONSTRATE TO THE ENGINEER THAT USE OF ANY ADMIXTURES INCLUDED IN MIX DESIGN WILL NOT CAUSE SEGREGATION.
   I. INCLUDE AIR ENTRAINMENT OF 4–6% WITH A SLUMP OF 0" TO 3" FOR VEHICULAR PAVEMENT AND 1" TO 5" SLUMP FOR OTHER CONCRETE SITE WORK. WHEN HIGH RANGE WATER–REDUCING ADMIXTURE IS USED, THE UPPER LIMIT FOR ALLOWABLE AIR ENTRAINMENT WILL BE INCREASED BY 1%
   J. CEMENTIOUS MATERIALS OTHER THAN PORTLAND CEMENT IN CONC. SHALL NOT EXCEED THE FOLLOWING PERCENTAGES BY WEIGHT:
      i. 25% FLY ASH; 25% COMBINED FLY ASH AND POZZOLAN; 50% SLAG CEMENT; 50% TOTAL PORTLAND CEMENT MIN. FOR COMBINED FLY ASH OR POZZOLAN AND SLAG CEMENT WITH FLY ASH OR POZZOLAN NOT EXCEEDING 25%;

EROSION AND SEDIMENT CONTROL NOTES CONTINUED:

27. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN-APPROVING AUTHORITY OR SHALL SUBMIT EVIDENCE THAT THE OFF-SITE SOURCE AND/OR DISPOSAL AREA HAS PREVIOUSLY BEEN APPROVED FOR THIS USE.
28. MAINTAIN ANY AND ALL E&S MEASURES INSTALLED BY SEPARATE CONTRACTS THAT EXIST PRIOR TO OCCUPYING THE SITE FOR THIS CONSTRUCTION CONTRACT. REPLACE ANY E&S MEASURE DEEMED IRREPARABLE BY THE LOCAL PLAN-APPROVING AUTHORITY, OWNER'S REPRESENTATIVE, OR THE ENGINEER.
29. AT THE END OF EACH DAY'S WORK LEAVE THE SITE ADEQUATELY PROTECTED AGAINST EROSION, SEDIMENTATION, OR ANY DAMAGE TO ANY ADJACENT PROPERTY.
30. SEQUENCE CONSTRUCTION SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE. SEE SHEET C1-00 FOR CONCEPTUAL CONSTRUCTION SEQUENCING.
31. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE PLAN-APPROVING AUTHORITY. REMOVE TRAPPED SEDIMENT.

CLEARLY MARK AREAS THAT ARE NOT INDICATED FOR CLEARING OR LAND DISTURBANCE USING FENCING, FLAGS, SIGNS, ETC.

33. SOIL STABILIZATION:
    - A. APPLY PERMANENT OR TEMPORARY SOIL STABILIZATION TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FOURTEEN (14) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR.
    - B. ESTABLISH PERMANENT VEGETATIVE COVER ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION IS CONSIDERED ESTABLISHED ONCE GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION.
    - C. STABILIZE DISTURBED AREAS USING A MULCH MIX DURING THE MONTHS OF DECEMBER, JANUARY, AND FEBRUARY. SEED AS SOON AS THE SEASON PERMITS.
    - D. APPLY STABILIZATION MEASURES TO EARTHEN STRUCTURES SUCH AS DAMS, DIVERSIONS, AND DITCH OR WATERCOURSE BEDS AND BANKS IMMEDIATELY AFTER INSTALLATION.
    - E. RESEED ALL AREAS WHICH, IN THE OPINION OF THE OWNER OR ENGINEER, HAVE NOT DEVELOPED AN EVEN, SATISFACTORY STAND OF GRASS, FREE OF BARE SPOTS. REPEAT THIS OPERATION UNTIL COMPLETE COVERAGE IS OBTAINED.
    - F. MAINTAIN ALL LAWN AREAS INCLUDING WATERING, MOWING AND PEST CONTROL UNTIL FINAL APPROVAL AND ACCEPTANCE BY THE OWNER/DEVELOPER.
    - G. MOW ALL LAWN AREAS AT LEAST ONCE BUT NO MORE THAN TWO WEEKS PRIOR TO FINAL ACCEPTANCE.
    - H. REPAIR AND RESEED AREAS WHICH MAY BE ERODED BY RAIN DURING THE PROGRESS OF WORK. CLEAR AND REMOVE ANY SUCH ERODED MATERIAL FROM ADJACENT AREA.
    - I. PROTECT ALL STORM SEWER INLETS SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
    - J. DRAIN ALL DISTURBED AREAS TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES UNTIL FINAL STABILIZATION IS ACHIEVED.
    - K. PROVIDE TEMPORARY DRAINAGE DURING CONSTRUCTION TO RELIEVE FLOODED AREAS THAT MAY CAUSE DAMAGE TO THE SITE OR TO RIGHT-OF-WAY.
    - L. CONSTRUCT CUT AND FILL SLOPES IN A MANNER THAT WILL MINIMIZE EROSION. PROVIDE ADDITIONAL SLOPE-STABILIZING MEASURES FOR ALL SLOPES FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION AND CONTINUE UNTIL THE PROBLEM IS CORRECTED.
    - M. DO NOT CONCENTRATE RUNOFF DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.
    - N. USE EROSION CONTROL BLANKETS TO AID IN THE ESTABLISHMENT OF A VEGETATIVE COVER ON ALL EARTHEN SLOPES STEEPER THAN 3H:1V. DO NOT CREATE SLOPES STEEPER THAN 2H:1V UNLESS OTHERWISE INDICATED.
35. SILT FENCE NOTES
    - A. ENTRENCH SILT FENCE AND FILTER FABRIC INTO THE SUBGRADE TO PREVENT SHORT-CUTTING AND DISPLACEMENT.
    - B. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
    - C. DO NOT INSTALL SILT FENCE IN LIVE STREAMS.
    - D. INSTALL TEMPORARY LINERS, SUCH AS POLYETHYLENE SHEETS, IN ALL PAVED DITCHES UNTIL THE PERMANENT CONCRETE LINER IS INSTALLED.
    - E. INSTALL PAVED DITCHES WHEREVER EROSION IS EVIDENT OR WHERE GRADES EXCEED THREE PERCENT. THESE MAY BE PAVED BY EITHER NON-WOVEN FABRIC WITH STONE ON TOP OR REINFORCED CONCRETE.
    - F. INSTALL ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
36. MAINTAIN ALL SEEDED AREAS, BOTH TEMPORARY AND PERMANENT SEEDED AREAS THROUGHOUT THE CONSTRUCTION DURATION UNTIL SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE BY THE OWNER. INCLUDE WATERING, MOWING, FERTILIZING, WEEDING, TRIMMING, REPLANTING, MULCHING, AND OTHER NECESSARY MAINTENANCE OPERATIONS.
37. INSTALL SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND MAKE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
38. LEAVE NO MORE THAN 500 LINEAR FEET OF TRENCH OPENING AT ONE TIME.
39. ONLY DISCHARGE EFFLUENT FROM DEWATERING OPERATIONS AFTER FILTERING OR PASSING THEM THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGING IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
40. MAINTENANCE
    - A. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AT LEAST ONCE EVERY SEVEN CALENDAR DAYS OR ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT PRODUCES SURFACE RUNOFF, WHICHEVER IS MOST FREQUENT, AND SHOULD BE CLEANED AND REPAIRED ACCORDING TO THE FOLLOWING SCHEDULE:
    - B. THE SEDIMENT TRAPS WILL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT.
    - C. THE SEDIMENT BASINS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT BUILDUP REACHES THE CLEANOUT POINT INDICATED ON THE RISER PIPE.
    - D. EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION AND BUILDUP OR CLOGGING WITH SEDIMENT. CORRECTIVE ACTION WILL BE TAKEN IMMEDIATELY.
    - E. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RE-SEEDED AS NECESSARY.
41. USE THIS SEQUENCE OF CONSTRUCTION AS A GUIDE AND IMPLEMENT ALL E&S CONTROLS.
42. PRIOR TO LAND DISTURBANCE, THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OR OTHER AGENCIES.
43. DURING ALL PHASES OF CONSTRUCTION, USE AN APPROPRIATE DUST CONTROL MEASURE (TEMPORARY OR PERMANENT SEEDING, IRRIGATION (WATER TRUCK), STONE STABILIZATION, ETC.) AS INDICATED IN THE VE&SCH.

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No.	REVISIONS	DATE	BY

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SHANNON PERRY
LICENSED PROFESSIONAL ENGINEER
FOR PERMITTING ONLY - NOT FOR CONSTRUCTION
10-26
OF MISSISSIPPI

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	AEN
CHECKED BY	SJP

GENERAL NOTES

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

SHEET NUMBER
C0-02

TITLE DESCRIPTION

204.54 AC (+/−) IN THE SOUTH 1/2 OF SECTION 17 & NORTH 1/2 OF SECTION 20, TOWNSHIP 5 NORTH—RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI AND BEING MORE PARTICULARLY DESCRIBED ON THE ATTACHED EXHIBIT "A".

A PARCEL OF LAND CONTAINING −233.15 ACRES SITUATED IN SECTION 17, 19 AND THE NORTH ONEHALF (N 1/2) OF SECTION 20, TOWNSHIP 5 NORTH RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIED AS FOLLOWS:

COMMENCING AT A CONCRETE MARKER FOUND AND IN USE ON SEPTEMBER 30, 1989 MARKING THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, SAID POINT BEING THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING, RUN THENCE SOUTH 89 DEGREES 39 MINUTES 37 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, 5071.44 FEET TO THE CORNER COMMON TO SECTIONS 19, 20, 30 AND 29, TOWNSHIP 5 NORTH, RANGE 3 BAST, RANKIN COUNTY, MISSISSIPPI, RUN THENCE NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST ONE−QUARTER (SE 1/4) OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, 2640.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE−QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, RUN THENCE SOUTH 89 DEGREES 43 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE− QUARTER (NW 1/4) OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, 2648.25 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE−QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, RUN THENCE NORTH 56 DEGREES 57 MINUTES 02 SECONDS EAST, 1193.28 FEET TO A CONCRETE MONUMENT; RUN THENCE NORTH 00 DEGREES 06 MINUTES 38 SECONDS EAST, 66.___1 FEET; RUN THENCE SOUTH 86 DEGREES 38 MINUTES 11 SECONDS EAST, 331.56 FEET TO AN IRON PIN; RUN THENCE NORTH 88 DEGREES 55 MINUTES 23 SECONDS EAST, 164.92 FEET TO AN IRON PIN ON THE NORTH SIDE OF A PUBLIC ROAD; RUN THENCE NORTH 63 DEGREES 17 MINUTES 12 SECONDS BAST ALONG THE NORTH LINE OF SAID ROAD, 558.00 FEET; RUN THENCE NORTH 00 DEGREES 06 MINUTES 38 SECONDS EAST LEAVING SAID ROAD, 364.83 FEET; RUN THENCE NORTH 89 DEGREES 51 MINUTES 54 SECONDS EAST, 660.00 FEET TO AN IRON PIN ON THE EAST LINE OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, RUN THENCE NORTH 00 DEGREES 10 MINUTES 03 SECONDS EAST, ALONG THE EAST LINE OF SECTIONS 20 AND 17, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, 2345.84 FEET; RUN THENCE NORTH 89 DEGREES 50 MINUTES 41 SECONDS WEST, 295.68 FEET, RUN THENCE NORTH 00 DEGREES 13 MINUTES 38 SECONDS EAST, 294.69 FEET RUN THENCE NORTH 89 DEGREES 51 MINUTES 47 SECONDS WEST, 2360.08 FEET TO THE EAST LINE OF THE SOUTHWEST ONE−QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI; RUN THENCE NORTH 00 DEGREES 06 MINUTES 38 SECONDS EAST, 232.56 FEET TO THE NORTH RIGHT−OF−WAY LINE OF THE MID−SOUTH RAILROAD, RUN THENCE ALONG SAID NORTH RIGHT−OF−WAY LINE, COUNTER−CLOCKWISE ALONG THE ARC OF A CURVE 124.01 FEET; SAID CURVE HAVING A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 54 SECONDS, A RADIUS OF 8544.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 60 DEGREES 53 MINUTES 53 SECONDS EAST, 124.01 FEET, CONTINUE THENCE ALONG SAID NORTH RIGHT−OF−WAY LINE, COUNTERCLOCKWISE ALONG THE ARC OF A CURVE 1587.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 10 DEGREES 38 MINUTES 42 SECONDS, A RADIUS OF 8544.37 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 07 MINUTES 56 SECONDS EAST, 1585.17 FEET; RUN THENCE NORTH 40 DEGREES 32 MINUTES 11 SECONDS WEST, LEAVING SAID RAILROAD RIGHT−OF−WAY, 59.00 FEET, RUN THENCE NORTH 49 DEGREES 36 MINUTES 49 SECONDS EAST, 296.55 FEET TO A POINT ON THE RIGHT−OF−WAY OF A PUBLIC ROAD; RUN THENCE NORTH 40 DEGREES 08 MINUTES 11 SECONDS WEST, ALONG RIGHT−OF−WAY OF SAID PUBLIC ROAD, 100.00 FEET, RUN THENCE NORTH 50 DEGREES 58 MINUTES 56 SECONDS EAST, ALONG THE RIGHT−OF−WAY OF SAID ROAD, 81.02 FEET; CONTINUE THENCE NORTH 59 DEGREES 09 MINUTES 20 SECONDS EAST ALONG THE RIGHT−OF−WAY OF SAID ROAD, 188.93 FEET TO A CONCRETE MONUMENT; CONTINUE THENCE ALONG THE RIGHT−OF−WAY OF SAID ROAD, CLOCKWISE ALONG THE ARC OF A CURVE, 53.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 06 DEGREES 21 MINUTES 35 SECONDS, A RADIUS OF 477.46 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 76 DEGREE 55 MINUTES 11 SECONDS EAST, 52.97 FEET; RUN THENCE NORTH 51 DEGREES 36 MINUTES 35 SECONDS EAST, 217.03 FEET TO A CONCRETE MONUMENT ON THE SOUTH RIGHT−OF−WAY LINE OF INTERSTATE HIGHWAY 20, RUN THENCE ALONG THE SOUTH RIGHT−OF−WAY OF SAID HIGHWAY AS FOLLOWS: NORTH 68 DEGREES 29 MINUTES 26 SECONDS WEST, 2.70 FEET, THENCE NORTH 75 DEGREES 26 MINUTES 42 SECONDS WEST, 851.09 FEET; THENCE NORTH 82 DEGREES 42 MINUTES 03 SECONDS WEST, 243.99 FEET; THENCE NORTH 82 DEGREES 30 MINUTES 12 SECONDS WEST, 146.34 FEET TO A CONCRETE MONUMENT; THENCE NORTH 85 DEGREES 45 MINUTES 25 SECONDS WEST, ___94 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 28 SECONDS WEST, 1023.68 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 50 SECONDS WEST, 993.54 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 87 DEGREES 32 MINUTES 06 SECONDS WEST, 479.00 FEET TO THE WEST LINE OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, RUN THENCE SOUTH 00 DEGREES 01 MINUTES 03 SECONDS EAST LEAVING SAID SOUTH RIGHT−OF−WAY LINE, ALONG THE WEST LINE OF SECTION 17, 3881.85 FEET TO THE CORNER COMMON TO SECTIONS 17, 18, 19 AND 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, RUN THENCE WEST, ALONG THE NORTH LINE OF SECTION 18, 2593.32 FEET TO A POINT ON THE SOUTH RIGHT−OF−WAY LINE OF MID−SOUTH RAILROAD; RUN THENCE SOUTH 78 DEGREES 41 MINUTES 50 SECONDS WEST, ALONG SAID RIGHT−OF−WAY, 639.76 FEET; CONTINUE THENCE ALONG SAID RIGHT−OR−WAY COUNTER−CLOCKWISE ALONG THE ARC OF A CURVE 1524.68 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 15 DEGREES 22 MINUTES 36 SECONDS, A RADIUS OF 5681.18 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 69 DEGREES 51 MINUTES 18 SECONDS WEST, 1520.10 FEET; RUN THENCE SOUTH 51 DEGREES 44 MINUTES 45 SECONDS WEST ALONG THE SOUTH RIGHT−OF−WAY LINE OF SAID RAILROAD, 389.25 FEET TO A POINT ON THE WEST LINE OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, RUN THENCE SOUTH 01 DEGREES 01 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF SECTION 19, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, 4417.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND CONTAINING 14.24 ACRES, SITUATED IN THE NORTHEAST ONE−QUARTER (NE 1/4) AND THE SOUTHEAST ONE−QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 3 EAST; RANKIN COUNTY, MISSISSIPPI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE−QUARTER (SE 1/4) OF THE NORTHEAST ONE−QUARTER (NE 1/4) OF THE NORTHEAST ONE−QUARTER (NE 1/4) OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI; RUN THENCE SOUTH 399.30 FEET; RUN THENCE SOUTH 49 DEGREES 16 MINUTES 00 SECONDS WEST, 1628.40 FEET TO A POINT ON THE NORTH RIGHT−OF−WAY LINE OF THE MID−SOUTH RAILROAD, SAID POINT BEING THE POINT OF BEGINNING:

FROM THE POINT OF BEGINNING RUN THENCE ALONG THE NORTH RIGHT−OF−WAY LINE OF SAID RAILROAD, CLOCKWISE ALONG THE ARC OF A CURVE 1587.45 FEET, SAID CURVE HAVING A RADIUS OF 8544.37, A CHORD BEARING AND DISTANCE OF SOUTH 54 DEGREES 07 MINUTES 56 SECONDS WEST, 1585.17 FEET; RUN THENCE NORTH 26 DEGREES 54 MINUTES 08 SECONDS EAST, LEAVING SAID RAILROAD RIGHT−OF−WAY, 399.37 FEET, RUN THENCE NORTH 11 DEGREES L1 MINUTES 21 SECONDS WEST, 167.21 FEET; RUN THENCE NORTH 04 DEGREES 52 MINUTES 11 SECONDS WEST, 229.95 FEET; RUN THENCE NORTH 88 DEGREES 35 MINUTES 49 SECONDS EAST, 231.89 FEET; RUN THENCE NORTH 75 DEGREES 20 MINUTES 49 SECONDS EAST, 98.00 FEAT, RUN THENCE NORTH 65 DEGREES 59 MINUTES 49 SECONDS EAST, 186.64 FEET; RUN THENCE NORTH 45 DEGREES 46 MINUTES 49 SECONDS EAST, 92.92 FEET; RUN THENCE NORTH 23 DEGREES 26 MINUTES 49 SECONDS EAST, 388.81 FEET; RUN THENCE NORTH 21 DEGREES 42 MINUTES 49 SECONDS EAST, 117.03 FEET; RUN THENCE NORTH 48 DEGREES 57 MINUTES 49 SECONDS EAST, 297.00 FEET TO THE RIGHT−OF−WAY LINE OF A PUBLIC ROAD; RUN THENCE SOUTH 40 DEGREES 08 MINUTE 11 SECONDS EAST ALONG SAID RIGHT−OF−WAY LINE, 75.50 FEET; RUN THENCE SOUTH 49 DEGREES 36 MINUTES 49 SECONDS WEST LEAVING SAID RIGHT−OF−WAY LINE, 296.55 FEET; RUN THENCE SOUTH 40 DEGREES 32 MINUTES 11 SECONDS EAST, 559.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

DESCRIPTION OF CENTERLINE OF 200 FOOT ROW EMC EXTENSION NO. 2 ROAD "A"

GRANTOR: RANKIN FIRST ECONOMIC DEVELOPMENT AUTHORITY

GRANTEE: RANKIN COUNTY

INDEXING INSTRUCTIONS: SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI

DESCRIPTION: RIGHT OF WAY:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, THENCE RUN SOUTHERLY ALONG THE SECTION LINE 1985.13 FEET TO A POINT, RUN THENCE 871.71 FEET EAST TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A 200 FOOT WIDE RIGHT OF WAY HEREBY DESCRIBED: FROM SAID POINT OF BEGINNING RUN THENCE 2758.86 FEET NORTH 45 DEGREES, 46 MINUTES, 8 SECONDS EAST TO A POINT, SAID POINT BEING THE EOP FOR ROAD "A"; SAID RIGHT OF WAY CONTAINING 551,772 SQUARE FEET, MORE OR LESS.

DESCRIPTION OF CENTERLINE OF 200 FOOT ROW EMC EXTENSION NO. 2 ROAD "B"

GRANTOR: RANKIN FIRST ECONOMIC DEVELOPMENT AUTHORITY

GRANTEE: RANKIN COUNTY

INDEXING INSTRUCTIONS: SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI

DESCRIPTION: RIGHT OF WAY:

COMMENCING AT THE NORTH WEST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, THENCE RUN SOUTHERLY ALONG THE SECTION LINE 1400.80 FEET TO A POINT, RUN THENCE 1721.81 FEET EAST TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF THE CENTERLINE OF A 200 FOOT RIGHT OF WAY HEREBY DESCRIBED: FROM SAID POINT OF BEGINNING RUN THENCE 959.60 FEET SOUTH 45 DEGREES, 50 MINUTES, 58 SECONDS EAST TO A POINT, THENCE RUN 2258.84 FEET NORTH 48 DEGREES, 32 MINUTES, 50 SECONDS EAST TO A POINT, SAID POINT BEING THE EOP FOR ROAD "B"; SAID RIGHT OF WAY CONTAINING 643,800 SQUARE FEET, MORE OR LESS.

LESS AND EXCEPT:

A CERTAIN TRACT OF LAND CONTAINING 89.30 ACRES, MORE OR LESS, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, AND IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, ALL IN TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE 1/2 INCH RE−BAR FOUND MARKING THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI; RUN THENCE SOUTH 00°19'52"EAST FOR 1311.81 FEET TO 1/2 INCH RE−BAR FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 3 EAST, RANKIN COUNTY, MISSISSIPPI; RUN THENCE, SOUTH 88°40'18" WEST FOR 662.23 FEET TO 1/2 INCH RE−BAR; RUN THENCE, SOUTH 00°39'11" EAST FOR 363.91 FEET TO A P.K NAIL SET IN SUNSET DRIVE; RUN THENCE, NORTH 54°01'04" WEST FOR 1085.31 FEET TO A 1/2 INCH RE−BAR SET ON THE RIGHT OF WAY OF EAST METRO PARKWAY; RUN THENCE, ALONG SAID RIGHT OF WAY FOR THE FOLLOWING COURSES: NORTH 48°32'35" EAST FOR 520.48 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; NORTH 41°27'35" WEST FOR 200.05 FEET TO A CONCRETE RIGHT OF WAY MONUMENT; SOUTH 48°37'24" WEST FOR 341.39 FEET TO A 1/2 INCH RE−BAR; RUN THENCE, LEAVING SAID RIGHT OF WAY, NORTH 00°18'36" EAST FOR 2099.03 FEET TO A 1/2 INCH RE−BAR; RUN THENCE, NORTH 89°36'30" EAST FOR 1212.32 FEET TO A 1/2 INCH RE−BAR; RUN THENCE, SOUTH 00°11'44" EAST FOR 297.32 FEET TO A 1/2 INCH RE−BAR; RUN THENCE, NORTH 89°58'43" EAST FOR 297.47 FEET TO A 1/2 INCH RE−BAR; RUN THENCE, SOUTH 00°16'40" EAST FOR 1025.57 FEET BACK TO THE 1/2 INCH RE−BAR MARKING THE POINT OF BEGINNING.

AND AS FURTHER DEPICTED ON THAT CERTAIN CLASS B SURVEY OF RICHARD H. POWELL OF ENGINEERING SERVICE, INC. DATED APRIL, 2018.

VICINITY MAP
(NOT TO SCALE)

SURVEY DESCRIPTION

The following description is based on the Mississippi State Plane Coordinate System; Zon: MS West 2302 (NAD83(2011)), using a combined scale factor of 0.99994650 and a convergence angle of 0.17102222 degrees using a Topcon Hiper HR (RTK) with OPUS.

Property description of part of the Rankin County Economic Development District property as described in Book 588 Page 205 in Southwest and Southeast Quarter of Section 17 and the Northwest and Northeast Quarter of Section 20, Township 5 North, Range 3 East in Brandon, Rakin County, Mississippi:

Beginning at an iron pin found at the intersection of the northeast line of the ASC Properties, LLC property as described in Book 2019 Page 11667−11671 with the northwest line of East Metro Parkway (200 foot right of way), said iron pin being North 89 degrees 40 minutes 22 seconds East 2025.98 feet and South 00 degrees 19 minutes 38 seconds East 860.09 feet from the southwest corner of Section 17, Township 5 North, Range 3 East;

thence North 44 degrees 15 minutes 41 seconds West with the northeast line of the ASC Properties, LLC property a distance of 261.86 feet to a 1/2" iron pin set on a curve in the east line of a Railroad Track (100 foot right of way); thence northwardly with the east line of said Railroad the following calls:
thence northwestwardly with a curve to the left having a radius of 643.52 feet, a distance of 602.19 feet, (chord = North 10 degrees 16 minutes 29 seconds West, 580.46 feet, delta = 53 degrees 36 minutes 57 seconds) to a 1/2" iron pin set at a point of tangency; thence North 37 degrees 04 minutes 57 seconds West a distance of 750.10 feet to a 1/2" iron pin set at a point of curvature; thence northwestwardly with a curve to the left having a radius of 626.09 feet, a distance of 401.79 feet, (chord = North 55 degrees 28 minutes 02 seconds West, 394.93 feet, delta = 36 degrees 46 minutes 09 seconds) to a 1/2" iron pin set at a point of compound curve in the south line of Meridan Speedway, LLC Railroad (100 foot right of way);

thence northeastwardly with a curve to the left having a radius of 8644.37 feet, a distance of 1830.30 feet, (chord = North 66 degrees 44 minutes 07 seconds East, 1826.88 feet, delta = 12 degrees 07 minutes 53 seconds) to a 1/2" iron pin set in the west line of The City of Brandon property as described in Book 461 Page 627; thence South 00 degrees 19 minutes 48 seconds East with said west line a distance of 118.02 feet to a 1−post found in the south line of said The City of Brandon property as described in Book 461 Page 627; thence North 89 degrees 41 minutes 47 seconds East with said south line a distance of 1147.80 feet to a 1/2" iron pin set in the west line of the Rakin County, Mississippi property as described in Book 2018 Page 15744 − 15756; thence South 00 degrees 23 minutes 53 seconds West with said west line a distance of 1320.52 feet to a 1/2" iron pin set in the south line of Section 17; thence South 89 degrees 40 minutes 22 seconds West with the south line of Section 17 a distance of 865.94 feet to a 1/2" iron pin set in the northwest line of East Metro Parkway; thence South 45 degrees 44 minutes 19 seconds West with the northwest line of East Metro Parkway a distance of 1239.62 feet to the point of beginning and containing 3,504,864.22 square feet or 80.46 acres more or less.

Title Commitment
First American Title Insurance Company
Commitment Number: NCS−1286613−ATL
Commitment Date: December 05, 2025 at 8:00 AM

Schedule B, Part II
Exceptions

Item 9. Utility easement described in Book 877 Page 621 is as shown.
Item 10. AT&T easements recorded in Book 2024 Page 8289 are as shown.
Item 11. Itemized matters noted in warranty book 588 Page 205 are noted in the commitment.

Item 12. Easement and agreement recorded in Book 421 Page 665 is not on the subject property.
Item 13. Deed recorded in Book 113 Page 556 is not part of the subject property.
Item 14. Easement recorded in Book 116 Page 324, Book 116 Page 325, Book 116 Page 393 and Book 512 Page 290 are not on the subject property.
Easement recorded in Book 132 Page 525, Book 131 Page 563 is as shown.

Item 15. Release of damages recorded in Book 201 Page 591 and Book 201 Page 595 are not on the subject property.
Item 16. Drainage easement recorded in Book 201 Page 592 are not on the subject property.
Item 17. Easement recorded in Book 211 Page 394 is not on the subject property.
Item 18. Easement recorded in Book 276 Page 139 is not on the subject property.
Item 19. Easement recorded in Book 374 Page 255 is not on the subject property.

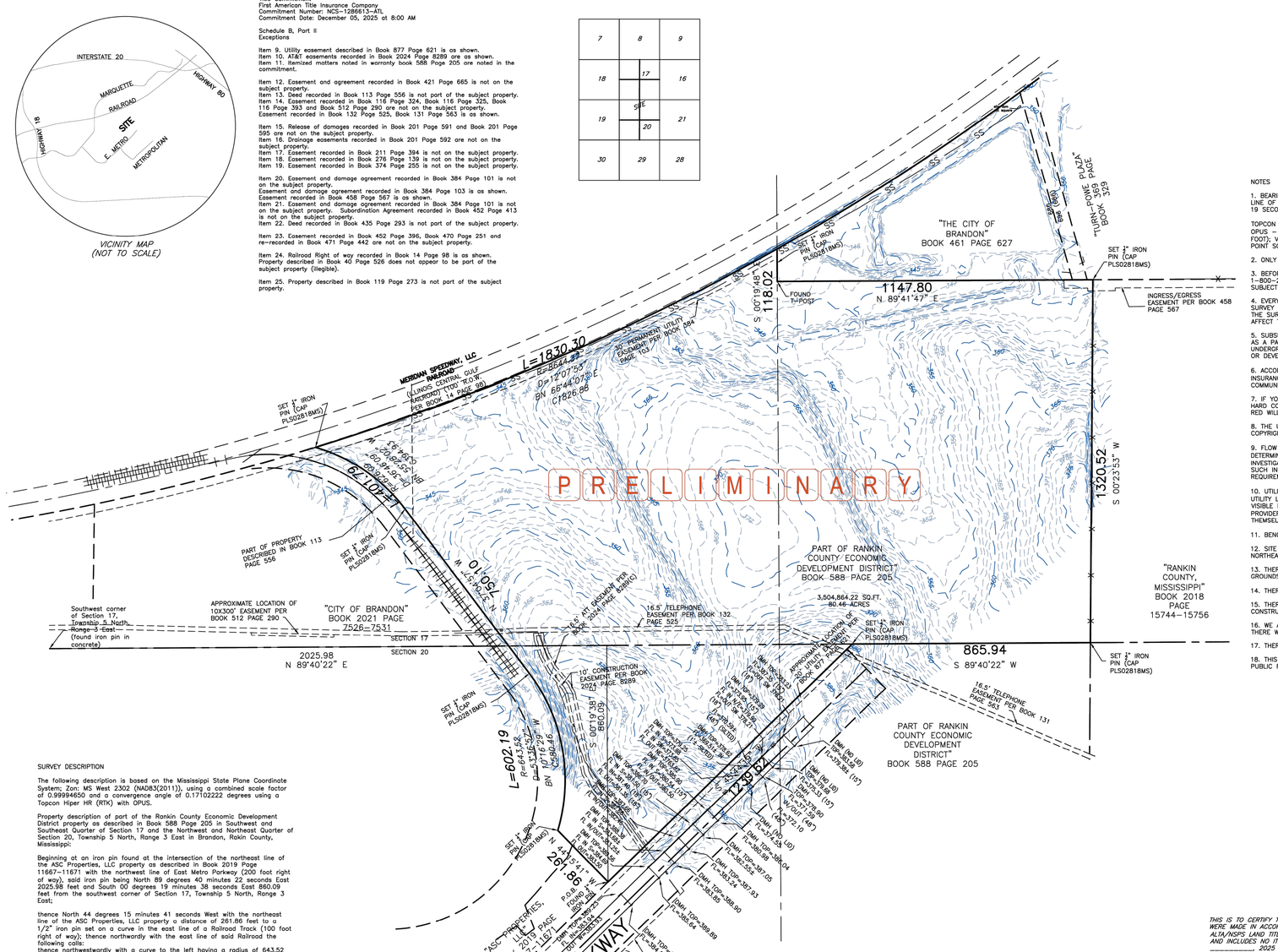
Item 20. Easement and damage agreement recorded in Book 384 Page 101 is not on the subject property.
Easement and damage agreement recorded in Book 384 Page 103 is as shown.
Easement recorded in Book 458 Page 567 is as shown.
Item 21. Easement and damage agreement recorded in Book 384 Page 101 is not on the subject property. Reciprocation Agreement recorded in Book 452 Page 413 is not on the subject property.
Item 22. Deed recorded in Book 435 Page 293 is not part of the subject property.

Item 23. Easement recorded in Book 452 Page 396, Book 470 Page 251 and re−recorded in Book 471 Page 442 are not on the subject property.

Item 24. Railroad Right of way recorded in Book 14 Page 98 is as shown.
Property described in Book 40 Page 526 does not appear to be part of the subject property (illegible).

Item 25. Property described in Book 119 Page 273 is not part of the subject property.

7	8	9
18	17	16
19	SITE 20	21
30	29	28


PRELIMINARY
"THE CITY OF BRANDON" BOOK 461 PAGE 627
"RANKIN COUNTY, MISSISSIPPI" BOOK 2018 PAGE 15744−15756
PART OF RANKIN COUNTY ECONOMIC DEVELOPMENT DISTRICT BOOK 588 PAGE 205
"CITY OF BRANDON" BOOK 2021 PAGE 7526−7531
"ASC PROPERTIES, LLC" BOOK 2019 PAGE 11667−11671
MERIDAN SPEEDWAY, LLC (LONG RAILROAD (FORMERLY CENTRAL GULF RAILROAD "C.G.R.") PER BOOK 14 PAGE 98)
E. METRO PARKWAY (100' R.O.W.) (PUBLIC)
"TURN−POWE PLAZA" BOOK 329 PAGE 1
INGRESS/EGRESS EASEMENT PER BOOK 458 PAGE 567
10' CONSTRUCTION EASEMENT PER BOOK 2024 PAGE 8289
30' PERMANENT UTILITY EASEMENT PER BOOK 284 PAGE 103
16.5' TELEPHONE EASEMENT PER BOOK 132 PAGE 525
16.5' TELEPHONE EASEMENT PER BOOK 131 PAGE 563
16.5' AT&T EASEMENT PER BOOK 2024 PAGE 8289(R)
SET ½" IRON PIN (CAP PLS02818MS)
FOUND T−POST
SET 1" IRON PIN (CAP PLS02818MS)
SET ½" IRON PIN (CAP PLS02818MS)
SET ½" IRON PIN (CAP PLS02818MS)
SET ½

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L=1830.30
R=8644.37 D=12°07'53"
BN 66°44'07" E C1826.88

CANADIAN PACIFIC AND KANSAS CITY SOUTHERN RAILROAD

30.0' REAR BUILDING SETBACK

40.0' UTILITY CORRIDOR

FIRE HYDRANT (TYP)

6' CHAIN LINK FENCE (TYP)

GRAVEL (TYP)

25.0'

PROPOSED INDUSTRIAL TURNOUT TRACK

DRIVE-IN DOORS. REFER TO ARCHITECTURAL PLANS.

RETAINING WALL

CONCRETE CHANNEL

DETENTION POND

PROPOSED STAIRS. REFER TO ARCHITECTURAL PLANS

DUMPSTER LOCATED INSIDE BUILDING

DUMPSTER AND COMPACTOR LOCATED INSIDE BUILDING

ELECTRICAL EQUIPMENT YARD

GUARD HUT

CONCRETE PATIO

OUTDOOR COVERED BREAK AREA

EXISTING INDUSTRIAL TURNOUT TRACK

N 37°45'51" W 750.10

FIRE HYDRANT (TYP)

61.0'

15.0'

CONCRETE SIDEWALK (TYP)

25.0'

DOUBLE GATE

61.0' 25.0'

61.0' 25.0'

FIRE HYDRANT (TYP)

CURBED ISLAND (TYP)

CONCRETE CHANNEL

30.0' SIDE BUILDING SETBACK

30.0'

R30.0'

25.0'

R55.0'

16.5' TELEPHONE EASEMENT

L=602.19
R=643.50
CH=S 72°29'39" W C580.46

10.0' CONSTRUCTION EASEMENT

10.0' CONSTRUCTION EASEMENT

GUARD HUT

40.0' FRONT BUILDING SETBACK

47.5'

MONUMENT SIGN

30.0'

S 45°44'19" W 1239.62

STOP SIGN

N 44°15'41" W 251.06

EAST METRO PARKWAY

S 89°40'22" W 865.94

PROPERTY LINE (TYP)

S 00°23'53" W 1320.32

N 89°41'47" E 1147.80

S 00°19'58" E 116.02

DOCK DOORS (TYP). REFER TO ARCHITECTURAL PLANS.

32.0'

55.0'

CONCRETE HOUSEKEEPING PAD

STRIPED TRAFFIC ISLAND (TYP)

60.0' 70.0' 434.0' 50.0'

178.0' 70.0'

178.0' 70.0'

178.0' 70.0'

CONCRETE CHANNEL

DETENTION POND

CONCRETE FLUME (TYP)

FIRE HYDRANT (TYP)

30.0'

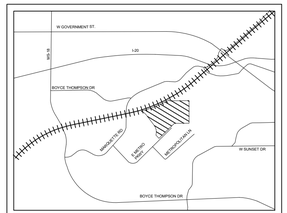
CONCRETE CURB AND GUTTER (TYP)

30.0' SIDE BUILDING SETBACK

CONCRETE CHANNEL

GENERAL NOTES

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO BEGINNING WORK.
2. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION FROM KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
3. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITION, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATIONS UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
5. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
6. ALL ACCESSIBLE SITE FEATURES SHALL BE CONSTRUCTED TO MEET ALL FEDERAL, STATE, AND LOCAL CODES.
7. NOTIFY THE CITY INSPECTOR FORTY-EIGHT (48) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
8. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
9. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
10. ALL DIMENSIONS ARE FROM FACE OF BUILDING, CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
11. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SUCH THAT WORKERS AND PUBLIC SHALL BE PROTECTED FORM INJURY AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
12. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
13. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES, AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
14. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
15. HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED 02/27/2026.
16. ALL PROPOSED SIDEWALKS SHALL BE ADA ACCESSIBLE.



VICINITY MAP

SITE DATA

LOCATION AND LAYOUT DATA:	
SITE LOCATION	EAST METRO PARKWAY BRANDON, MISSISSIPPI
PROPOSED USE	INDUSTRIAL WAREHOUSE
BUILDING SIZE	470,130 SF
DOCK DOORS	28
PROPOSED PARKING DATA:	
TRAILER PARKING	146 STALLS
EMPLOYEE PARKING	125 STALLS
ZONING	
EXISTING PROPERTY USE	VACANT LAND (ZONE: I-1)
ADJOINING PROPERTY USE (WEST)	INDUSTRIAL AND VACANT LAND (ZONE: I-1)
ADJOINING PROPERTY USE (EAST)	MUNICIPAL USE AND VACANT LAND (ZONE: I-1)
ADJOINING PROPERTY USE (SOUTH)	VACANT LAND (ZONE: I-1)
ADJOINING PROPERTY USE (NORTH)	RAILROAD (ZONE: RR ROW)/POND (ZONE: TND)
REQUIRED BUILDING SETBACKS:	
FRONT	40 FT
REAR	30 FT
SIDES	30 FT

FEMA FLOOD MAP NOTE

THE SITE IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD. IT IS NOT SHOWN THE 100-YEAR FLOODPLAIN MAP 28121C0194G EFFECTIVE 08/16/2022.

SITE LAYOUT NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. CROSS SLOPES SHALL BE ADA COMPLIANT ACROSS ALL DRIVEWAY CURB CUTS FOR PEDESTRIAN ACCESS (MAX 2% CROSS SLOPE).

SITE PLAN LEGEND

PROPERTY LINE
BUILDING SETBACK
PROPOSED FENCE
PROPOSED POND

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6750 POPLAR AVENUE, SUITE 600, MEMPHIS, TN 38138
PHONE: 901-374-9109
WWW.KIMLEY-HORN.COM

SHAMON PERRY
LICENSED PROFESSIONAL ENGINEER
FOR PERMITTING ONLY - NOT FOR CONSTRUCTION
04-10-26
STATE OF MISSISSIPPI

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	
DRAWN BY	
CHECKED BY	SJP

OVERALL SITE PLAN

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

SHEET NUMBER
C2-00

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L=1830.30
R=8644.37 D=12°07'53"
BN 66°44'07" E C1826.88

N 89°41'47" E 1147.80

S 89°19'58" E 116.02

L=611.79
R=8644.37
D=4°03'39"
BN 72°46'27" E C=611.66

N 37°45'54" W 760.10

2' STONE SHOULDER (TYP)

L=602.19
R=643.50
D=53°36'30"
BN 16°32'29" W C=580.46

S 45°44'19" W 1239.62

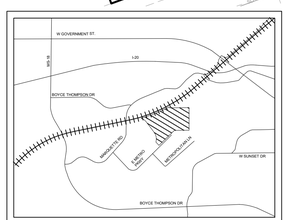
N 44°15'41" W 251.66

S 89°40'22" W 865.94

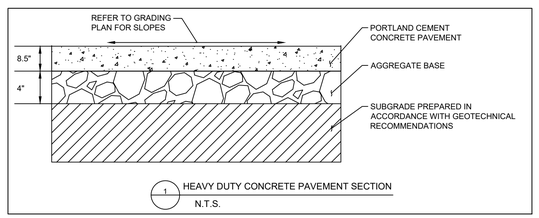
S 00°29'53" W 1320.32

PAVING PLAN LEGEND

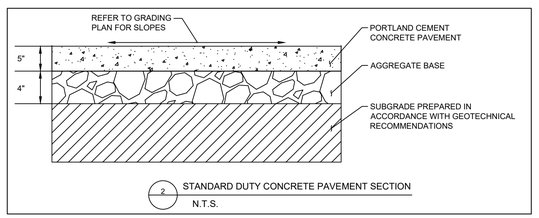
- STANDARD DUTY CONCRETE
- HEAVY DUTY CONCRETE
- CONCRETE SIDEWALK



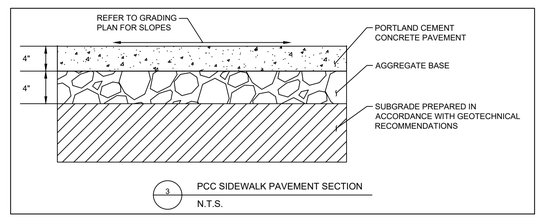
VICINITY MAP



1 HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.



2 STANDARD DUTY CONCRETE PAVEMENT SECTION
N.T.S.



3 PCC SIDEWALK PAVEMENT SECTION
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

No.	REVISIONS	DATE	BY

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STEPHEN PERRY
LICENSED PROFESSIONAL ENGINEER
FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION
10-26
STATE OF MISSISSIPPI

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	AEN
CHECKED BY	SJP

PAVING PLAN

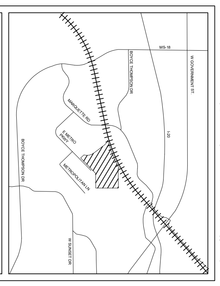
PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

SHEET NUMBER
C2-07

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811

VICINITY MAP

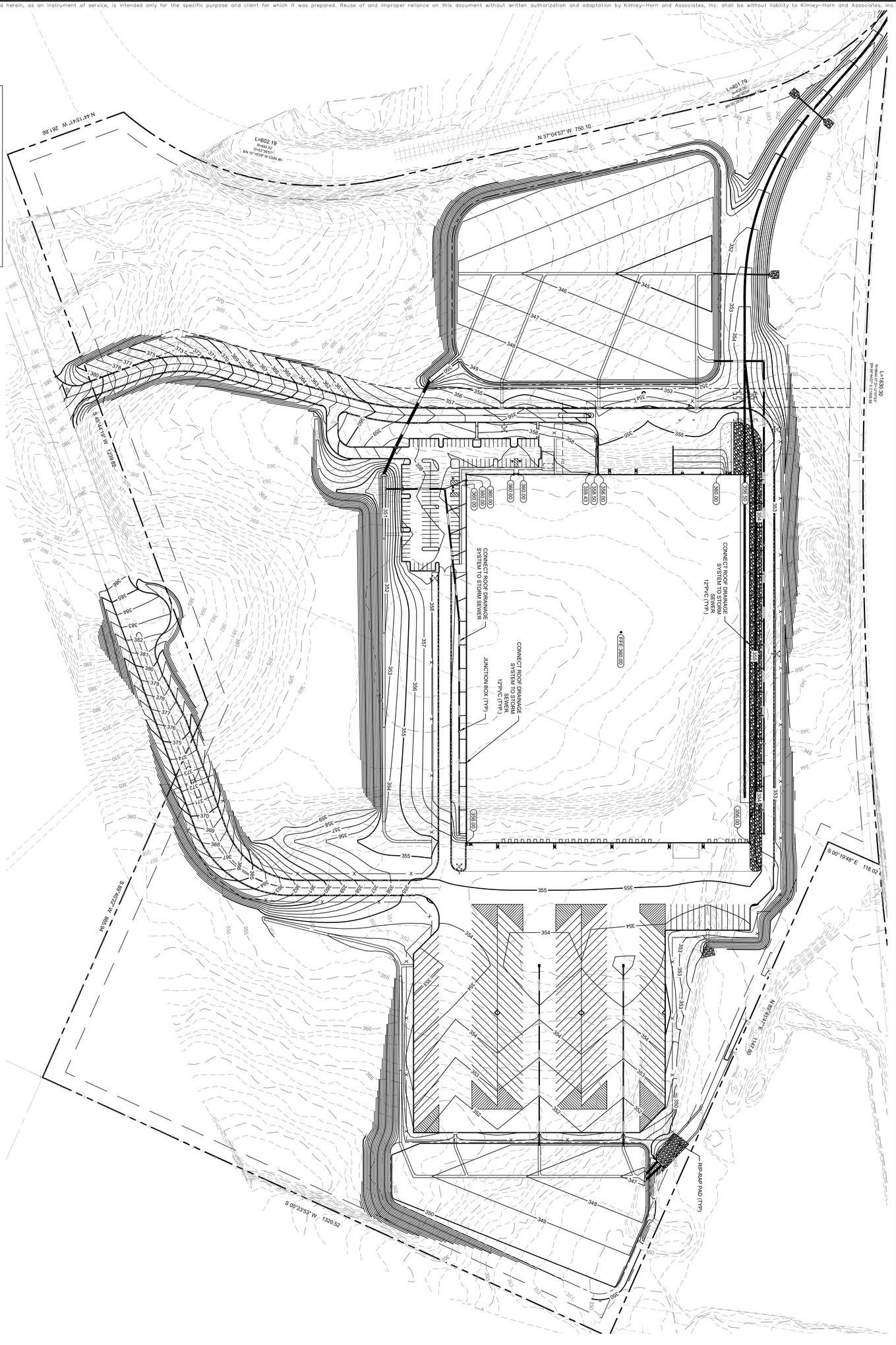


GRADING AND DRAINAGE LEGEND

- PROPOSED TOP OF PAVEMENT ELEV. (TC-331.98)
- PROPOSED TOP OF CURB ELEV. (TF-330.87)
- PROPOSED HIGH POINT ELEVATION (LF-329.87)
- PROPOSED LOW POINT ELEVATION (LS-329.87)
- PROPOSED SPOT ELEVATION (329.93)
- EXISTING STORM INLET
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- RIP-RAP OUTLET PROTECTION (PER DETAIL SHEET C6.04)

FEMA FLOOD MAP NOTE

THE SITE IS LOCATED WITHIN AN AREA OF MINIMAL FLOOD HAZARD IT IS NOT SHOWN THE 100 YEAR FLOODPLAIN MAP 28121C0125G EFFECTIVE 05/16/2012



0 50 100 200 GRAPHIC SCALE IN FEET

NORTH

SHEET NUMBER C3-00

PROJECT BLOSSOM

PREPARED FOR

MILLER VALENTINE

BRANDON, RANKIN COUNTY MISSISSIPPI

OVERALL GRADING PLAN

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	___
DRAWN BY	___
CHECKED BY	SJP

S. JASON PRICE LICENSED PROFESSIONAL ENGINEER 24910 STATE OF MISSISSIPPI

FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION

Kimley»Horn

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PHONE: 901-374-9109
WWW.KIMLEY-HORN.COM

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L=1830.30
R=8664.37 Δ=12°06'0"
CANADIAN PACIFIC AND KANSAS CITY SOUTHERN RAILROAD

EXISTING SANITARY SEWER (TYP)

S 89°19'58" E 116.02

INSTALL STEEL CASING PIPE FOR WATER LINE AND SEWER CROSSINGS AT RAIL SPUR

10" FIRE WATER (TYP)

HEADWALL (TYP)

N 89°41'47" E 1147.80

OUTLET CONTROL STRUCTURE (TYP)

12" PRIVATE WATER CONNECTION

6-DW

8" SANITARY SEWER (TYP)

8-SS

DETENTION POND

FIRE LINE LEADING INTO PUMP ROOM

REMOTE FDC

STORM DRAIN INLET (TYP)

DETENTION POND

CONCRETE FLUME (TYP)

STORM DRAIN (TYP)

EXISTING FIBER OPTIC (TYP)

L=602.19
R=583.00
Δ=59°10'09"
CH=S 59°19'09" W 575.66

N 57°45'14" W 760.70

UTILITIES WITHIN 40.0' UTILITY CORRIDOR TO BE INSTALLED BY UTILITY SERVICE PROVIDERS AND NOT PART OF THIS CONTRACT. CONTRACTOR IS RESPONSIBLE FOR INSTALLING STEEL CASING PIPES WHERE PROPOSED UTILITIES CROSS RAIL SPUR AND CONDUITS FOR UNDERGROUND ELECTRIC AND FIBER OPTIC LINES.

S 45°44'19" W 1239.62

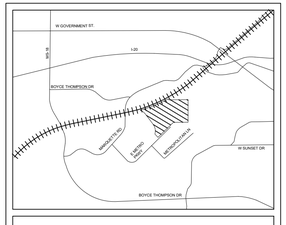
EXISTING STORM DRAIN (TYP)

S 89°40'22" W 865.94

S 00°23'53" W 1320.52

N 44°15'41" W 28.00

EAST METRO PARKWAY



VICINITY MAP

UTILITY LEGEND

EXISTING FEATURES:

- SD — STORM PIPE
- FO — FIBER OPTIC LINE
- SS — SANITARY SEWER LINE

PROPOSED FEATURES:

- FIRE HYDRANT
- SEWER MANHOLE
- WATER METER
- STORM DRAIN MANHOLE
- LIGHT POLE
- GAS MANHOLE
- OHE — OVERHEAD ELECTRIC
- G — PROPOSED GAS LINE
- SS — PROPOSED SANITARY SEWER LINE
- 8-SS — PROPOSED 8" SANITARY SEWER
- W — PROPOSED WATER LINE
- 10-FW — PROPOSED 10" FIRE WATER LINE
- 6-DW — PROPOSED 6" DOMESTIC WATER
- SD — PROPOSED STORM DRAIN

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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SHANNON PERRY
LICENSED PROFESSIONAL ENGINEER
FOR PERMIT REVIEW ONLY - NOT FOR CONSTRUCTION
10-26
STATE OF MISSISSIPPI

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	----
DRAWN BY	----
CHECKED BY	SJP

OVERALL UTILITY PLAN

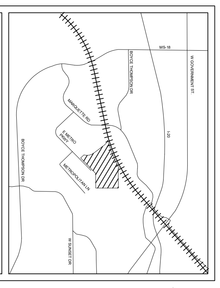
PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

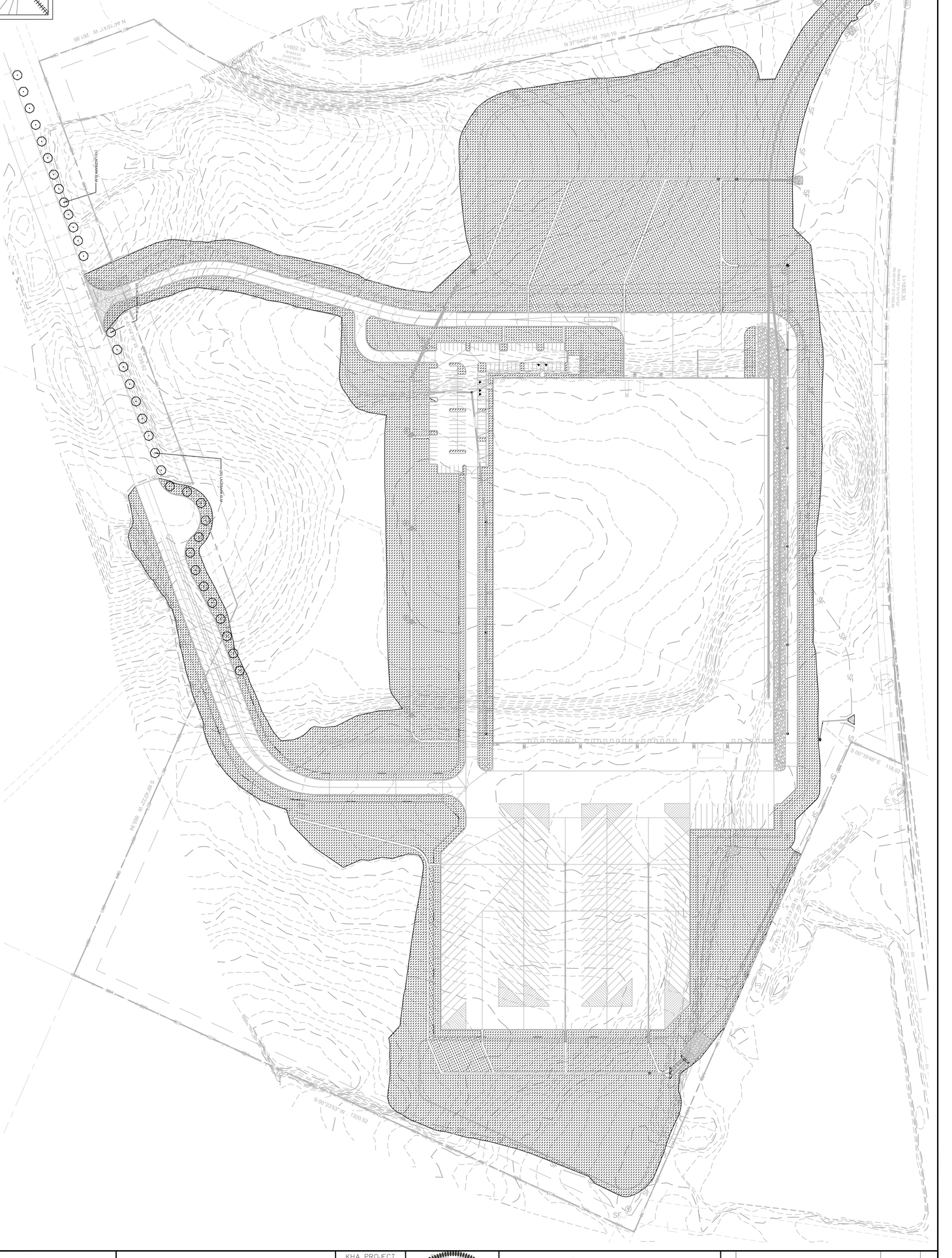
SHEET NUMBER
C4-00

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811

VICINITY MAP





GRAPHIC SCALE IN FEET
0
###

NORTH

L1-00
SHEET NUMBER

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

OVERALL LANDSCAPE PLAN

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	LJK
CHECKED BY	CVC

REGISTERED LANDSCAPE ARCHITECT
GANGEON
MISSISSIPPI
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No.	REVISIONS	DATE	BY



KEY MAP
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	ULM PAR	35	ULMUS PARVIFOLIA / LACEBARK ELM	10' MIN. HEIGHT, 2.5" CALIPER MIN.	B&B	MATCHING, STRONG CENTRAL LEADER, 60" CLEAR HEIGHT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	T6	1,059,092 SF	HYDROSEED BERMUDA SEED MIX / HYDROSEED BERMUDA SEED MIX	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS

811

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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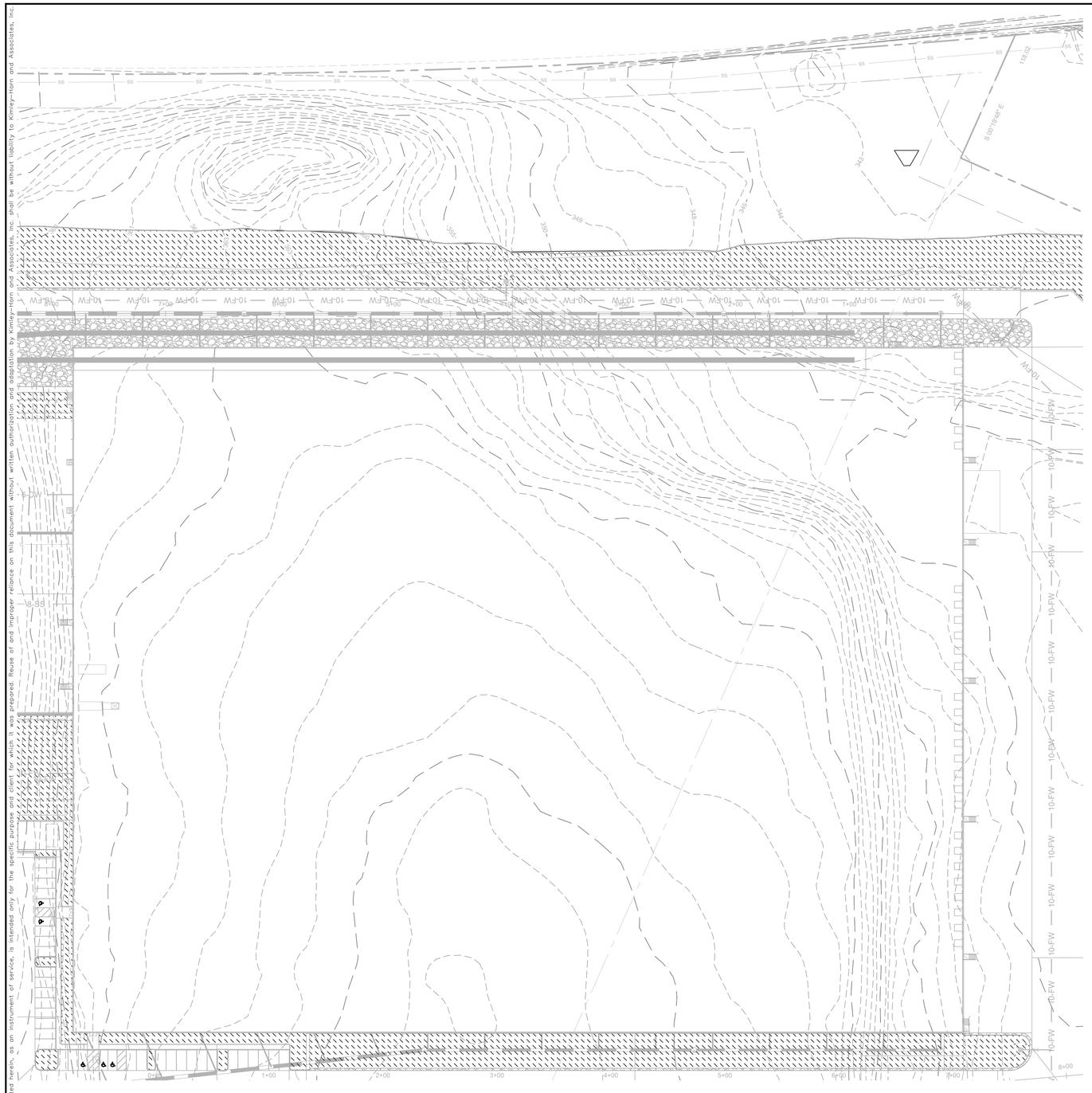
REGISTERED LANDSCAPE ARCHITECT CAMERON J. PITTMAN 28000 STATE OF MISSISSIPPI
FOR PERMITTING, REVIEW, OR CONSTRUCTION PURPOSES
04/10/2026

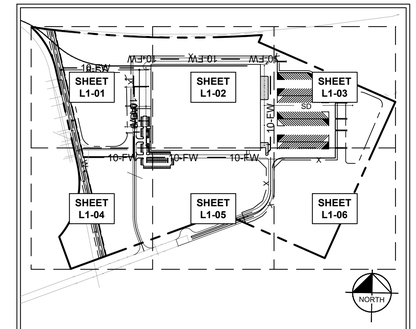
KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	LJK
CHECKED BY	CVC

DETAILED LANDSCAPE PLAN

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

SHEET NUMBER
L1-01





KEY MAP
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	ULM PAR	35	ULMUS PARVIFOLIA / LACEBARK ELM	10' MIN. HEIGHT, 2.5" CALIPER MIN.	B&B	MATCHING, STRONG CENTRAL LEADER, 60" CLEAR HEIGHT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	T6	1,059,092 SF	HYDROSEED BERMUDA SEED MIX / HYDROSEED BERMUDA SEED MIX	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS

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0 25 50 100

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CAMERON V. CAMERON
STATE OF MISSISSIPPI
FOR PERMITTING ONLY
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04/10/2026

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	LJK
CHECKED BY	CVC

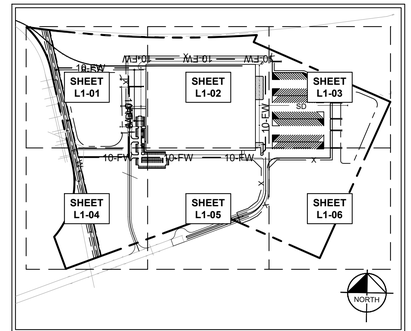
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PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

DETAILED LANDSCAPE PLAN

SHEET NUMBER
L1-02

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KEY MAP
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	ULM PAR	35	ULMUS PARVIFOLIA / LACEBARK ELM	10' MIN. HEIGHT, 2.5" CALIPER MIN.	B&B	MATCHING, STRONG CENTRAL LEADER, 60" CLEAR HEIGHT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	T6	1,059,092 SF	HYDROSEED BERMUDA SEED MIX / HYDROSEED BERMUDA SEED MIX	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS

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REGISTERED LANDSCAPE ARCHITECT
CAMERON V. CLEVELAND
NO. 1000
STATE OF MISSISSIPPI
FOR PERMITTING AND CONSTRUCTION ONLY
04-10-2026

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	LJK
CHECKED BY	CVC

DETAILED LANDSCAPE PLAN

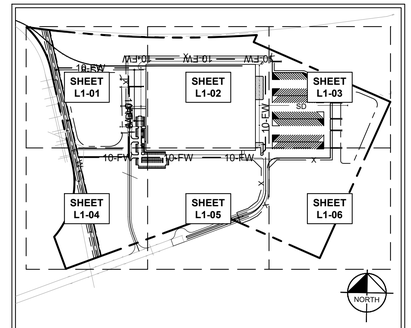
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PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

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L1-03

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KEY MAP
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	ULM PAR	35	ULMUS PARVIFOLIA / LACEBARK ELM	10' MIN. HEIGHT, 2.5" CALIPER MIN.	B&B	MATCHING, STRONG CENTRAL LEADER, 60" CLEAR HEIGHT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	T6	1,059,092 SF	HYDROSEED BERMUDA SEED MIX / HYDROSEED BERMUDA SEED MIX	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS

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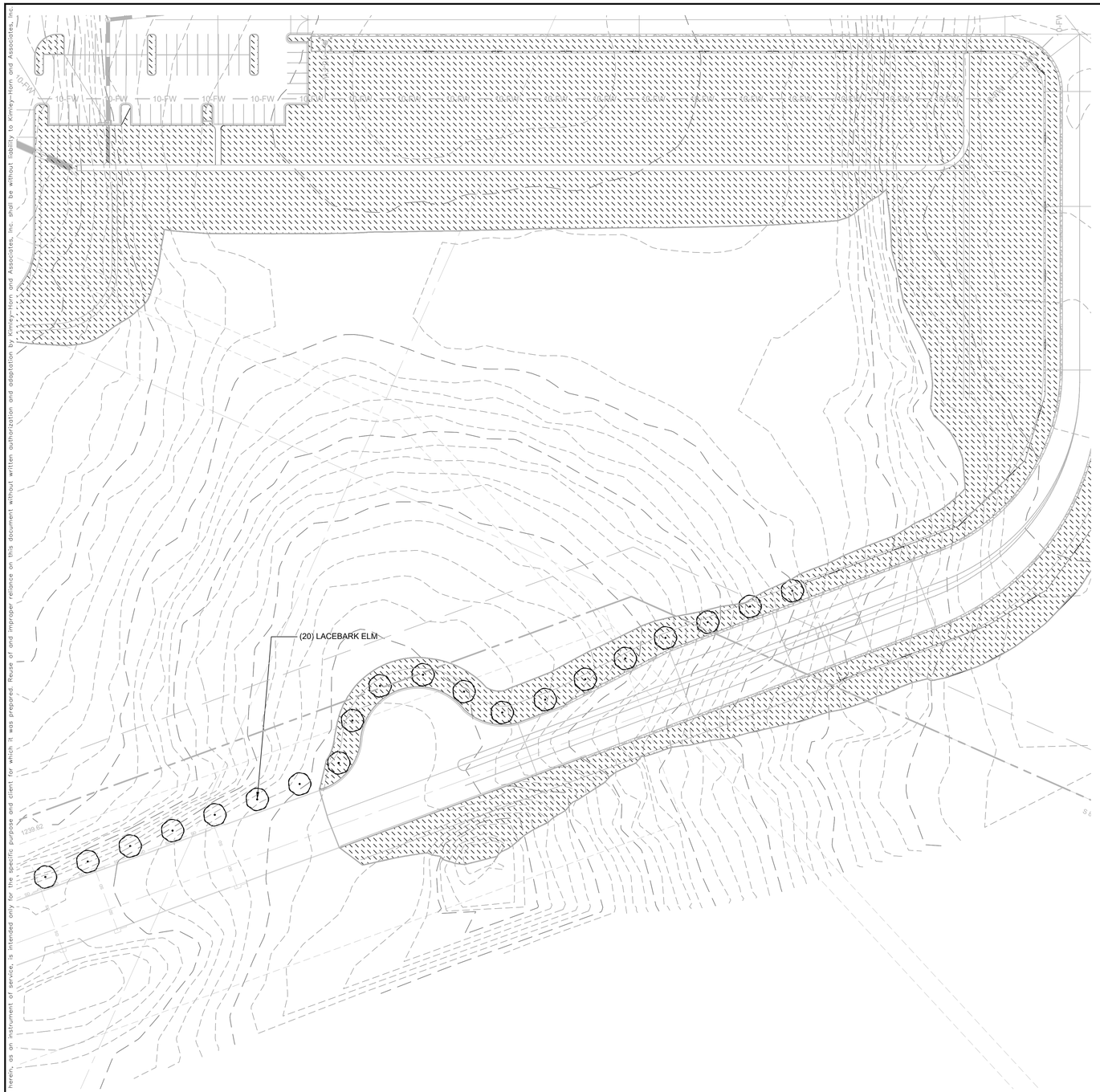
REGISTERED LANDSCAPE ARCHITECT
CAMERON
STATE OF MISSISSIPPI
FOR PERMITTING ONLY
NOT FOR CONSTRUCTION
04/10/2026

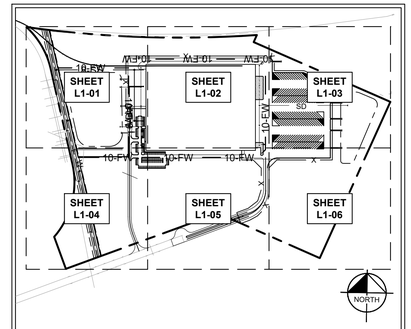
KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	LJK
CHECKED BY	CVC

DETAILED LANDSCAPE PLAN

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY, MISSISSIPPI

SHEET NUMBER
L1-04





KEY MAP
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	ULM PAR	35	ULMUS PARVIFOLIA / LACEBARK ELM	10' MIN. HEIGHT, 2.5" CALIPER MIN.	B&B	MATCHING, STRONG CENTRAL LEADER, 60" CLEAR HEIGHT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	T6	1,059,092 SF	HYDROSEED BERMUDA SEED MIX / HYDROSEED BERMUDA SEED MIX	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS

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KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
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CHECKED BY	CVC

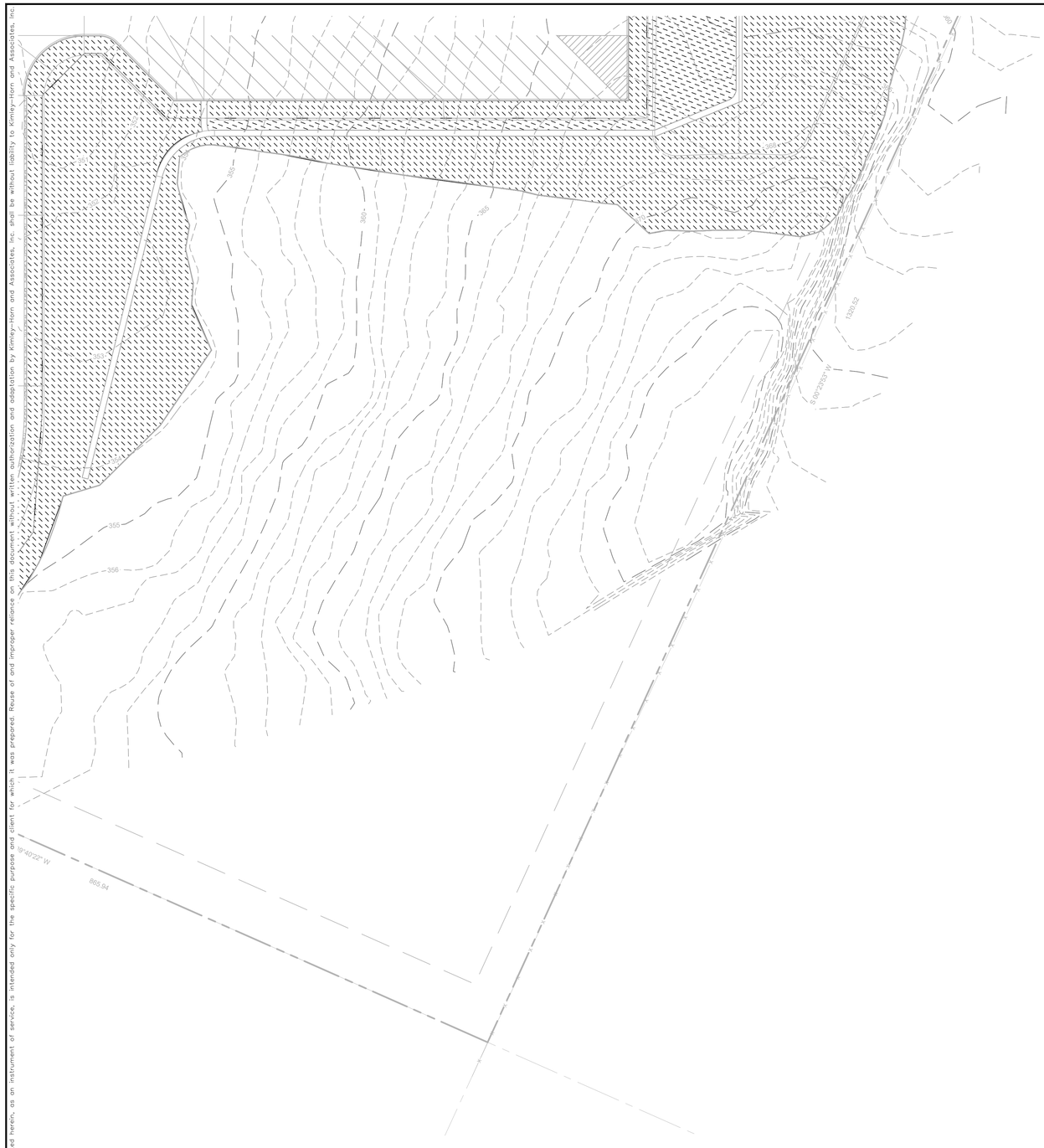
DETAILED LANDSCAPE PLAN

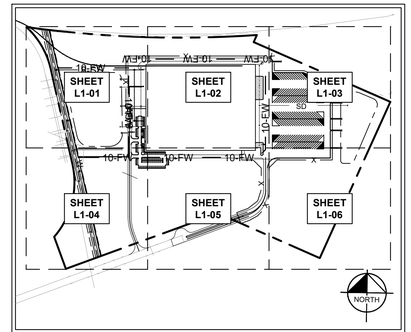
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BRANDON, RANKIN COUNTY MISSISSIPPI

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KEY MAP
SCALE: NOT TO SCALE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	ULM PAR	35	ULMUS PARVIFOLIA / LACEBARK ELM	10' MIN. HEIGHT, 2.5" CALIPER MIN.	B&B	MATCHING, STRONG CENTRAL LEADER, 60" CLEAR HEIGHT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	T6	1,059,092 SF	HYDROSEED BERMUDA SEED MIX / HYDROSEED BERMUDA SEED MIX	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS

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PHONE: 901-374-9109
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REGISTERED LANDSCAPE ARCHITECT
CAMERON V. CLEVELAND
No. 1000
STATE OF MISSISSIPPI
FOR PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION
04/10/2026

KHA PROJECT 115609000
DATE 04/10/2026
SCALE AS SHOWN
DESIGNED BY SJP
DRAWN BY LJK
CHECKED BY CVC

DETAILED LANDSCAPE PLAN

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

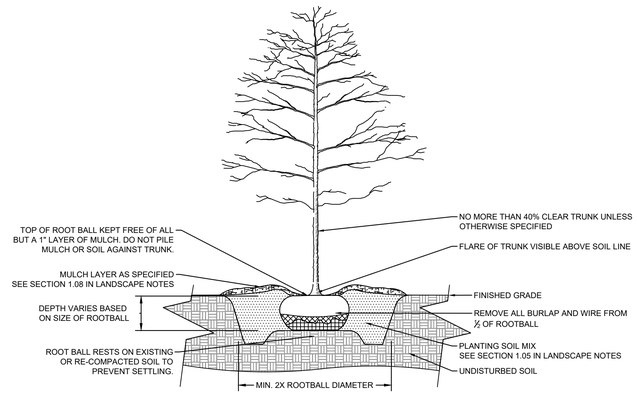
SHEET NUMBER
L1-06

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PLANT SCHEDULE

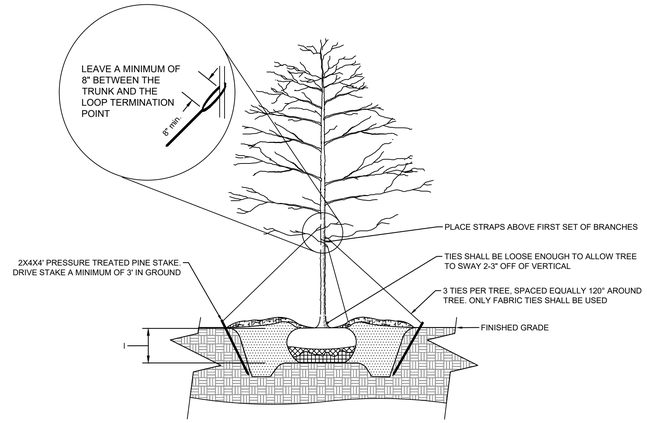
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	CONDITION
TREES						
	ULM PAR	35	ULMUS PARVIFOLIA / LACEBARK ELM	10' MIN. HEIGHT, 2.5" CALIPER MIN.	B&B	MATCHING, STRONG CENTRAL LEADER, 60" CLEAR HEIGHT

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONDITION
GROUND COVERS						
	T6	1,059,092 SF	HYDROSEED BERMUDA SEED MIX / HYDROSEED BERMUDA SEED MIX	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS	REFER TO LANDSCAPE NOTES & DETAILS



1 **B&B TREE PLANTING**

NOT TO SCALE



2 **TREE STAKING**

NOT TO SCALE

00 0103-01

811

No.	REVISIONS	DATE	BY

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REGISTERED LANDSCAPE ARCHITECT CLAMERON WOLF 23000 FOR PRELIMINARY REVIEW ONLY NOT FOR CONSTRUCTION 04-10-2026 STATE OF MISSISSIPPI

KHA PROJECT	115609000
DATE	04/10/2026
SCALE	AS SHOWN
DESIGNED BY	SJP
DRAWN BY	LJK
CHECKED BY	CVC

LANDSCAPE DETAILS

PROJECT BLOSSOM
PREPARED FOR
MILLER VALENTINE
BRANDON, RANKIN COUNTY MISSISSIPPI

SHEET NUMBER
L1-07

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND MISSISSIPPI ONE CALL AT (800) 227-6477, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A MDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO MDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* *WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* *FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED.

B. MULCH AT ALL PLANTING BEDS SHALL BE AS NOTED ON THE LANDSCAPE PLAN.

C. HARDWOOD MULCH SHALL BE BROWN-DYED AND TRIPLE-HAMMERED, FREE OF WASTE, DIRT, AND ROCKS.

C. PINE STRAW MULCH SHALL BE FREE OF WASTE, DIRT, AND ROCKS.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

D. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

E. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT MISSISSIPPI ONE CALL AT (800) 227-6477 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 PERMANENT HYDROSEEDING

A. HYDROSEED MIX: 150 LBS P.L.S. (PURE LIVE SEED) OF BERMUDA AND 1,500 LBS OF HYDRA-GS MILD SLOPE BLEND BONDED FIBER MATRIX (NORTH AMERICAN GREEN) PER ACRE.

B. ALL FIELDS TO BE HYDROSEEDED SHALL HAVE BEEN TILLED, FINE GRADED, AND HAVE HAD ALL STONES, ROOTS, DEBRIS, ETC REMOVED. CONTRACTOR TO COORDINATE WITH LOCAL EXTENSION AGENCY/MSU EXTENSION SERVICE SOIL TESTING LABORATORY FOR SPECIFIED RATE OF ANY REQUIRED SOIL AMENDMENTS/FERTILIZER BEFORE AND AFTER HYDROSEEDING APPLICATION TO ENSURE ADEQUATE SOIL CONDITIONS.

C. INSTALL EROSION CONTROL BLANKET IN ALL AREAS TO RECEIVE HYDROSEED THAT ARE 3:1 OR STEEPER AFTER THE HYDROSEED MIX HAS BEEN APPLIED TO THE SLOPE.

D. AREAS TO RECEIVE HYDROSEED ARE TO BE FERTILIZED.

E. ANY AREAS WHERE THE SEED MAY WASH OR BLOW AWAY OR DOES NOT GERMINATE ARE TO BE RE-SEEDED UNTIL AREA HAS A FULL AND HEALTHY STAND OF TURFGRASS.

F. CONTRACTOR SHALL SEQUENCE SEEDING TO PROVIDE A HEALTHY STAND OF GRASS AT THE TIME OF THE OWNER'S POSSESSION.

G. ALL DISTURBED AREAS ARE TO RECEIVE HYDRO-SEED, MULCH, OR SOD (WHERE SHOWN). AREA IS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUAL WATERING OF THE SEED THROUGHOUT THE SUMMER MONTHS, AS REQUIRED, TO PREVENT THE LOSS OF NEWLY ESTABLISHED TURFGRASS. SOD MAY BE SUBSTITUTED FOR HYDRO-SEED IN TURF GRASS AREAS AT GENERAL CONTRACTOR'S DISCRETION WITH NO ADDITIONAL COST TO OWNER (WILL REQUIRE OWNER APPROVAL PRIOR TO INSTALLATION). SOD TYPE SHALL MATCH PERMANENT SOD TYPE SPECIFIED ON CONSTRUCTION PLANS.

H. PERMANENT SEEDING SHALL BE APPLIED BASED ON THE TIME OF YEAR AND TEMPERATURE OF SOIL.

- MAY 1-JULY 31 (OR ONCE SOIL TEMP. IS ABOVE 60°) APPLY BERMUDA SEED @ 150 LBS PER ACRE.
- PERMANENT SEEDING OPERATIONS WITH BERMUDA GRASS SEED SHOULD NOT TAKE PLACE DURING MARCH-APRIL. IF SEEDING IS REQUIRED, APPLY THE TEMPORARY SEED MIX TO STABILIZE THE SOIL, AND RE-SEED WITH THE PERMANENT SEED MIX DURING THE SUMMER SEASON.

E. YEAR MAINTENANCE

IN THE FIRST GROWING SEASON, FREQUENT TRIMMING MAY BE NEEDED TO PREVENT UNDESIRABLE PLANTS FROM SHADING OUT THE NEW SEEDLINGS. IF UNDESIRABLE SPECIES ARE PRESENT, THEN MOW THE VEGETATION NO LOWER THAN 6 INCHES OR JUST ABOVE THE NATIVE SEEDLINGS. IF THE MEADOW IS TRIMMED BELOW 4" THE MEADOW SPECIES WILL BE KILLED. SPOT TREAT ALL NOXIOUS AND INVASIVE PLANT SPECIES WITHIN THE PLANTING AREA WITH APPROPRIATE HERBICIDES OR HAND ROGUE INDIVIDUAL UNWANTED PLANTS. CONTRACTOR TO REACH OUT TO THE EXTENSION OFFICE TO GET A LIST OF INVASIVE SPECIES LIKELY TO BE IN THE PROJECT AREA.

1.17 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.18 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.19 FINAL INSPECTION AND ACCEPTANCE OF WORK

A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.20 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF EIGHTEEN (18) MONTHS COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINT

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 04/29/2026

SUBJECT: RANKIN COUNTY DISTRICT ATTORNEY'S OFFICE – DEVELOPMENT REVIEW

JH&H Architects, on behalf of the Rankin County Board of Supervisors, has submitted a Development Review application for the proposed Rankin County District Attorney's Office to be located on Marquette Road, Parcel H8-1-0. The proposed development includes a new office building for institutional/public office use on property zoned ORC – Office Research Campus. The submitted materials reflect a professional civic office design with masonry materials, storefront glazing, defined entry features, parking, landscaping, drainage improvements, and related site infrastructure.

This item is a development review only and does not require public hearing prerequisites. While the zoning ordinance does not expressly require development review applications to be presented to the Planning Commission, the Mayor requested that development review items be presented to the Planning Commission so the Mayor and Board may consider both staff review and Planning Commission input. This application was presented to the Planning Commission on April 27, 2026. Suzanne Ross and David Stevens were absent. Eric Skipper, Tom Evans Jr., Jim Broocks, and Lynn Bullock were present. A motion was made to recommend Mayor and Board approval in accordance with the staff recommendation, and the motion passed.

ATTACHMENTS:

1. 25-038_Dev Review_Rankin County DA Office_As Presented to MBOA

Case # 25-038
Subject Property: Marquette Road / Parcel H8-1-0
Applicant: JH&H Architects on behalf of Rankin County Board of Supervisors

---

BRANDON
MISSISSIPPI

STAFF REPORT

CASE # 25-038

Project/Location:	Rankin County District Attorney's Office / Marquette Road / Parcel H8-1-0
Project Type:	Development Review Application
Planning Commission:	April 27, 2025
Mayor & Board of Aldermen:	May 4, 2026
Zoning District:	ORC – Office Research Campus
Ward:	1 - Craine

EXECUTIVE SUMMARY:

JH&H Architects, on behalf of the Rankin County Board of Supervisors, has submitted a Development Review application for the proposed Rankin County District Attorney's Office to be located on Marquette Road. The proposed development includes a new office building for institutional/public office use on property zoned ORC – Office Research Campus. The submitted architectural materials present a clean and professional civic building design, and the general nature of the proposed use is consistent with the office and related institutional development contemplated for the ORC district.

This item is a development review only and does not require public hearing prerequisites. While the zoning ordinance does not expressly require development review applications to be presented to the Planning Commission, this application was presented to the Planning Commission at the Mayor's request so the Mayor and Board may consider the advice of staff together with the recommendation of the Planning Commission. The Planning Commission considered the application on April 27, 2026. Suzanne Ross and David Stevens were absent. Eric Skipper, Tom Evans Jr., Jim Broocks, and Lynn Bullock were present. A motion was made to recommend Mayor and Board approval in accordance with the staff recommendation, and the motion passed.

City staff completed an initial review of the submitted materials and issued review comments to the applicant. The applicant and design team received those comments, and revisions are in progress. Staff review identified items requiring revision or confirmation, including landscape compliance, exterior materials, rooftop mechanical screening, drainage design, hydrology calculations, fire access, utility details, and sidewalks along the public street frontage. Based on the submitted materials and staff review to date, the proposed development appears appropriate for the subject property and zoning district,

provided the outstanding technical comments are addressed prior to permitting and construction.

PLANNING COMMISSION REVIEW

This application was presented to the Planning Commission on April 27, 2026.

Suzanne Ross and David Stevens were absent. Eric Skipper, Tom Evans Jr., Jim Broocks, and Lynn Bullock were present.

A motion was made to recommend Mayor and Board approval in accordance with the staff recommendation. The motion passed 4/0 (2 absent)

STAFF ANALYSIS

The proposed use is an office/institutional civic facility located in the ORC – Office Research Campus zoning district. The ORC district is intended to accommodate office, research, campus, and related compatible institutional and employment uses. The proposed District Attorney's Office is generally consistent with the intent of the district and with the type of civic and office development contemplated for this location.

The submitted architectural renderings depict a professional civic building with masonry materials, storefront glazing, defined entry features, and a balanced massing arrangement. Staff's initial architectural review found the overall design to be appropriate for the proposed institutional use, subject to final review of brick samples, exterior color palette, and related finish materials. Staff has specifically requested that the final exterior palette avoid overly yellow-toned brick and remain compatible with Brandon's architectural character.

The submitted roof sightline study and roof/parapet information have been reviewed. Because rooftop mechanical equipment can affect the appearance of a civic building from public rights-of-way and typical ground-level viewpoints, staff recommends that any approval include a condition requiring additional screening if rooftop mechanical units are visible at final inspection. Acceptable screening may include increased parapet height, durable screening material compatible with the building, or another method approved by the City.

Landscaping comments remain outstanding and are being addressed through the revised submittal. Revisions should include frontage landscaping along Marquette Road, required street trees, street protective yard shrubs, and vehicle screening where applicable. The plant list should also be updated to reflect required minimum caliper and plant material standards.

Drainage and stormwater items also remain subject to final review. Staff has requested additional information identifying drainage basins and outfall locations, along with a sealed hydrology report verifying detention pond capacity and demonstrating that post-development flow does not exceed pre-development flow at each outfall location. The drainage design must be revised or supported to the satisfaction of the City Engineer prior to final permitting.

Fire access and utility items also require final confirmation. Revised plans should identify FDC location, fire hydrant placement, fire lanes, and fire truck turning radius for Fire Department review and approval. Water meter sizing and quantity must be verified, and sewer details must be revised if an outside drop connection is required.

The project is also subject to sidewalk requirements along the public street frontage. The final plans should provide sidewalks along Marquette Road in accordance with applicable City standards.

Overall, the proposed development appears appropriate for the subject zoning district and location, provided that all outstanding staff review comments are addressed and all conditions of approval are satisfied prior to final approval, permitting, or construction as applicable.

STAFF RECOMMENDATION

Staff recommends approval of the Development Review Application for the Rankin County District Attorney's Office located on Marquette Road, subject to the following conditions:

1) The applicant shall submit revised plans addressing all outstanding staff review comments to the satisfaction of Community Development, Public Works, the Fire Department, and the City Engineer prior to issuance of any building permit or authorization to begin construction.

2) Final brick samples and a complete exterior color palette shall be submitted to Community Development for review and approval prior to installation.

3) Rooftop mechanical equipment shall be screened from public rights-of-way and typical ground-level viewpoints. If rooftop mechanical units are visible at final inspection, additional screening shall be required prior to issuance of a certificate of occupancy.

4) The drainage design shall be revised to the satisfaction of the City Engineer. Final plans shall include sufficient drainage basin information, outfall identification, detention calculations, and a sealed hydrology report demonstrating compliance with City stormwater requirements.

5) Sidewalks shall be provided along all public street frontage of the development site in accordance with applicable City requirements.

6) No dumpster is approved as part of the current site plan. If exterior trash containers, dumpster service, or exterior refuse storage become necessary at any time, or if trash storage or collection creates a nuisance or unsightly condition, the owner shall submit, obtain approval for, and install a City-approved screened dumpster or refuse enclosure before such exterior refuse storage continues.

7) Any substantial deviation from the approved site plan, building elevations, materials, landscaping, drainage design, utility layout, or operational conditions shall require further review and approval by the City.

8) Approval of the Development Review Application shall not authorize construction until all required permits have been issued and all applicable City, State, and Federal requirements have been satisfied.

25-038

#251224

RECEIVED
CITY OF BRANDON, MS
DATE RECEIVED
OCT 17 2025
CASE NUMBER
COMMUNITY DEVELOPMENT

BRANDON
MISSISSIPPI

COMMUNITY DEVELOPMENT

Development Review Application

RANKIN CO. DISTRICT ATTORNEY OFFICE Project Name or Description	MARQUETTE RD (ADDRESS TBD) Project Address	
DEVELOPMENT REVIEW (CONCEPTUAL) Application Type	UNKNOWN Parcel Number	5 ACRES Size of Subject Property in Acres
ORC Current Zoning Classification	N/A Current Use of Property	BUSINESS (OFFICE) Proposed Use of Property

Brief Description of Proposed Development

NEW DISTRICT ATTORNEY OFFICE ALONG MARQUETTE DRIVE (ACROSS FROM BROWN BOTTLING GROUP)

CITY OF BRANDON Water Service	City of Brandon Sewer Service	 Electric Service

JH&H ARCHITECTS Applicant	ADAM HAVER Contact Name
1047 NORTH FLOWOOD DRIVE Address	601-672-0960 Telephone
FLOWOOD / MS / 39232 City / State / Zip Code	AHAVER@JHHARCHITECTS.COM Email
RANKIN COUNTY BOARD OF SUPERVISORS Owner (if different from applicant)	KEITH HICKS Contact Name
211 E. GOVERNMENT ST SUITE A Address	601-825-1475 Telephone
BRANDON / MS / 39042 City / State / Zip Code	KHICKS@RANKINCOUNTY.ORG Email

STAFF ONLY

Accepted By	Project Coordinator	iWorQ Refrence Number	Review Fees
Board Review Date		Board Action	

Permit Holder's Signature: _____ **Date:** 10/9/25

permitting@brandonms.org

Save Print Submit via Email

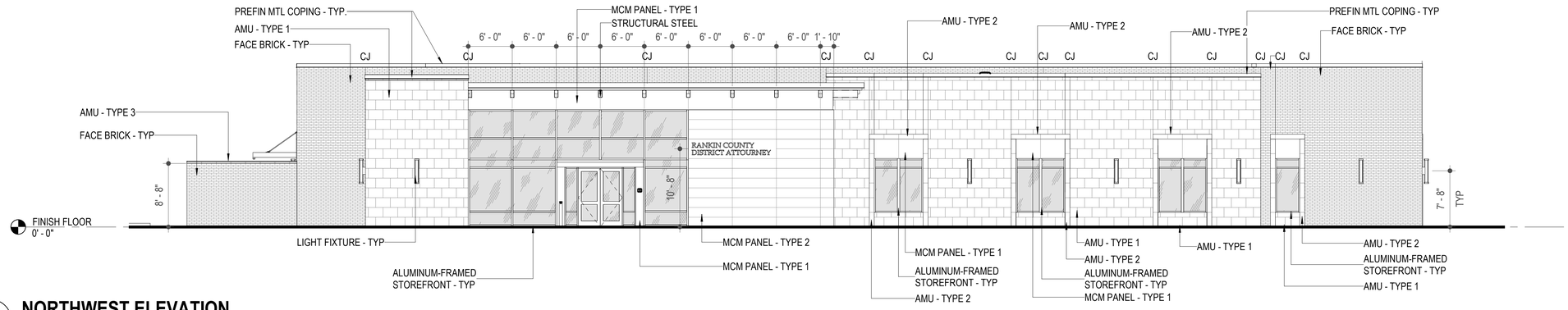
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RANKIN COUNTY
DISTRICT ATTORNEY

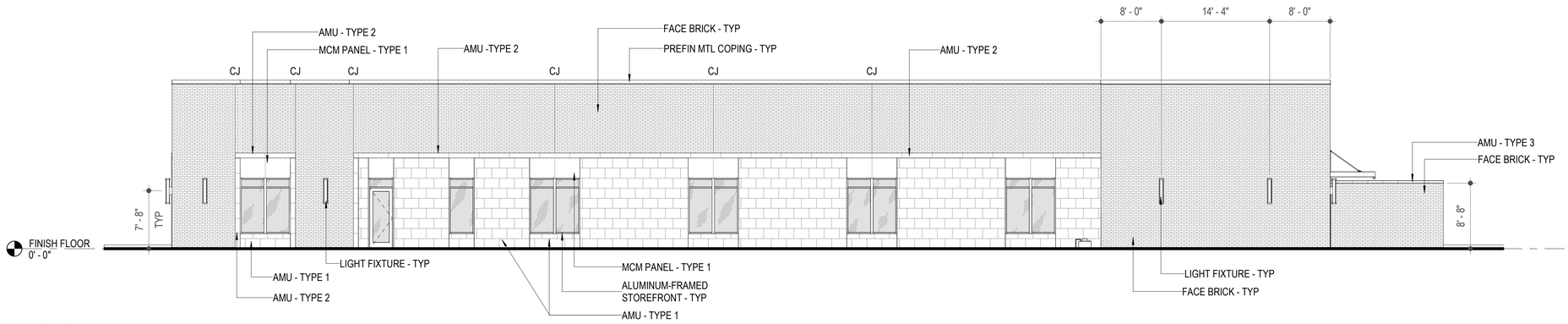

RANKIN COUNTY
DISTRICT ATTORNEY



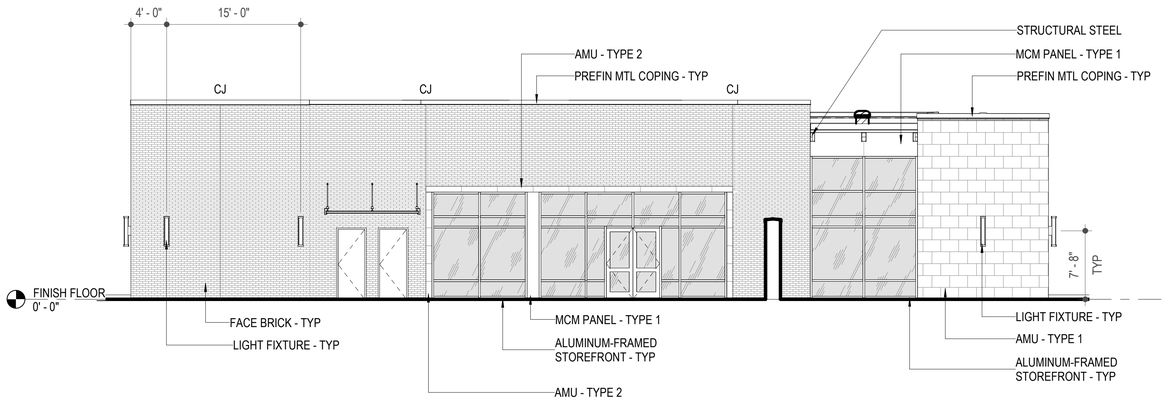




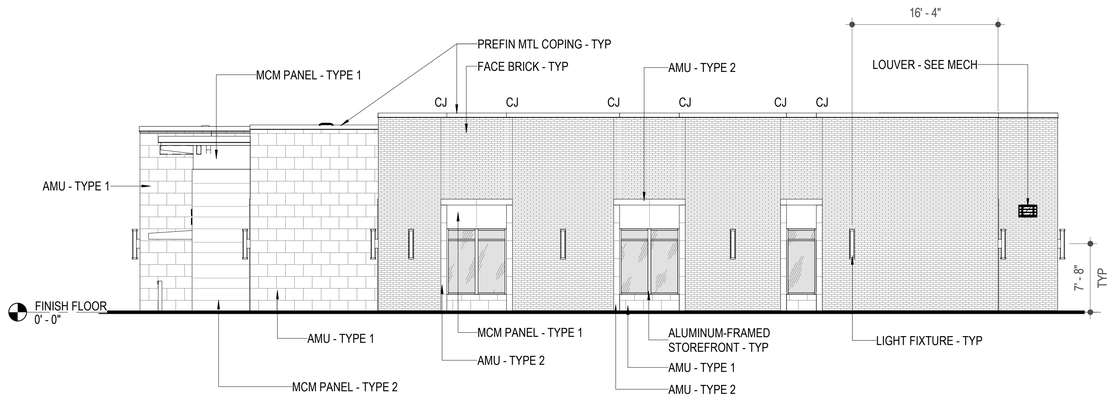
1 A101 **NORTHWEST ELEVATION**
1/8" = 1'-0"



2 A101 **SOUTHEAST ELEVATION**
1/8" = 1'-0"



3 A101 **NORTHEAST ELEVATION**
1/8" = 1'-0"



4 A101 **SOUTHWEST ELEVATION**
1/8" = 1'-0"

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Revisions:
1
2
3

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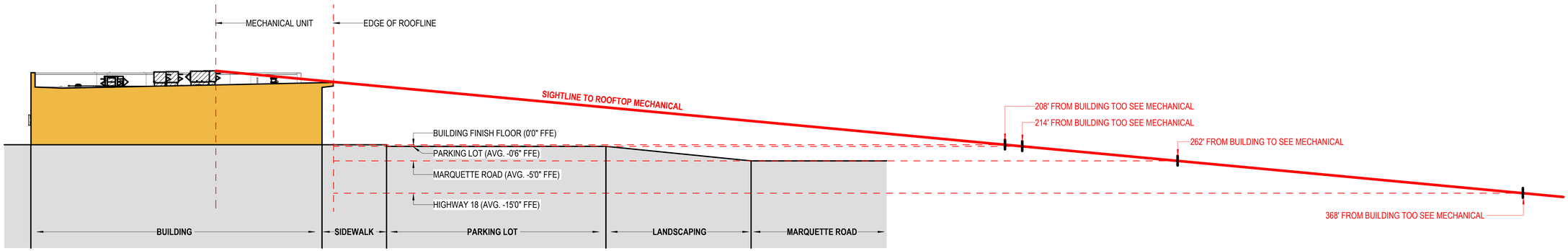
Project Lead: HAVER
Project: 25112
Date: 2025.11.14
Drawn: CB
Checked: ARH

RANKIN COUNTY DISTRICT ATTORNEY OFFICE BUILDING
2025 RANKIN COUNTY BOND PROJECT
RANKIN COUNTY, MS

EXTERIOR ELEVATIONS

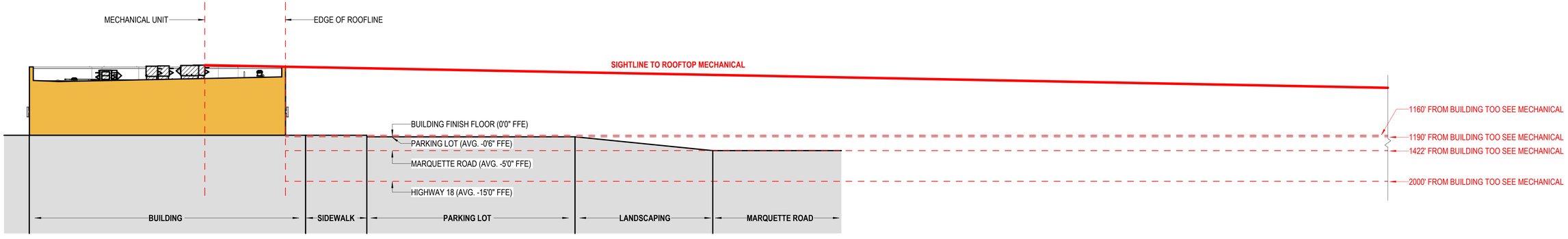
A201

© 2025
FOR PRINT SCALE VERIFICATION THE TITLEBLOCK OPENING IS 23" X 32.5"



1 BUILDING SECTION - LOBBY ROOFLINE

1/16" = 1'-0"



2 BUILDING SECTION - OFFICE PARAPET

1/16" = 1'-0"

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Revisions:
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Project: 25112
Date: 2026.03.16
Drawn: CB
Checked: ARH

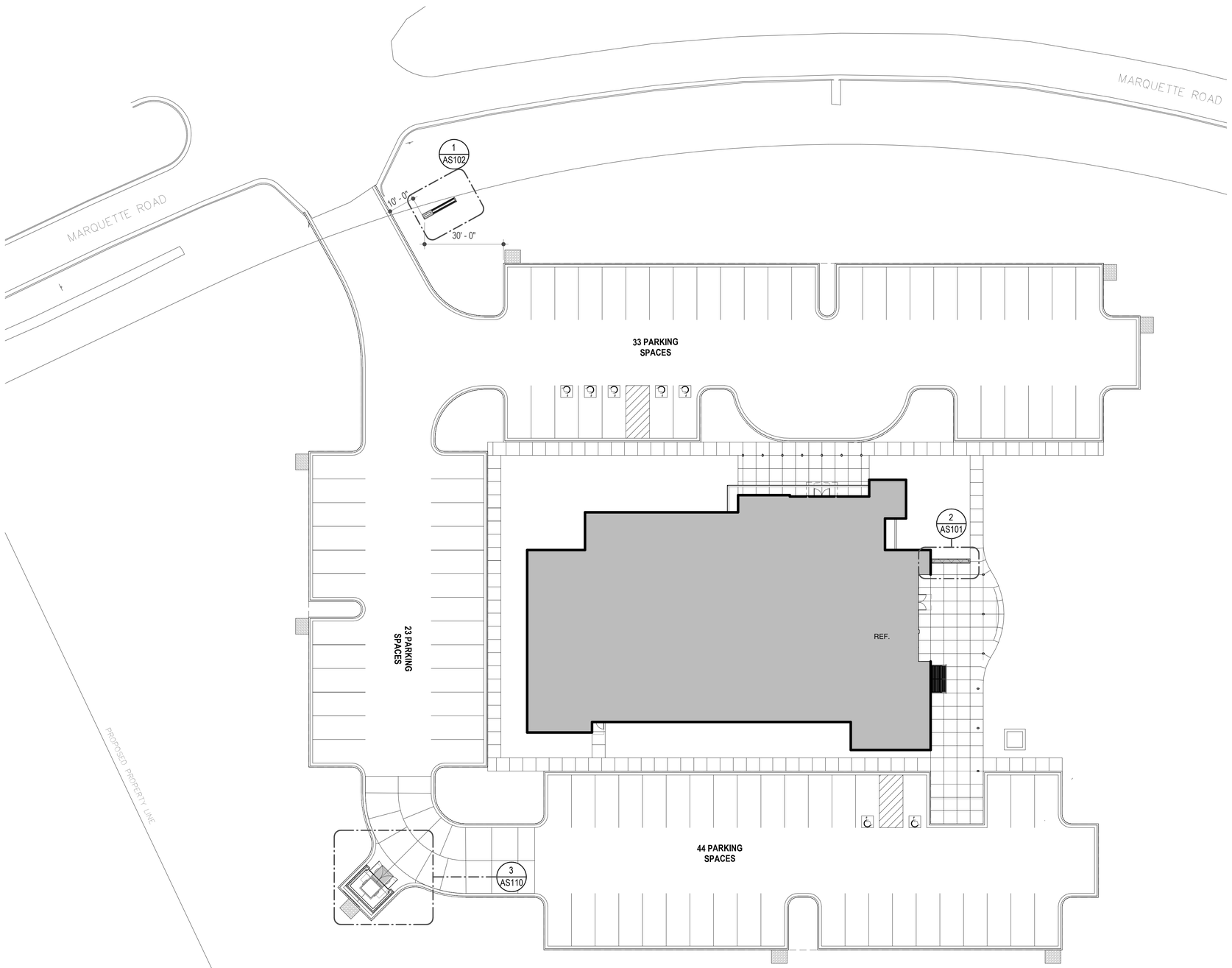
RANKIN COUNTY DISTRICT ATTORNEY OFFICE BUILDING
2025 RANKIN COUNTY BOND PROJECT
RANKIN COUNTY, MS

ROOF SIGHTLINES

AS100

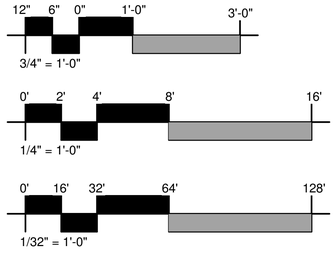
© 2026

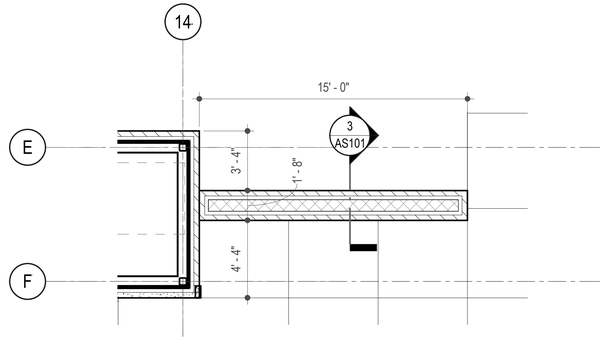
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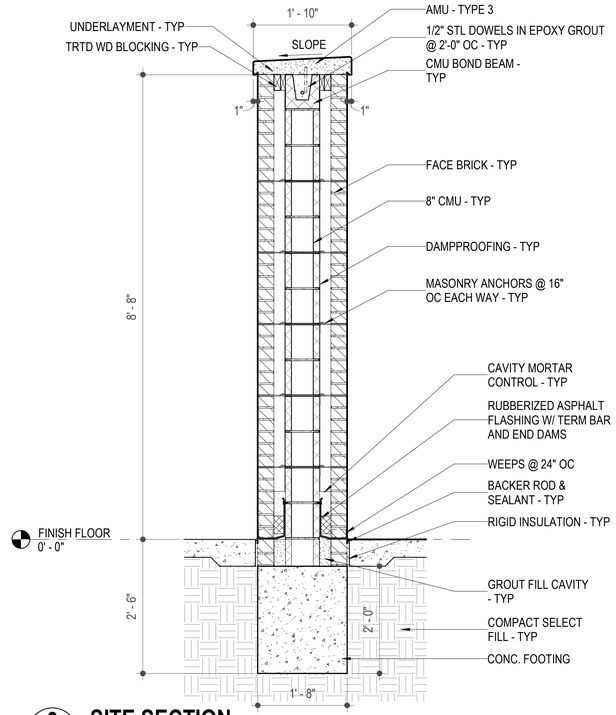
NORTH

1 **SITE PLAN**
1" = 20'-0"





2 AS101 **PLAZA SIDE WALL**
1/4" = 1'-0"



3 AS101 **SITE SECTION**
3/4" = 1'-0"

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Revisions:
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Project Lead: HAVER
Project: 25112
Date: 2025.11.14
Drawn: CB
Checked: ARH

RANKIN COUNTY DISTRICT ATTORNEY OFFICE BUILDING
2025 RANKIN COUNTY BOND PROJECT
RANKIN COUNTY, MS

SITE PLAN

AS101



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PROJECT
DISTRICT ATTORNEY'S OFFICE

SHEET TITLE
GRADING PLAN

Design by: JAK
Review by: ES

SHEET
5.00

N

30' 20' 10' 0' 30'

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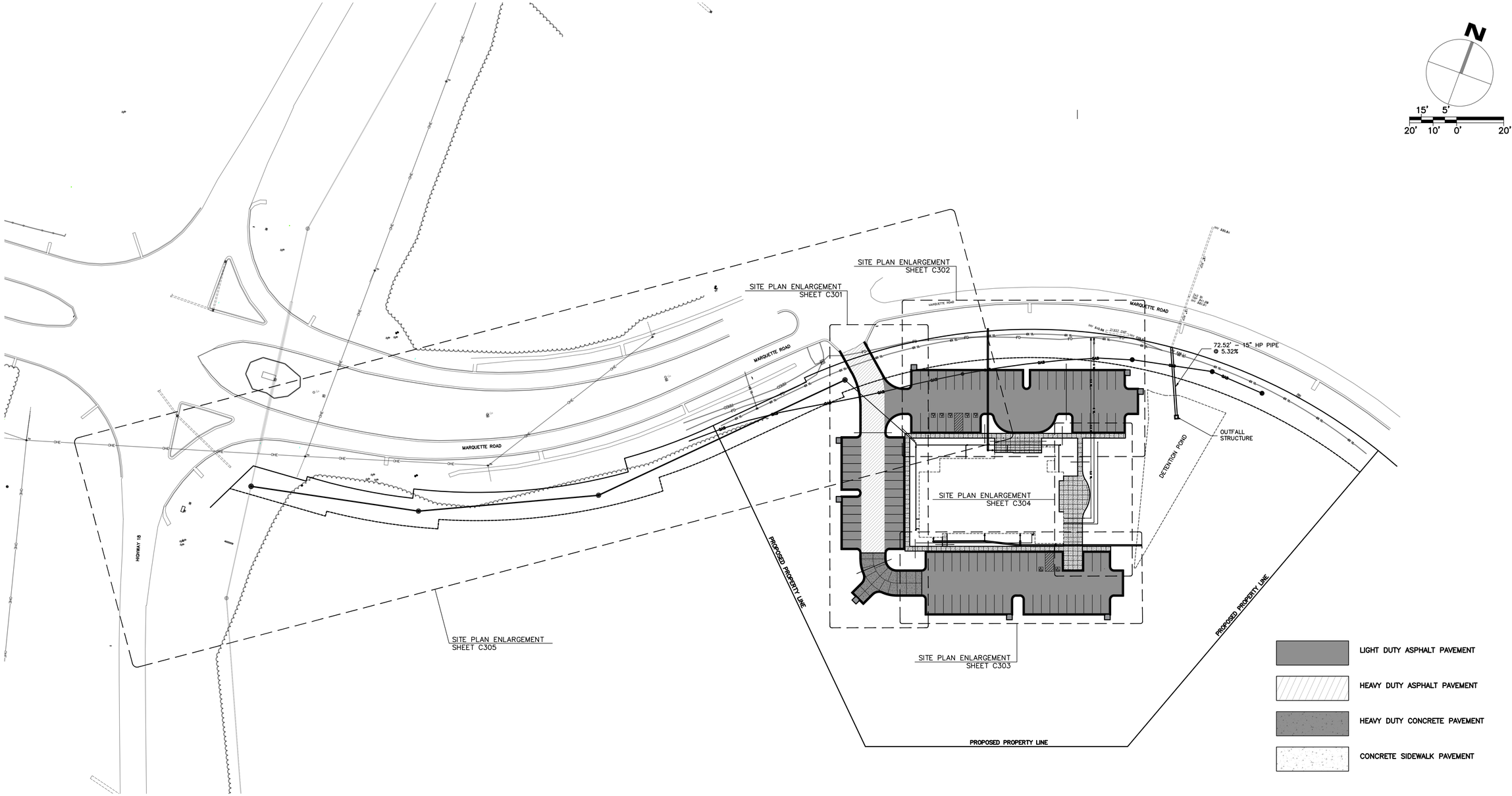
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PROJECT
DISTRICT ATTORNEY'S OFFICE

SHEET TITLE
EXISTING SITE CONDITIONS

Design by: JAK
Review by: ES

SHEET C200



N

15' 5'
20' 10' 0' 20'

NOTES:

1. THE JOINT SPACING FOR CONCRETE SIDEWALK PAVEMENT SHALL NOT EXCEED 5 FT. IN ANY DIRECTION.
2. THE JOINT SPACING FOR THE HEAVY DUTY CONCRETE PAVEMENT SHALL NOT EXCEED 10 FT. IN ANY DIRECTION.
3. NO ANGLE BETWEEN INTERSECTING CONCRETE JOINTS SHALL BE LESS THAN 90°.
4. NO ANGLE BETWEEN THE CONCRETE JOINT AND THE EDGE OF CONCRETE PAVEMENT AT THE POINT OF INTERSECTION SHALL BE LESS THAN 90°.
5. CONTRACTOR SHALL SUBMIT A CONCRETE JOINT SPACING PLAN TO THE ENGINEER AND IT SHALL BE APPROVED PRIOR TO THE PLACEMENT OF THE CONCRETE PAVEMENT.
6. ALL JOINTS SHALL BE MADE WITH AN EARLY ENTRY CONCRETE SAW. THE JOINTS SHALL BE SAWED AS SOON AS THE NEWLY PLACED CONCRETE CAN SUPPORT THE SAW WITHOUT CAUSING DAMAGE TO THE CONCRETE. THE JOINTS SHALL BE SAWED WITHIN 8 HOURS OF THE PLACEMENT OF THE CONCRETE.
7. REFER TO SHEET C600 FOR PAVEMENT STRUCTURE DETAILS.
8. ALL PARKING SPACE PAVEMENT MARKINGS SHALL BE 4" WHITE UNLESS SPECIFICALLY NOTED TO BE 4" ADA BLUE.
9. THE 2" PVC CASINGS, SHOWN ON THIS SHEET ARE FOR FUTURE IRRIGATION. THE PVC CASING IS TO BE CAPPED ON EACH END.
10. REFER TO MECHANICAL/PLUMBING DRAWINGS FOR BUILDING SERVICE CONNECTIONS.

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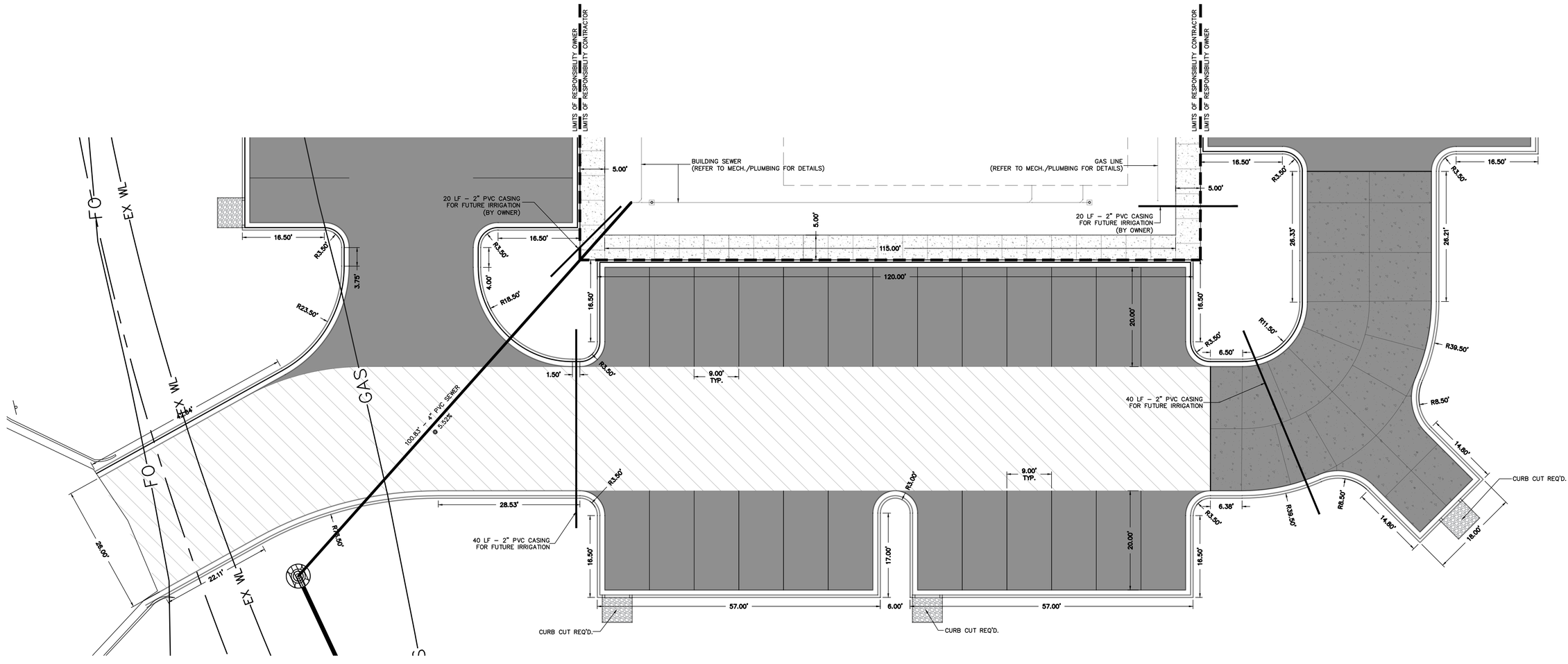
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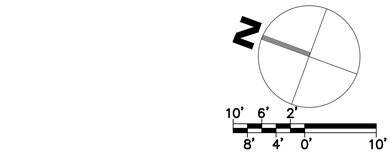
PROJECT
DISTRICT ATTORNEY'S OFFICE

SHEET TITLE
SITE PLAN

Design by: JAK
Review by: ES

SHEET C300





LIGHT DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK PAVEMENT

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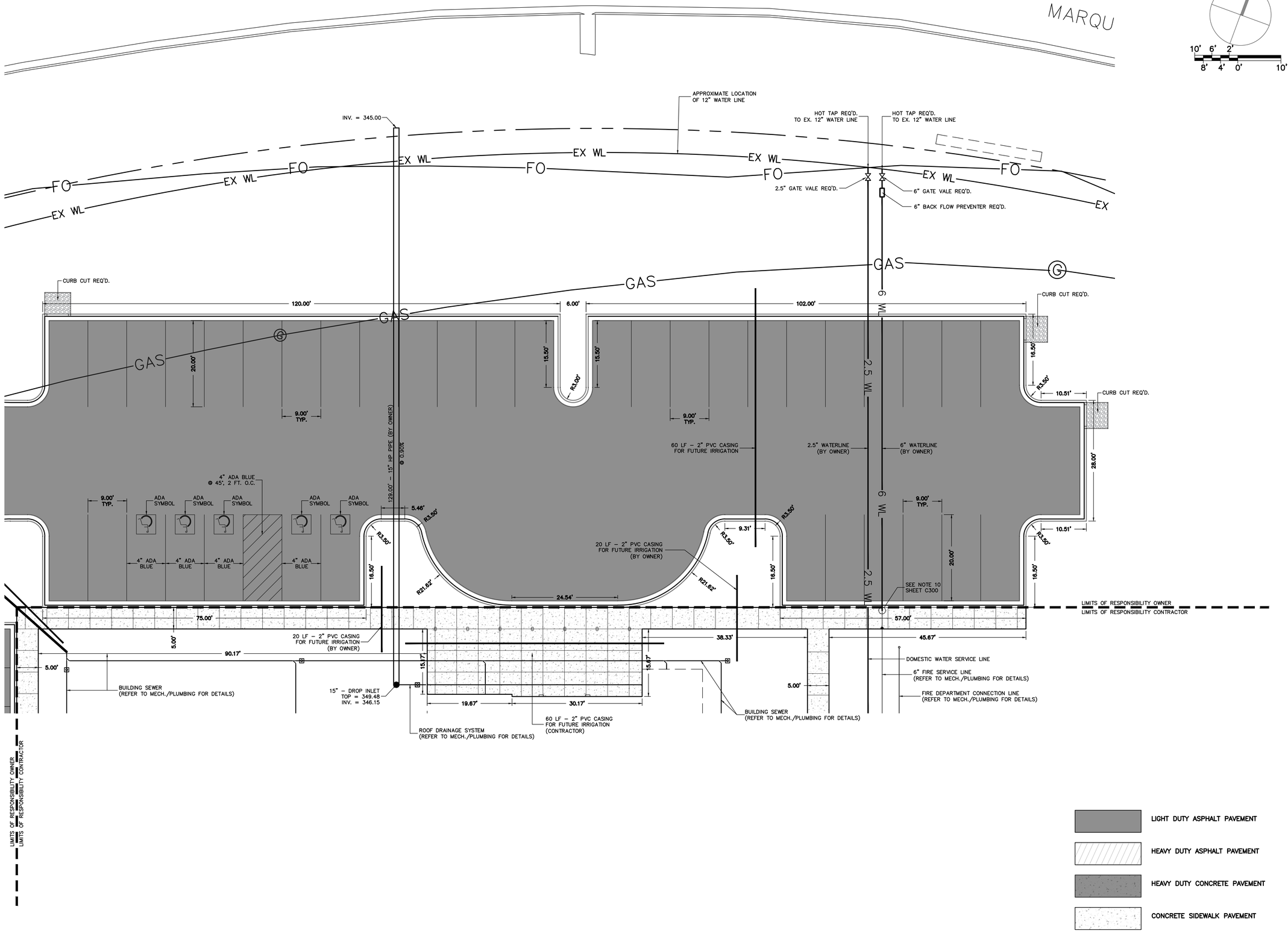
OWNER
RANKIN COUNTY
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PROJECT
DISTRICT ATTORNEY'S OFFICE

SHEET TITLE
SITE PLAN ENLARGEMENT

Design by: JAK
Review by: CTP

SHEET
C301



N

10' 6' 2' 0' 8' 4' 10'

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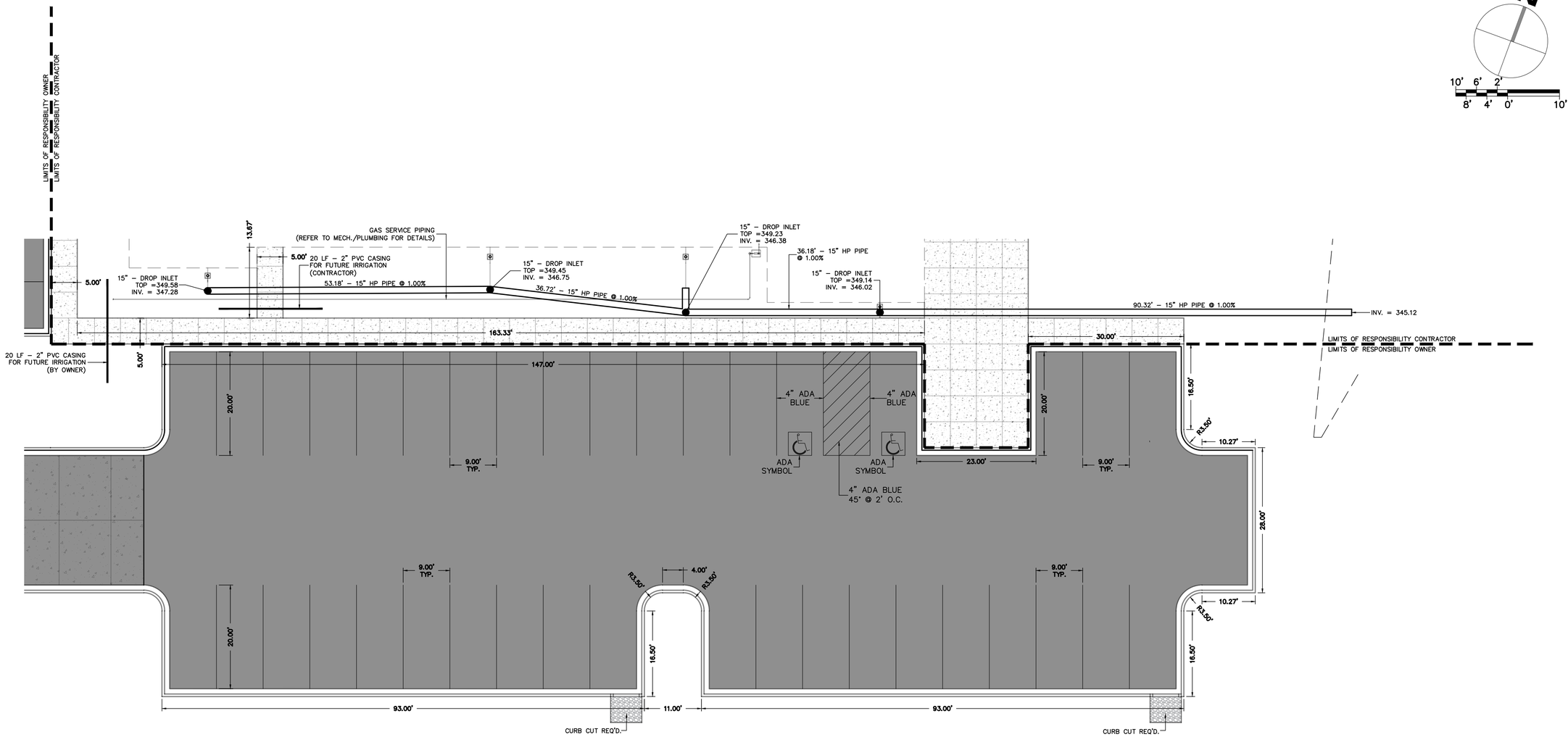
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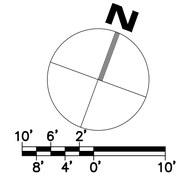
PROJECT
DISTRICT ATTORNEY'S OFFICE

SHEET TITLE
SITE PLAN ENLARGEMENT

Design by: JAK
Review by: CTP

SHEET C302





LIGHT DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

CONCRETE SIDEWALK PAVEMENT

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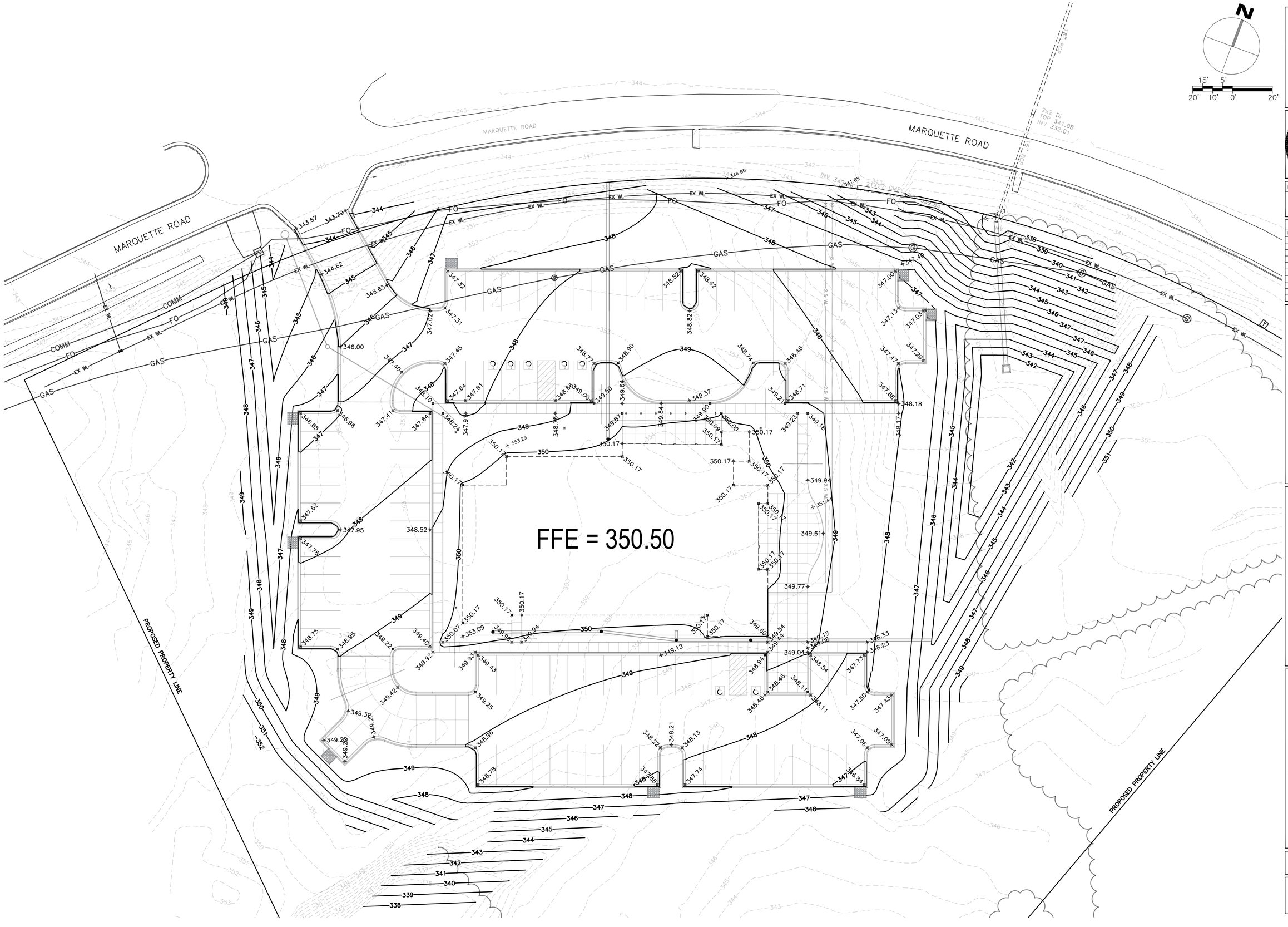
OWNER
RANKIN COUNTY
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PROJECT
DISTRICT ATTORNEY'S OFFICE

SHEET TITLE
SITE PLAN ENLARGEMENT

Design by: JAK
Review by: CTP

SHEET
C303



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No.	By:	Date:
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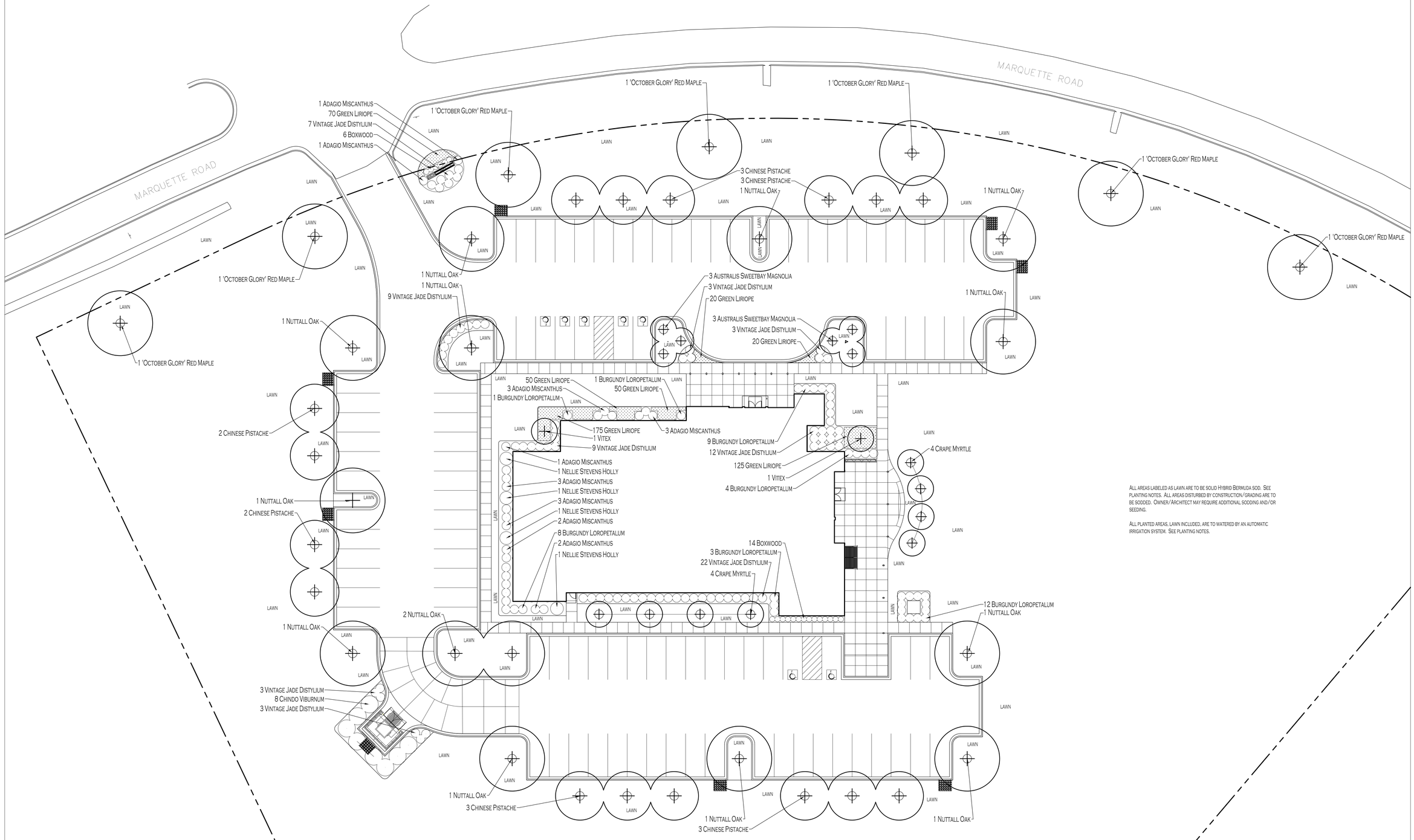
OWNER
RANKIN COUNTY
BOARD OF SUPERVISORS

PROJECT
DISTRICT ATTORNEY'S OFFICE

SHEET TITLE
GRADING PLAN

Design by: JAK
Review by: ES

SHEET
C400



ALL AREAS LABELED AS LAWN ARE TO BE SOLID HYBRID BERMUDA SOD. SEE PLANTING NOTES. ALL AREAS DISTURBED BY CONSTRUCTION/GRADING ARE TO BE SODDED. OWNER/ARCHITECT MAY REQUIRE ADDITIONAL SODDING AND/OR SEEDING.

ALL PLANTED AREAS, LAWN INCLUDED, ARE TO WATERED BY AN AUTOMATIC IRRIGATION SYSTEM. SEE PLANTING NOTES.

NORTH

SCALE: 1" = 20'

0 10 20 40 80

PLANTING PLAN

MICHAEL GIBSON
LANDSCAPE ARCHITECT, INC.

P.O. BOX 31
MADISON, MS 39130
601 853 3323

mgibsonla@bellsouth.net
www.mglainc.com

DISCLAIMER:
MICHAEL GIBSON LANDSCAPE ARCHITECT, INC. WILL NOT BE RESPONSIBLE FOR COORDINATING NOR OVERSEEING ANY ASPECT OF THE CONSTRUCTION OF THIS PROJECT. THESE DRAWINGS ILLUSTRATE THE AESTHETIC INTENT OF THE DESIGNER AND ARE NOT STRUCTURAL DRAWINGS. SHOULD STRUCTURAL DRAWINGS BE REQUIRED FOR CONSTRUCTION, CONSULT A STRUCTURAL ENGINEER. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. MICHAEL GIBSON LANDSCAPE ARCHITECT, INC. WILL NOT BE RESPONSIBLE FOR NOR LIABLE FOR ANY MOVEMENT IN OR DAMAGE TO ANY ASPECT OF THIS PROJECT FOR ANY REASON.

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 04/29/2026

SUBJECT: CONSIDERATION TO SET A PUBLIC HEARING FOR MAY 18,

Rankin Roots Properties LLC has submitted a Conditional Use Permit application requesting approval to operate a short-term rental at 943 South College Street. The application materials describe the proposed use as transient lodging within an existing single-family dwelling of approximately 1,326 square feet containing three bedrooms and two bathrooms. At the time of application, short-term rentals were not specifically listed as a separate land use under the zoning ordinance and were historically reviewed as substantially similar to bed and breakfast uses; however, the updated zoning ordinance separately classifies short-term rentals as a distinct use. This item is for the Mayor and Board of Aldermen to set a public hearing on the request for May 18, 2026.

ATTACHMENTS:

None

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: CASSIE BURNETTE

DATE: 04/28/2026

SUBJECT: 79 WOODBRIDGE ROAD

Summary:

This item concerns the resolution and adjudication of the reentry and cost of cleaning the property located at 79 Woodbridge Road, Brandon, Mississippi 39042 (PPIN # 23291, Parcel # H9G-5-2070) pursuant to Mississippi Code Section 21-19-11, which allows reentry 12 times in any twenty-four-month period for maintaining the cleanliness of the property with respect to cutting grass and weeds and the assessment of said costs to the property, to be collected in the manner provided by law.

On September 15, 2025, this governing body adjudicated that the above 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, and that assessments and costs be assessed and taxed against the property.

On November 17, 2025, this governing body ordered an assessment in the total sum of $1,800.00 to be levied and be a lien against the subject property for that initial clean-up. A copy of that Resolution and Order was enrolled in the office of the Chancery Clerk of Rankin County, Mississippi and the Rankin County Tax Collector pursuant to Mississippi Code Section 21-19-11.

On March 26, 2026, the property was found to be overgrown with grass and weeds. In order to maintain the cleanliness of the parcel, pursuant to Mississippi Code Section 21-19-11, subsection (1), a seven (7) days' notice was posted on the property adjudicated in need of cleaning, at Brandon City Hall, and at the Brandon Library that the City of Brandon would send employees or a contractor to re-enter the property for the purpose of cutting grass and weeds.

Request:

Staff requests that it be spread on the minutes that the property was re-entered on April 8, 2026, by a contractor for the City of Brandon, to maintain the grass and weeds, and that costs of abatement and penalties in the amount of $225.00 be assessed as an additional lien against the subject property for reentry #1.

Prepared by:

Community Development Department

Cassie Burnette, Code Enforcement Manager

ATTACHMENTS:

1. Estimate- reentry 1
2. NOTICE FOR RE-ENTRY-1
3. posted for 1st reentry
4. RE ENTRY RESOLUTION&ADJUDICATION-1

Black Forrest Llc
1046 Trickhambridge rd
Brandon , Ms 39042
(601) 594-5034

Bill to: City of Brandon PW
City of Brandon PW
West Government Street
Brandon, Mississippi

Estimate #	425
Estimate issued	04/19/2026
Tentative Start	04/19/2026
Total	**$150.00**

Date	Item	Price	Tax	Qty.	Total
	Lawn Maintenance **79 Woodbridge Dr** Lawn Maintenance for overgrown yard	$150.00		1	$150

Subtotal	$150.00
Tax	$0.00
Total	**$150.00**

NOTICE OF RE-ENTRY FOR THE CLEANING OF PROPERTY LOCATED AT 79 WOODBRIDGE ROAD, (TAX PARCEL # H9G-5-2070, PPIN# 023291), **BRANDON, MISSISSIPPI AND ASSESSING SAID COSTS AGAINST SAID PROPERTY**

BE IT RESOLVED that the Mayor and Board of Aldermen of the City of Brandon, Mississippi, on the _15TH_ day of _SEPTEMBER_, 2025, at _6:00_ o'clock p.m. at the _Brandon_ City Hall, Regular Meeting Room, 1000 Municipal Drive, Brandon, Mississippi, held a Public Hearing pursuant to MCA Section 21-19-11 (1972 as amended) with respect to that certain real property and improvements located at _79 WOODBRIDGE ROAD_ (hereinafter sometimes referred to as "the subject property").

BE IT FURTHER RESOLVED that the subject property was duly posted and notice of the Public Hearing was properly provided in accordance with MCA Section 21-19-11 (1972 as amended). The Minutes of the meeting and the action of the board in relation thereto are incorporated herein by reference.

BE IT FURTHER RESOLVED that at said hearing the governing authority 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 a contractor for the City for the purpose of cutting grass and weeds and removing rubbish, personal property and other debris on the land.

Notice is hereby given on this the _____ day of _____, 20___, that 7 days

from this date, the City of Brandon shall send employees or a contractor to cut the weeds that have become overgrown on the property located at 79 WOODBRIDGE ROAD. This will be the _____ time of twelve (12) in a twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land.

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

_____,
Joey Barnette, City of Brandon Director of Community Development

This Notice was posted on the subject property on: _____
By: _____

This Notice was posted at city hall on: _____
By: _____

This Notice was posted at the Brandon Public Library on:
_____
By: _____


Apr 2, 2026 at 15:24:47
88 Woodbridge Rd
Brandon MS 39042
United States
79 Woodbridge Rd.

RESOLUTION AND ORDER ADJUDICATING THE COST OF RE ENTERING AND CLEANING OF PROPERTY LOCATED AT

79 WOODBRIDGE ROAD (TAX PARCEL # H9G-5-2070, PPIN# 023291), BRANDON, MISSISSIPPI AND ASSESSING SAID COSTS AGAINST SAID PROPERTY

BE IT RESOLVED that the Mayor and Board of Aldermen of the City of Brandon, Mississippi, on the _15th_ day of _September_ 2025, at _6:00_ o'clock p.m. at the _Brandon_ City Hall, Regular Meeting Room, 1000 Municipal Drive, Brandon, Mississippi, held a Public Hearing pursuant to MCA Section 21-19-11 (1972 as amended) with respect to that certain real property and improvements located at _79 Woodbridge Road_ (hereinafter sometimes referred to as "the subject property").

BE IT FURTHER RESOLVED that the subject property was duly posted and notice of the Public Hearing was properly provided in accordance with MCA Section 21-19-11 (1972 as amended). The Minutes of the meeting and the action of the board in relation thereto are incorporated herein by reference.

BE IT FURTHER RESOLVED that at said hearing the governing authority 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 cutting weeds; filling cisterns; removing rubbish, dilapidated fences, outside toilets, dilapidated buildings, and other debris including abandoned and inoperable vehicles; and draining cesspools and standing water therefrom.

BE IT FURTHER RESOLVED that the conditions existing on the subject property which caused it to be a menace to the public health and safety of the community as described at the hearing were remediated by the City, and the total sum of $_1800.00_ as clean-up costs and penalties were assessed against the subject property on the 17th day of November 2025 as a lien against the subject property and was enrolled in the office of the Chancery Clerk of Rankin County, Mississippi.

BE IT FURTHER RESOLVED that in accordance with MCA Section 21-19-11, a notice of re-entry, #1 of 12, to maintain cleanliness with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land was posted on the 26th day of March 2026 on the property located at 79 Woodbridge Road, at Brandon City Hall, and at the Brandon Public Library.

BE IT FURTHER RESOLVED that these conditions were remediated by the City by contract, at a total cost to the City of $ 150.00 , which amount, is hereby assessed against the subject property.

BE IT FURTHER RESOLVED that in accordance with MCA Section 21-19-11 a penalty of $1,500.00 or 50% percent of the actual cost incurred, whichever is more, may be assessed by the City in addition to the actual clean-up costs and that the total penalty assessed in this matter is $ 75.00 .

BE IT FURTHER RESOLVED that in accordance with MCA Section 21-19-11, 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.

BE IT FURTHER RESOLVED that the City does hereby assess against the subject property the total sum of $ 225.00 as re-entry clean-up costs and penalties and in accordance with said statute, the assessment herein determined shall be a lien against the subject property and shall be enrolled in the office of the Chancery Clerk of Rankin County, Mississippi as other liens and encumbrances are enrolled, and the Tax Collector of Rankin County, Mississippi, who by inter-local agreement serves as the tax collector for the City of Brandon, shall 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.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE MAYOR AND BOARD

OF ALDERMEN OF THE CITY OF BRANDON, MISSISSIPPI as follows:

1. The actual costs of cleaning the subject property is $ 150.00 and that a penalty is imposed in the amount of $ 75.00 for a total assessment of costs and penalties of $ 225.00 .

2. An assessment in the total sum of $ 225.00 is hereby levied and shall be a lien against the subject property.

A copy of this Resolution and Order shall be enrolled in the office of the Chancery Clerk of Rankin County, Mississippi as other liens and encumbrances are enrolled and the Rankin County Tax Collector is hereby ordered to proceed to sell said land to satisfy said lien as is now provided for by law for the sale of lands for delinquent municipal taxes. And further, the cost and penalty may be collected as a civil debt as allowed by law 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.

SO RESOLVED AND ORDERED this the _____ day of _____, 2026.

_____

MAYOR

ATTEST:

_____

CITY CLERK

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: CASSIE BURNETTE

DATE: 04/28/2026

SUBJECT: 131 MEADOWLANE DRIVE

Summary:
This item concerns the adjudication of the re-entry (1 of 12 allowed) and cost of cleaning the property located at 131 Meadowlane Drive, Brandon, Mississippi 39042 (PPIN # 32617, Parcel # I8L-6-100) pursuant to Mississippi Code Section 21-19-11, and the assessment of said costs to the property, to be collected in the manner provided by law.

On October 20, 2025, this governing body adjudicated that the above 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, and that assessments and costs be assessed and taxed against the property.

On December 1, 2025, this governing body ordered an assessment in the total sum of $1,950.00 to be levied and be a lien against the subject property for that initial clean-up. A copy of that Resolution and Order was enrolled in the office of the Chancery Clerk of Rankin County, Mississippi and the Rankin County Tax Collector pursuant to Mississippi Code Section 21-19-11.

On March 26, 2026, the property was found to be overgrown with grass and weeds. In order to maintain the cleanliness of the parcel, pursuant to Mississippi Code Section 21-19-11, subsection (1), a seven (7) days' notice was posted on the property adjudicated in need of cleaning, at Brandon City Hall, and at the Brandon Library that the City of Brandon would send employees or a contractor to re-enter the property for the purpose of cutting grass and weeds.

Request:

Staff requests that it be spread on the minutes that the property was re-entered on April 8, 2026, by a contractor for the City of Brandon, to maintain the grass and weeds, and that costs of abatement and penalties in the amount of $225.00 be assessed as an additional lien against the subject property for reentry #1.

Prepared by:

Community Development Department

Cassie Burnette, Code Enforcement Manager

ATTACHMENTS:

1. Estimate-Re-Entry 1
2. Notice-Re-Entry-1
3. Posted for 1st Re-Entry
4. Re Entry Resolution&Adjudication-1

Black Forrest Llc
1046 Trickhambridge rd
Brandon , Ms 39042
(601) 594-5034

Bill to: City of Brandon PW
City of Brandon PW
West Government Street
Brandon, Mississippi

Estimate #	426
Estimate issued	04/19/2026
Tentative Start	04/19/2026
Total	**$150.00**

Date	Item	Price	Tax	Qty.	Total
	Lawn Maintenance **131 Meadow Lane** Lawn Maintenance for overgrown lawn	$150.00		1	$150

Subtotal	$150.00
Tax	$0.00
Total	**$150.00**

NOTICE OF RE-ENTRY FOR THE CLEANING OF PROPERTY LOCATED AT 131 MEADOWLANE DRIVE, (TAX PARCEL # I8L-6-100, PPIN# 32617), **BRANDON, MISSISSIPPI AND ASSESSING SAID COSTS AGAINST SAID PROPERTY**

BE IT RESOLVED that the Mayor and Board of Aldermen of the City of Brandon, Mississippi, on the 20TH day of OCTOBER 2025, at 6:00 o'clock p.m. at the Brandon City Hall, Regular Meeting Room, 1000 Municipal Drive, Brandon, Mississippi, held a Public Hearing pursuant to MCA Section 21-19-11 (1972 as amended) with respect to that certain real property and improvements located at 131 Meadowlane Drive (hereinafter sometimes referred to as "the subject property").

BE IT FURTHER RESOLVED that the subject property was duly posted and notice of the Public Hearing was properly provided in accordance with MCA Section 21-19-11 (1972 as amended). The Minutes of the meeting and the action of the board in relation thereto are incorporated herein by reference.

BE IT FURTHER RESOLVED that at said hearing the governing authority 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 a contractor for the City for the purpose of cutting grass and weeds and removing rubbish, personal property and other debris on the land.

Notice is hereby given on this the _____ day of _____, 20___, that 7 days from this date, the City of Brandon shall send employees or a contractor to cut the

weeds that have become overgrown on the property located at 131 Meadowlane Drive. This will be the _____ time of twelve (12) in a twenty-four-month period with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land.

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

_____,
Joey Barnette, City of Brandon Director of Community Development

This Notice was posted on the subject property on: _____
By: _____

This Notice was posted at city hall on: _____
By: _____

This Notice was posted at the Brandon Public Library on:
_____
By: _____


Apr 2, 2026 at 15:12:20
129 Meadow Lane Dr
Brandon MS 39042
United States
131 Meadow Lane Dr.

RESOLUTION AND ORDER ADJUDICATING THE COST OF RE ENTERING AND CLEANING OF PROPERTY LOCATED AT

131 MEADOWLANE DRIVE (TAX PARCEL # I8L-6-100, PPIN# 32617), BRANDON, MISSISSIPPI AND ASSESSING SAID COSTS AGAINST SAID PROPERTY

BE IT RESOLVED that the Mayor and Board of Aldermen of the City of Brandon, Mississippi, on the 20th day of October 2025, at 6:00 o'clock p.m. at the Brandon City Hall, Regular Meeting Room, 1000 Municipal Drive, Brandon, Mississippi, held a Public Hearing pursuant to MCA Section 21-19-11 (1972 as amended) with respect to that certain real property and improvements located at 131 Meadowlane Drive (hereinafter sometimes referred to as "the subject property").

BE IT FURTHER RESOLVED that the subject property was duly posted and notice of the Public Hearing was properly provided in accordance with MCA Section 21-19-11 (1972 as amended). The Minutes of the meeting and the action of the board in relation thereto are incorporated herein by reference.

BE IT FURTHER RESOLVED that at said hearing the governing authority 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 cutting weeds; filling cisterns; removing rubbish, dilapidated fences, outside toilets, dilapidated buildings, and other debris including abandoned and inoperable vehicles; and draining cesspools and standing water therefrom.

BE IT FURTHER RESOLVED that the conditions existing on the subject property which caused it to be a menace to the public health and safety of the community as described at the hearing were remediated by the City, and the total sum of $ 1950.00 as clean-up costs and penalties were assessed against the subject property on the 1st day of December 2025 as a lien against the subject property and was enrolled in the office of the Chancery Clerk of Rankin County, Mississippi.

BE IT FURTHER RESOLVED that in accordance with MCA Section 21-19-11, a notice of re-entry, #1 of 12, to maintain cleanliness with respect to cutting grass and weeds and removing rubbish, personal property and other debris on the land was posted on the 26th day of March 2026 on the property located at 131 Meadowlane Drive, at Brandon City Hall, and at the Brandon Public Library.

BE IT FURTHER RESOLVED that these conditions were remediated by the City by contract, at a total cost to the City of $ 150.00 , which amount, is hereby assessed against the subject property.

BE IT FURTHER RESOLVED that in accordance with MCA Section 21-19-11 a penalty of $1,500.00 or 50% percent of the actual cost incurred, whichever is more, may be assessed by the City in addition to the actual clean-up costs and that the total penalty assessed in this matter is $ 75.00 .

BE IT FURTHER RESOLVED that in accordance with MCA Section 21-19-11, 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.

BE IT FURTHER RESOLVED that the City does hereby assess against the subject property the total sum of $ 225.00 as re-entry clean-up costs and penalties and in accordance with said statute, the assessment herein determined shall be a lien against the subject property and shall be enrolled in the office of the Chancery Clerk of Rankin County, Mississippi as other liens and encumbrances are enrolled, and the Tax Collector of Rankin County, Mississippi, who by inter-local agreement serves as the tax collector for the City of Brandon, shall 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.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE MAYOR AND BOARD

OF ALDERMEN OF THE CITY OF BRANDON, MISSISSIPPI as follows:

1. The actual costs of cleaning the subject property is $ 150.00 and that a penalty is imposed in the amount of $ 75.00 for a total assessment of costs and penalties of $ 225.00 .

2. An assessment in the total sum of $ 225.00 is hereby levied and shall be a lien against the subject property.

A copy of this Resolution and Order shall be enrolled in the office of the Chancery Clerk of Rankin County, Mississippi as other liens and encumbrances are enrolled and the Rankin County Tax Collector is hereby ordered to proceed to sell said land to satisfy said lien as is now provided for by law for the sale of lands for delinquent municipal taxes. And further, the cost and penalty may be collected as a civil debt as allowed by law 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.

SO RESOLVED AND ORDERED this the _____ day of _____, 2026.

_____

MAYOR

ATTEST:

_____

CITY CLERK

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: JOEY BARNETTE

DATE: 04/28/2026

SUBJECT: 237 ORLEANS WAY, SUITE D – CONDITIONAL USE PERMIT / RETAIL PACKAGE STORE

NOLA Way Package, LLC d/b/a TJ's Fine Wine & Liquor has submitted a Conditional Use Permit application requesting approval to operate a retail package liquor store at 237 Orleans Way, Suite D, within the CC – Community Center zoning district. The application materials identify the proposed use as a retail package fine wine and liquor store within an existing tenant space containing approximately 3,690 square feet of heated and cooled area, which exceeds the minimum floor area required for this use. The Planning Commission considered the request on March 23, 2026, and voted 6-0 to recommend approval to the Mayor and Board of Aldermen. The Mayor and Board set a public hearing for May 4, 2026, at the April 6, 2026 Board meeting. The notice of the hearing was published in the Rankin County News on April 8, 2026. The property was posted, and the notice was mailed, within 15 days of the public hearing, as required by ordinance.

ATTACHMENTS:

1. 26-017 As presented to MBOA
2. Proof of Publication_26-017

Case # 26-017
Subject Property: 237 Orleans Way, Suite D
Applicant: NOLA WAY Package, LLC dba TJ's Fine Wine & Liquor

BRANDON
MISSISSIPPI

STAFF REPORT

CASE # 26-017

Project:	237 Orleans Way, Suite D
Project Type:	Conditional Use Permit
Planning Commission:	March 23, 2026
Mayor & Board of Aldermen:	May 4, 2026
Zoning District:	CC – Community Center
Ward:	4 - Coker

EXECUTIVE SUMMARY

The applicant, NOLA Way Package, LLC d/b/a TJ's Fine Wine & Liquor, has submitted a Conditional Use Permit application requesting approval to operate a retail package liquor store at 237 Orleans Way, Suite D, Brandon, Mississippi.

The application identifies the proposed use as a retail package fine wine and liquor store within an existing tenant space in the CC – Community Center district. The submitted materials indicate the tenant space contains approximately 3,690 square feet of heated and cooled area, which exceeds the minimum 1,800 square feet of heated and cooled area required for a liquor store/package store use, and the proposed hours of operation are Monday through Saturday from 10:00 a.m. to 8:00 p.m., with the business closed on Sundays and Christmas Day.

Staff prepared this report regarding the application and requests that it be appended to the minutes of the public hearing.

PUBLIC HEARING PREREQUISITES

The Planning Commission considered the request on March 23, 2026. Then, on April 8, 2026, Notice of the hearing was published in the Rankin County News. Lastly, the subject property was posted, and adjacent property notices were mailed within 15 days, per ordinance requirements.

Case # 26-017
Subject Property: 237 Orleans Way, Suite D
Applicant: NOLA WAY Package, LLC dba TJ's Fine Wine & Liquor

PLANNING COMMISSION REVIEW

The Planning Commission considered this application on March 23, 2026. Lynn Bullock moved to recommend approval to the Mayor and Board of Aldermen of a Conditional Use Permit for a liquor store/package store located at 237 Orleans Way, Suite D, Case #26-017. Jim Brooks seconded the motion. Jim Brooks, Lynn Bullock, Suzanne Ross, Eric Skipper, Tom Evans, and David Stevens all voted aye. The motion passed 6-0.

DESCRIPTION OF THE APPLICATION

The applicant proposes to operate a package store/liquor store within an existing commercial center at 237 Orleans Way, Suite D. The use proposed is the retail sale of sealed and unopened alcoholic beverages for off-premises consumption only, which is consistent with the definition of a package store/liquor store under Chapter 6 and with the zoning use classification for liquor store/package store uses.

The subject property is located in the CC – Community Center District, where liquor store/package store uses may be approved as a conditional use. The proposed tenant space contains approximately 3,690 square feet of heated and cooled area, which exceeds the minimum ordinance requirement for this use. The applicant has submitted a floor plan, site plan, landscaping information, and other supporting documents for review as part of the conditional use and site plan review process.

The applicant has stated that the proposed hours of operation will be Monday through Saturday from 10:00 a.m. to 8:00 p.m., and that the business will be closed on Sundays and Christmas Day, which is compliant with Section 6-10.2(4) of Chapter 6. The applicant has further represented that the business name, operations, and licensing will comply with applicable City and State requirements.

STAFF ANALYSIS

In reviewing the request, staff has considered the application materials in relation to ingress and egress, parking and loading, refuse and service areas, utilities, screening and buffering, required yards and open space, general compatibility with adjacent properties, and other applicable ordinance provisions. The proposed use will be located within a commercial shopping center in the CC – Community Center District, which is currently under construction, where liquor store/package store uses may be considered as a conditional use. The use is commercial in nature and is proposed within an existing tenant space in an established commercial development. Based on the submitted materials, the site is served by existing public streets and internal access drives, and staff is not aware of any apparent deficiency in vehicular access or circulation for the proposed use. Off-street parking is available as part of the existing shopping center development, and the proposed use is subject to the parking requirement of one space per 200 square feet of floor area and one loading space per 10,000 square feet of floor area. Based on the proposed floor area and the existing commercial site configuration, the application appears capable of satisfying those requirements.

The application materials indicate that the proposed tenant space contains approximately 3,690 square feet of heated and cooled floor area, which exceeds the minimum 1,800 square feet heated and cooled

floor area required for a liquor store/package store use. The proposed use is subject to all applicable provisions of Chapter 6, Alcoholic Beverages, including the restrictions applicable to package stores. Those provisions require that package stores operate in accordance with state law and Department of Revenue Alcohol Beverage Control regulations; that package stores be allowed only as a conditional use in the CC district; that all exterior aspects of the business and premises, including signage, be subject to site plan and architectural control review; and that no alcoholic beverages be sold before 10:00 a.m., after 8:00 p.m., on Sundays, or on Christmas Day. The applicant's proposed operating hours are consistent with those restrictions.

The proposed use will further comply with Chapter 6 and that no church, school, kindergarten, funeral home, or child day care center is located within the required separation distance from the proposed premises. Based on the materials submitted, staff finds that the request generally satisfies the conditional use criteria and the specific supplemental standards applicable to liquor store/package store uses, provided that all site plan, architectural review, signage, operational, and alcohol licensing requirements are met.

STAFF RECOMMENDATION

Staff recommends approval of the Conditional Use Permit for a liquor store/package store at 237 Orleans Way, Suite D, Brandon, Mississippi, subject to the following conditions:

1) The use shall be limited to a package store/liquor store, defined as a store exclusively for the retail sale of sealed and unopened alcoholic beverages for off-premises consumption only.

2) The use shall comply with all applicable provisions of Chapter 6, Alcoholic Beverages, of the Brandon Code of Ordinances, including but not limited to Section 6-10.2 governing package stores.

3) Hours of operation shall be limited to 10:00 a.m. to 8:00 p.m., Monday through Saturday, and the business shall remain closed on Sundays and Christmas Day.

4) The applicant shall obtain and maintain all required City and State permits, licenses, and approvals, including any required package retailer permit from the Mississippi Department of Revenue and any required City privilege license. Loss, suspension, or revocation of any required alcohol-related permit or license shall be grounds for termination of the conditional use approval.

5) All exterior aspects of the use and premises, including signage, shall be subject to and comply with all required site plan and architectural review and approval by the City.

6) Any substantial deviation from the approved application materials, site plan, floor plan, signage plan, or operational characteristics shall require further review and approval by the City.

RECEIVED
CITY OF BRANDON, MS
MAR 16 2026
COMMUNITY
DEVELOPMENT

NOLA WAY PACKAGE, LLC
doing business as
T.J.'S FINE WINE AND LIQUOR

601.397.2323

119 Rosedowne Bend
Madison, Mississippi 39110
spsullivan2323@gmail.com

March 13, 2026

Butch Lee, Mayor
C. Joey Barnette, Director
Community Development Department
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

blee@brandonms.org
jbarnette@brandonms.org

HAND DELIVERED

RE: Conditional Use Permit Application
NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor
Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042
(LIQUOR STORE / PACKAGE STORE)

Gentlemen:

Please find attached the Conditional Use Permit Application for TJ's Fine Wine & Liquor, which is requesting approval for a conditional use permit to operate a liquor store/package store in the City of Brandon. In accordance with the Checklist provided by the City of Brandon Community Development Department, each required item is submitted herewith along with the application all for filing with and review by the City of Brandon Community Development Department:

Exhibit	Initials	Check	Description
1	PS	✓	Completed Conditional Use Permit Application
2	PS	✓	Completed Conditional Use Acknowledgements (Signed and Notarized)
3	PS	✓	Non-Refundable $275 Filing Fee made payable to: The City of Brandon
4	PS	✓	Ownership Verification Letter from S & S RC Holdings, LLC, dated and signed certifying ownership of the real property and authorizing applicant, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, to represent Owner.
5	PS	✓	Legal Written Property Description including copy of recorded Deed
6	PS	✓	Lease from S & S RC Holdings, LLC, Owner/Lessor of the Property, to NOLA Way Package, LLC, Applicant/Lessee, for operation of the business as T.J.'s Fine Wine and Liquor in Suite D of the Orleans Center

verifies Premises of 3,690 sq ft., Heated and Cooled, which evidences the Retail Space contains substantially more than the required minimum of 1800 sq/ft. (heated/cooled).

7 PS ✓ This Letter along with the attached Written Statement documents the reasons for this conditional use permit application, and evidences this request complies with all requirements of a conditional use pursuant to all applicable City of Brandon codes & ordinances, including, but not limited to, the full text version of the applicable ordinances provided by www.brandonms.org, Chapter 6, and Official Zoning Ordinance Sections 4.4.9.16 and 9.7.2.

8 PS ✓ Site Plan drawn to scale by licensed professionals in accordance with Brandon Zoning Ordinance Section 9.9 exhibiting Easements, north arrow, rights-of-way, all structure-to-property line setback dimensions, location of all property lines, names of all adjacent streets, parking plan, proposed stormwater detention (if required), proposed and existing utility meters, public sewer connections, private sewage disposal systems, water line locations, fire hydrant locations, building locations, finished floor elevations of buildings.

9 PS ✓ Floor Plan drawn to scale by licensed professionals clearly identifying the proposed tenant/lease space area meeting the square footage requirements of Section 4.4.9.16 as well as the adopted building codes with Architectural Elevations/Renderings of proposed building improvements or modifications drawn to scale including proposed colors, materials, and finishes; however, photographs of existing buildings of this new construction are not yet available.

10 PS ✓ Landscape Plan

11 PS ✓ Vicinity Map at scale showing no nearby entities with any uses requiring separation distances near the location of Applicant's property along with the proximity to adjacent properties, adjacent land uses, and existing/ proposed streets, in accordance with the Brandon Code of Ordinances Chapter 6 and MCA 1972, § 67-1-51(3). As an abundance of caution, Applicant reviewed and confirmed the only such remotely possible entity, which clearly does not require any separation distance, was the Kingdom Hall of Jehovah Witnesses located at 3029 Greenfield Rd, Pearl, MS 39208, which is located in the City of Pearl and substantially outside of any required minimum separation distance. Further, no other church sanctuaries, school main entrances, funeral homes, kindergartens nor child day care centers are located closer to 500 feet from Applicant's premises, regardless of whether measured: (a) from Applicant's front

door along the centerline of the street for usual car routes and/or pedestrian travel to the front door of any such entity; or, (b) pursuant to MCA 1972, § 67-1-51(3), in a straight line, such as air line distance, from the nearest point of the building housing any such entity to the nearest point of Applicant's premises.

12 PS ☐ Signage Plan is finalized and shall be filed with the City of Brandon on Monday, March 16, or very soon thereafter, in accordance with Brandon Code of Ordinances Chapter 6 and Official Zoning Ordinance Section 8, including all names, logos, trade dress, and signage to be used in the operation of Applicant's business.

13 PS ✓ Business Name pursuant to Brandon Code of Ordinances Chapter 6 is: NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor.

14 PS ✓ Hours of Operation are in accordance with and shall always comply with Brandon Code of Ordinances Chapter 6 so that Applicant, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, shall never open before 10:00 a.m. and shall always close by 8:00 p.m., and shall never open on any Sunday, nor on any Christmas Day.

15 PS ✓ The Package Retailer License Application is completed and shall be submitted through TAP to the Mississippi Department of Revenue ("MDOR") immediately after MDOR issues Applicant's Sales Tax Account/Permit Number, which is expected within days since the sales tax application and all requested relevant information were submitted by Applicant. Further, this Applicant and this Proposed Site and Use, meet all requirements of all applicable statutes and regulations of the State of MS, including MDOR Alcohol Beverage Control, and the City of Brandon municipal ordinances, so that this Applicant's conditional use approval request is appropriate to be considered and approved by the City of Brandon Board of Aldermen.

16 PS ✓ This Applicant, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, understands and acknowledges that any initial approval by the City of Brandon Board of Aldermen of this or any conditional use application shall be contingent upon final issuance and receipt of an appropriate Package Retailer Permit by and from MDOR – Alcohol Beverage Control Department, and a Privilege License by the City of Brandon; and, further, in the event of any subsequent suspension of the Package Retailer Permit and/or Privilege License, the conditional use shall terminate without further additional notice.

17 PS ✓ Applicant's Lease attached above clearly establishes Applicant's Retail Space contains 3,690 sq/ft., which is substantially above the required minimum of 1800 sq/ft. (heated/cooled).

Please let us know whatever additional or more detailed information and/or documentation is needed during the meantime; and whether anyone or any department of the City of Brandon needs any of this information in any other convenient format, which we will quickly provide. Thank you as always for your kind professional assistance. We look forward to finalizing the approval of our Conditional Use Application as soon as possible.

Respectfully,

Parker Sullivan

EXHIBIT 1

BRANDON
MISSISSIPPI

COMMUNITY DEVELOPMENT

Conditional Use Permit
Application

DATE RECEIVED

PERMIT NUMBER

Suite D, 237 Orleans Way, Brandon, MS Property Address	C-2 Current Zoning Classification
New Construction Current or Previous Use of the Property	Retail Package Fine Wine & Liquor Store Proposed Use of the Property

Provide a Description of the Proposed Use, Including Hours of Operation, Number of Employees, Number of Daily Customers, etc.
Operation Hours: Mon - Sat: 10 am to 8 pm; Never on Sunday; Never on Christmas Day
Number of Employees: estimated 4 to 5
Daily Customers: estimated 100+

T.J.'s Fine Wine & Liquor Applicant	Parker Sullivan Contact Name
Suite D, Orleans Center, 237 Orleans Way Street Address	601.397.2323 Primary Telephone
Brandon MS 39042 City State Zip Code	spsullivan2323@gmail.com Email
NOLA WAY PACKAGE, LLC Owner(s), if different from applicant	Parker Sullivan Contact Name
119 Rosedowne Bend Street Address	601.397.2323 Primary Telephone
Madison MS 39110 City State Zip Code	spsullivan2323@gmail.com Email

The following items are required for consideration of a conditional use*:

- ☒ **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 conditional use, including evidence that the request complies with the requirements of a conditional use.
- ☒ **Site Plan**
  - All conditional use permit 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.

***Note that additional items may be required depending on the proposed use. Contact the Community Development Department at 601-824-4580.**

Applicant's Signature: Parker Sullivan **Date:** March 13, 2026

zoning@brandonms.org

Save | Print | Submit via Email

BRANDON
MISSISSIPPI

COMMUNITY DEVELOPMENT

Conditional Use Permit
Application

RECEIVED
CITY OF BRANDON, MS
MAR 16 2026
DATE RECEIVED
COMMUNITY DEVELOPMENT
PERMIT NUMBER

CASE #: 26-017

Suite D, 237 Orleans Way, Brandon, MS Property Address	C-2 Current Zoning Classification
New Construction Current or Previous Use of the Property	Retail Package Fine Wine & Liquor Store Proposed Use of the Property

Provide a Description of the Proposed Use, Including Hours of Operation, Number of Employees, Number of Daily Customers, etc.

Operation Hours: Mon - Sat: 10 am to 8 pm; Never on Sunday; Never on Christmas Day
Number of Employees: estimated 4 to 5
Daily Customers: estimated 100+

T.J.'s Fine Wine & Liquor Applicant	Parker Sullivan Contact Name
Suite D, Orleans Center, 237 Orleans Way Street Address	601.397.2323 Primary Telephone
Brandon / MS / 39042 City / State / Zip Code	spsullivan2323@gmail.com Email
NOLA WAY PACKAGE, LLC Owner(s), if different from applicant	Parker Sullivan Contact Name
119 Rosedowne Bend Street Address	601.397.2323 Primary Telephone
Madison / MS / 39110 City / State / Zip Code	spsullivan2323@gmail.com Email

The following items are required for consideration of a conditional use*:

CHECK # 2604
$275.00

- ☒ **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 conditional use, including evidence that the request complies with the requirements of a conditional use.
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***Note that additional items may be required depending on the proposed use. Contact the Community Development Department at 601-824-4580.**

Applicant's Signature: Parker Sullivan **Date:** March 13, 2026

zoning@brandonms.org

Save | Print | Submit via Email

EXHIBIT 2

BRANDON Mississippi

COMMUNITY DEVELOPMENT

Conditional Use Permit
Acknowledgements

COMMUNITY DEVELOPMENT

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: _____

Board of Aldermen Public Hearing: _____

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: [signature] Date: 03-13-2026

Owner: [signature] Date: 03-13-2026

State of Mississippi
County of Rankin
Sworn to and subscribed before me,
Notary: [signature]
Date: 03-13-2026

STATE OF MISSISSIPPI NOTARY PUBLIC ID# 62662 H. KEITH KEETON Commission Expires Jan. 8, 2030 MADISON COUNTY

Revised: 07/18/2017

COMMUNITY DEVELOPMENT

Conditional Use Permit
Acknowledgements

The applicant agrees to:

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Owner: _____ Date: 03-13-2026

State of Mississippi
County of Rankin
Sworn to and subscribed before me,
Notary: _____
Date: 03-13-2026

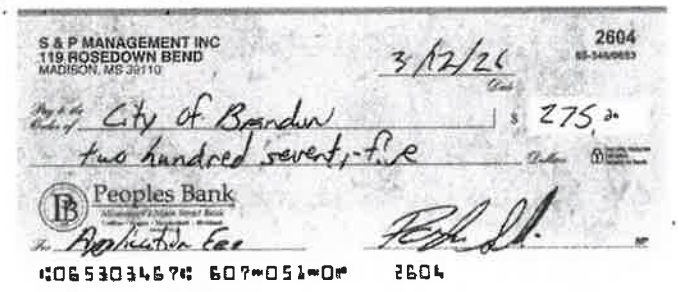
STATE OF MISSISSIPPI NOTARY PUBLIC ID# 62882 H. KEITH KEETON Commission Expires Jan. 8, 2030 MADISON COUNTY

Revised: 07/18/2017

EXHIBIT 3

Non-Refundable $275 Filing Fee made payable to:

The City of Brandon
is attached to the front of this Letter.


S & P MANAGEMENT INC
119 ROSEDOWN BEND
MADISON, MS 39110

2604

3/12/26

Pay to the Order of City of Brandon $ 275.00

two hundred seventy-five

Peoples Bank

For Application Fee

⑆065303467⑆ 607-051-0* 2604

EXHIBIT 4
Ownership Verification Letter
from
S & S RC Holdings, LLC,
dated and signed certifying ownership of the real property
and authorizing applicant,
NOLA Way Package, LLC
d/b/a T.J.'s Fine Wine and Liquor,
to represent Owner.

S & S RC HOLDINGS, LLC

601.397.2323

119 Rosedowne Bend
Madison, Mississippi 39110

spsullivan2323@gmail.com

March 13, 2026

Butch Lee, Mayor
C. Joey Barnette, Director
Community Development Department
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

blee@brandonms.org
jbarnette@brandonms.org

HAND DELIVERED

RE: Ownership Verification Letter for Conditional Use Permit Application from NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor (LIQUOR STORE / PACKAGE STORE)

Gentlemen:

This Ownership Verification Letter from S & S RC Holdings, LLC, is attached to the Conditional Use Permit Application submitted by NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, for a conditional use approval to operate a liquor store/package store in City of Brandon.

In accordance with the Checklist provided by the City of Brandon Community Development Department, this dated and signed verification letter is submitted from S & S RC Holdings, LLC, duly certifying ownership of the real property, which is verified by the Special Warranty Deed also attached to said Application, and upon which the applicant, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, is leasing real property from S & S RC Holdings, LLC, as owner, to operate the applicant's business as NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor.

S & S RC Holdings, LLC, and NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, are owned and operated by the same sole Member, Steven Parker Sullivan, so that NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor is duly authorized to represent Owner, S & S RC Holdings, LLC, in all required aspects before the City of Brandon.

Please let us know whatever additional information and/or documentation is needed.

Respectfully,

Parker Sullivan

S & S RC HOLDINGS, LLC

601.397.2323

119 Rosedowne Bend
Madison, Mississippi 39110

spsullivan2323@gmail.com

March 13, 2026

Butch Lee, Mayor
C. Joey Barnette, Director
Community Development Department
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

blee@brandonms.org
jbarnette@brandonms.org

HAND DELIVERED

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Please let us know whatever additional information and/or documentation is needed.

Respectfully,

Parker Sullivan

EXHIBIT 5
RECORDED PROPERTY DEED AND LEGAL DESCRIPTION

Book 2024 Page 6137-6139
DEED
RCD: 3/25/2024 @ 8:01:54 AM
Rankin County, MS
Mark S. Scarborough, Chancery Clerk

Instrument Prepared by and Return to:
Neill Bryant
MS Bar No.: 103579
Covenant Title, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
(601) 898-4420
File No.: CT24-03-921

Property Derivation:
Book 2024 at Page 5855

Grantor:
Insight Group Development, LLC
4394 Maagum Drive
Flowood, MS 39232
(769) 300-2651

Indexing Instructions:
East Half (E 1/2) of Section 13, T5N, R2E, and in the West Half (W 1/2) of Section 18, T5N, R3E, Rankin County, Mississippi.

Grantee(s):
S & S RC Holdings, LLC
119 Rosedowne Bend
Madison, MS 39110
(601) 317-2733

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **Insight Group Development, LLC**, a Mississippi limited liability company ("Grantor"), does hereby sell, convey and warrant specially, subject to the exceptions and reservations set forth below, unto **S & S RC Holdings, LLC**, a Mississippi limited liability company ("Grantee"), that certain parcel of property lying and being situate in Rankin County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO

(the "Property").

The Property is conveyed subject to, and there is excepted from the special warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

Exhibit A

Legal Description

Certain properties located in the East Half (E 1/2) of Section 13, T5N - R2E, and in the West Half (W 1/2) of Section 18, T5N - R3E, City of Brandon, Rankin County, Mississippi, and being more particularly described as follows:

Commencing at a Formal Iron Pin marking the intersection of the South right-of-way line of U.S. Interstate Highway 20 with the West line of Section 13, T5N - R2E, Rankin County, Mississippi, run thence South 82 degrees 34 minutes 48 seconds East 5,189.70 feet, to a 1/2" iron rebar set near the east top of bank of Woodrun Creek, said point marking the Point of Beginning of the property herein described:

From the Point of Beginning, thence run North 05 degrees 09 minutes 32 seconds West, along said top of bank, 196.57 feet to a 1/2" iron rebar set; thence run North 00 degrees 26 minutes 12 seconds West, along said top of bank, 281.36 feet to 1/2" iron rebar set; thence run North 03 degrees 31 minutes 29 seconds East, along said top of bank, 49.43 feet to a 1/2" iron rebar set on the south right-of-way line of Orleans's Way; thence run South 89 degrees 22 minutes 03 seconds East, along said right-of-way, 825.81 feet, to a 1/2" iron rebar set to the west right-of-way line of an access road; thence leave said south right-of-way of Orleans's Way and run South 00 degrees 00 minutes 23 seconds West, along the west right-of-way line of an access road, 201.16 feet, to a 1/2" iron rebar set; thence run South 13 degrees 00 minutes 21 seconds West, along said right-of-way line, 253.47 feet to a 1/2" iron rebar set; thence leave said right-of-way line and run South 89 degrees 55 minutes 18 seconds West, 36.65 feet to a 1/2" iron rebar found; thence run South 00 degrees 12 minutes 12 seconds East, 65.51 feet to a 1/2" iron rebar set; thence run South 89 degrees 54 minutes 51 seconds West, 693.31 feet, to the Point of Beginning, containing 9.58 acres, more or less.

WITNESS THE SIGNATURE OF THE GRANTOR as of the day first herein acknowledged.

GRANTOR:

Insight Group Development, LLC,
a Mississippi limited liability company

Michael Wimberly, Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of March, 2024, within my jurisdiction, the within named Michael Wimberly, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 97527
ROBERT NEILL BRYANT
Commission Expires
Feb. 20, 2025
RANKIN COUNT

(Signature Page to Special Warranty Deed)

Book:2024 Page:6137-6139
DEED
RCD: 3/25/2024 @ 8:01:54 AM
Rankin County, MS
Mark S. Scarborough, Chancery Clerk

Instrument Prepared by and Return to:
Neill Bryant
MS Bar No.: 103579
Covenant Title, LLC
409 W. Parkway Pl., Ste. 200
Ridgeland, MS 39157
(601) 898-4420
File No.: CT24-03-921

Indexing Instructions:
East Half (E 1/2) of Section 13, T5N, R2E, and in the West Half (W 1/2) of Section 18, T5N, R3E, Rankin County, Mississippi,

Property Derivation:
Book 2024 at Page 5855

Grantor:
Insight Group Development, LLC
4394 Mangum Drive
Flowood, MS 39232
(769) 300-2651

Grantee(s):
S & S RC Holdings, LLC
119 Rosedowne Bend
Madison, MS 39110
(601) 397-2323

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, **Insight Group Development, LLC**, a Mississippi limited liability company ("Grantor"), does hereby sell, convey and warrant specially, subject to the exceptions and reservations set forth below, unto **S & S RC Holdings, LLC**, a Mississippi limited liability company ("Grantee"), that certain parcel of property lying and being situate in Rankin County, Mississippi, and being more particularly described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO

(the "Property").

The Property is conveyed subject to, and there is excepted from the special warranty of this conveyance, those certain recorded oil, gas or mineral leases, royalty reservations or other mineral conveyances, all recorded restrictive covenants, building restrictions, rights-of-way, zoning ordinances or easements affecting the Property.

WITNESS THE SIGNATURE OF THE GRANTOR as of the day first herein acknowledged.

GRANTOR:

Insight Group Development, LLC,
a Mississippi limited liability company

Michael Wimberly, Manager

STATE OF MISSISSIPPI
COUNTY OF MADISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of March, 2024, within my jurisdiction, the within named Michael Wimberly, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he executed the same in his representative capacity, and that by his signature on the instrument, and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

Notary Public

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 67527
ROBERT NEILL BRYANT
Commission Expires
Feb. 20, 2028
RANKIN COUNTY

(Signature Page to Special Warranty Deed)

Exhibit A

Legal Description

Certain properties located in the East Half (E 1/2) of Section 13, T5N - R2E, and in the West Half (W 1/2) of Section 18, T5N - R3E, City of Brandon, Rankin County, Mississippi, and being more particularly described as follows:

Commencing at a Found Iron Pin marking the intersection of the South right-of-way line of U.S. Interstate Highway 20 with the West line of Section 13, T5N - R2E, Rankin County, Mississippi, run thence South 82 degrees 34 minutes 48 seconds East 5,189.70 feet, to a 1/2" iron rebar set near the east top of bank of Woodrun Creek, said point marking the Point of Beginning of the property herein described:

From the Point of Beginning, thence run North 05 degrees 09 minutes 32 seconds West, along said top of bank, 196.57 feet to a 1/2" iron rebar set; thence run North 00 degrees 26 minutes 12 seconds West, along said top of bank, 281.36 feet to 1/2" iron rebar set; thence run North 03 degrees 31 minutes 29 seconds East, along said top of bank, 49.43 feet to a 1/2" iron rebar set on the south right-of-way line of Orlean's Way; thence run South 89 degrees 52 minutes 02 seconds East, along said right-of-way, 825.81 feet, to a 1/2" iron rebar set to the west right-of-way line of an access road; thence leave said south right-of-way of Orlean's Way and run South 00 degrees 00 minutes 23 seconds West, along the west right-of-way line of an access road, 201.16 feet, to a 1/2" iron rebar set; thence run South 13 degrees 00 minutes 21 seconds West, along said right-of-way line, 263.47 feet to a 1/2" iron rebar set; thence leave said right-of-way line and run South 89 degrees 55 minutes 18 seconds West, 56.65 feet to a 1/2" iron rebar found; thence run South 00 degrees 13 minutes 12 seconds East, 65.51 feet to a 1/2" iron rebar set; thence run South 89 degrees 54 minutes 51 seconds West, 693.31 feet, 10 the Point of Beginning, containing 9.58 acres, more or less.

RANKIN COUNTY, MS MARK S. SCARBOROUGH, CHANCERY CLERK
I CERTIFY THIS INSTRUMENT WAS FILED ON 3/25/2024 8:01:54 AM AND RECORDED IN DEED 2024 6137

EXHIBIT 6

LEASE

of

3,690 sq ft. Heated and Cooled

Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042

by

S & S RC Holdings, LLC,

(as Owner/Lessor of the Property)

to

NOLA Way Package, LLC,

(as Conditional Use Applicant/Lessee)

for operation of the business as

T.J.'s Fine Wine and Liquor

Docusign Envelope ID: 38DF01A5 65E5 465A A051-2BE70ECBC8C7

LEASE AGREEMENT

This Lease Agreement ("Lease" or "Agreement") is made effective as of the 12th day of March, 2026 (the "Effective Date"), between S&S RC Holdings, LLC, a Mississippi limited liability company ("Lessor"), and Nola Way Package LLC, a Mississippi limited liability ("Lessee").

ARTICLE 1
PREMISES, COMMENCEMENT DATE, AND TERM

1.01 Premises. Lessor hereby leases to Lessee, and Lessee hereby leases from Lessor, approximately 3,690 rentable square feet, known as Suites D, (the "Premises" or "Leased Premises"), that is part of the development known as Orleans Way located at 237 Orleans Way, Brandon, MS 39042 (the "Property"). The Property only consists of the inline retail strip center that is contiguous to the Sullivan grocery store and does not include any outparcels or adjacent property.

1.02 Term. The term of this Lease shall be for a period of ten (10) years and three (3) months beginning on the Commencement Date (defined below). This period (including any renewals) shall be referred to as the "Term."

1.03 Renewal Option. Lessee shall have two (2) options to renew this lease for successive five (5) year periods (each, an "Extended Term"). To exercise each Extended Term, Lessee shall provide written notice to Lessor at least one hundred twenty (120) days prior to the expiration of the current term. Lessee's right to exercise any renewal option is conditioned upon Lessee not being in default of the lease beyond an applicable notice or cure periods, either at the time of written notice or at the commencement of the Extended Term.

1.04 Commencement Date. This Lease shall commence on May 1, 2026.

1.04 Possession. Possession of the Premises shall be given to Lessee upon completion of the Initial Improvements pursuant to Section 8.02.

ARTICLE 2
RENT AND OTHER CHARGES

2.01 Payment of Rent. Beginning on the Commencement Date, Lessee covenants and agrees to pay the Minimum Rent and Additional Rent, as those terms are hereinafter defined (collectively "Rent") to Lessor, in equal monthly installments on the first day of each calendar month, in advance, for each and every month in the Lease Term without demand, notice, setoff or offset or other reduction or diminution.

2.02 Minimum Rent. The Minimum Rent shall be $20.00 per square foot during the first Term of the Lease. Thereafter, the Minimum Rent shall increase in accordance with the following schedule:

Period	Minimum Rent PSF	Monthly Minimum Rent
Years 1-10	$20.00	6,150

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LEASE AGREEMENT

This Lease Agreement ("Lease" or "Agreement") is made effective as of the 12th day of March, 2026 (the "Effective Date"), between S&S RC Holdings, LLC, a Mississippi limited liability company ("Lessor"), and Nola Way Package LLC, a Mississippi limited liability ("Lessee").

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2.03 Additional Rent. In addition to Minimum Rent, Lessee shall pay all other sums and charges required to be paid by Lessee to Lessor pursuant to the terms of this Lease, including, but not limited to, Tax Payments, CAM Payments, and Insurance Payments as defined herein ("Additional Rent"). Additional Rent shall be based on the rental square footage of the Premises in relation to the Gross Leasable Area of the Property ("Pro Rata Share"). The term "Gross Leasable Area" shall mean the aggregate leasable area (in square feet) in the Property as designated by the Landlord on the first day of January for the relevant calendar year for which any such calculation is being made.

(1) CAM Charges. Lessee shall be liable for its Pro Rata Share of all costs and expenses related to the maintenance, repairs, management, control and operation of the Premises and Common Areas, which could possibly include, but are not required to include, without limitation, costs, charges and expenses related to landscaping, irrigation, lighting, security, inspections, repairs, replacements, modifications, janitorial services, administrative services, legal work, the overall shopping center development of which the Property is a part, accounting work, management, utilities, trash collection, parking lot striping and painting (collectively, the "CAM Charges"). Lessee shall reimburse Lessor therefor upon demand; provided, however, that for purposes of this Agreement, Lessee's Pro Rata Share of the management fee constituting part of the CAM Charges shall be deemed to be an amount equal to 5% of the Minimum Rent, regardless of the actual management fees, if any, charged for the management of the Property, and regardless of whether the Property is managed by Lessor or a third-party management company. Lessor may estimate the amount of such CAM Charges, and Lessee shall pay its Pro Rata Share of such estimated amount in advance monthly in conjunction with the payments of Minimum Rent ("CAM Payments").

(2) Tax Payment. Lessee shall be liable for its Pro Rata Share of all property taxes, assessments and related charges imposed, assessed, or levied upon the Property (collectively, "Taxes"), and Lessee shall reimburse Lessor therefor upon demand. Lessor may estimate the amount of such Taxes, and Lessee shall pay its Pro Rata Share of such estimated amount in advance on a monthly basis in conjunction with the payments of Minimum Rent ("Tax Payments").

Notwithstanding any other provision in this Lease to the contrary, Lessee shall be solely responsible for and shall pay all taxes and assessments on (i) any personal property, fixtures, inventory and other items of any sort located on, in or about the Property that is owned, controlled or used by Lessee and (ii) any other taxes or governmental charges of any sort or nature whatsoever assessed or charged in connection with Lessee's use or occupancy of the Leased Space and the business located in the Premises. Lessee shall pay all taxes and other charges for which it is responsible, as applicable, on or before the date on which they are due directly to the appropriate taxing authority. Upon request from time to time, Lessee shall provide Lessor with evidence of its compliance with this section.

(3) Insurance Payment. In addition to and separate from the Minimum Rent, Lessee will pay to Lessor its Pro Rata Share of any insurance Lessor obtains to cover the Property (the "Insurance Payments"), monthly in advance, on the first day of each month for each and every month during the Lease Term. If the Lease Term does not begin on the first day of a calendar month or the first day of the calendar year, Lessee shall pay a pro rata portion of such sum for such partial month and such partial

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year.

(4) True Up of Additional Rent. Lessee agrees to pay estimated Additional Rent, such that its total Rent payments during the first year of the Term of the Lease are as follows:

Minimum Rent	Additional Rent	Monthly Payment	Annual Payments
$6,150	$1,537.50	$7,687.50	$92,250

Within six (6) months following the end of each calendar year during the Lease Term, Lessor will give Lessee written notice of the total amount(s) paid by Lessee for the relevant calendar year together with the actual amount of Lessee's share of any of the CAM Charges, Tax Payments, and Insurance Payments for such calendar year. If the actual amount of Lessee's share of any of these costs with respect to such period exceeds the aggregate amount(s) previously paid by Lessee with respect thereto during such period, Lessee shall pay to Lessor the deficiency within ten (10) days following notice from Lessor. If the aggregate amount(s) previously paid by Lessee with respect thereto exceeds Lessee's share of any of these costs for such period, then, at Lessor's election, such surplus (net of any amounts then owing by Lessee to Lessor) shall be credited against the next ensuing installment of any of such costs due hereunder by Lessee, or Lessor may refund such net surplus to Lessee. Should Lessee question the accuracy of any such costs, Lessee's right to dispute any such costs shall be conditioned upon payment to Lessor of Lessee's share thereof prior to its right to contest any such costs with an adjustment thereafter, if necessary.

2.04 Late Fee. In the event that the Lessee fails to make any rent payment on or before the fifth (5th) day of the month, then Lessee shall charged a late fee in the amount of $50 per day until the full balance due is received. The late fee shall be in addition to all other rights and remedies Lessor may be entitled to under this Lease and applicable law.

2.05 Security Deposit. Lessee shall deposit with Lessor on the signing of this Lease the sum of $6,150 as a Security Deposit for the performance of Lessee's obligations under this Lease, including without limitation the surrender of possession of the Premises to Lessor as herein provided. If Lessor applies any part of the Security Deposit to cure any default of Lessee, Lessee shall, on demand, deposit with Lessor the amount so applied so that Lessor shall have the full deposit on hand at all times during the Term, and any Extended Term, of this Lease.

ARTICLE 3
USE OF PREMISES

3.01 Use of Premises. Except as otherwise provided in this Lease, Lessee may only use the Premises as a restaurant primarily offering barbeque and smoked meats and related sales, catering, and servicing, unless written consent is given by Lessor which consent shall not be unreasonably withheld. Lessee agrees not to violate any exclusive uses granted to other tenants at the Shopping Center.

3.02 Continuous Operation. Lessee shall promptly open for business and shall continuously operate its business within the Premises during normal business hours for the remainder of the Term.

3.03 Compliance with Rules and Regulations. Lessee shall use and occupy the Premises in accordance with the rules and regulations for the use of the Property established from time to time by the Lessor.

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3.04 Parking. Lessee and its customers shall comply with all parking regulations implemented by Lessor, possibly including the designation of certain spaces in which the Lessee and its customers must park, or may not park.

3.05 Ordinances and Statutes. Lessee shall comply with all statutes, ordinances, and requirements of all local, municipal, state and federal authorities now in force, or which may hereafter be in force, pertaining to the Premises, occasioned by or affecting the use thereof by Lessee. Any illegal activity at or around the Premises caused by Lessee or its representative(s) shall immediately cause the Lessee to be in default of this Lease. Lessee shall indemnify and hold Lessor harmless for any violations by Lessee of state, local, or federal laws, statutes, ordinances, authorities, and other requirements.

3.06 Personal Property. Lessee is solely responsible for any and all personal property on Premises and any loss from same is the Lessee's loss and liability, unless such loss is caused by the gross negligence of the Lessor.

3.07 Security Services. Lessee acknowledges and agrees that Lessor is not providing any security services with respect to the Premises or Property and that Lessor shall not be liable to Lessee for, and Lessee waives any claim against Lessor with respect to, any loss by theft or any other damage suffered or incurred by Lessee in connection with any unauthorized entry into the Premises or any other breach of security with respect to the Premises unless such damage is caused by the gross negligence or misconduct of Lessor or its employees, contractors, or agents.

3.08 Financial Information. Prior to the Effective Date, Lessee and Guarantor(s) agree to provide Lessor with current certified copies of their balance sheets and certified income statements for the current fiscal year and the prior two (2) full fiscal years. Throughout the Term of this Lease and any Extended Term, Lessee and Guarantor agree to provide Lessor with updated certified copies of their income statements, balance sheets, and other financial information that Lessor may reasonably request within ten (10) days written notice from Lessor.

ARTICLE 4
MAINTENANCE AND REPAIRS

4.01 Maintenance of Premises. With the exception of the Lessor Repairs, if any, Lessee shall promptly complete any and all maintenance, repairs, renovations and replacements of any sort necessary to maintain the Premises (and all parts thereof, including drywall, lighting, mechanical equipment, HVAC, electrical equipment, plumbing and landscaping) in good condition, appearance, function, order and repair. Lessee shall use all equipment, machinery, plumbing and other items in the Premises only for their intended purpose, and shall maintain all such items in accordance with any manufacturers' and maintenance companies' recommendations. Lessee shall maintain appropriate maintenance contracts on the HVAC system and any other equipment located in the Premises. The HVAC system shall be checked and serviced on a regular basis at least once every quarter. Lessee shall be responsible for up to $1,000 per year in HVAC maintenance and /or repair expense not including the cost of the HVAC maintenance contract. If at any time during the lease term the HVAC units fail beyond reasonable repair, Lessor will replace said unit or units at Lessor's sole cost and expense provided proper maintenance has been documented. All maintenance, repairs, renovations and replacements of Lessee shall be completed using quality materials by licensed and insured repairpersons or contractors in compliance with all applicable

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laws, codes, ordinances and regulations. Lessee shall surrender the Premises at Lease termination hereof, in as good a condition as received, reasonable wear and tear excepted.

4.02 Common Area Maintenance and Lessor Repairs. Lessor shall, in its sole discretion, maintain, manage, operate, repair, replace, improve and/or modify the Common Areas and the roof (including keeping the roof free of leaks). gutters, downspouts, imbedded plumbing electrical lines, foundation, structural components and exterior walls of the Premises and Property (collectively, the "Lessor Repairs"); provided, however, that in no event shall Lessor be required to maintain or repair any damage caused by any act or omission of Lessee or its customers, employees, or agents (for which Lessee shall be responsible).

ARTICLE 5
RIGHT OF FIRST REFUSAL

[Intentionally omitted]

ARTICLE 6
UTILITIES

6.01 Utilities. Lessor will provide Premises as separately metered, and Lessee shall be responsible for all separately metered utilities (water and sewer utility services, gas, electricity, and heating) consumed on the Premises, and miscellaneous services including, but not limited to, those for Internet, premises burglar alarm monitoring, and telephone and internet services. Lessee shall be responsible for obtaining and paying for directly all other utilities and services.

ARTICLE 7
SIGNAGE

7.01 Signage. Lessee shall be solely responsible for signage including but not limited to design, manufacture, permitting, installation and maintenance. Lessee shall obtain prior written consent of sign design and installation from Lessor, which consent shall not be unreasonably withheld, and the City of Brandon. All signs installed shall be kept in good condition and in proper operating order at all times. Lessee shall be responsible for removing all signage and repairing any damage caused thereby at the expiration or termination of this Lease.

ARTICLE 8
CONSTRUCTION AND ALTERATIONS

8.01 Condition of Premises. Lessee covenants and agrees that, upon taking possession of the Premises, Lessee will be deemed to have accepted the Premises "AS IS" and Lessee will be deemed to have waived any and all objections to the condition of the Premises and any and all warranties concerning the premises, including, without limitation, any warranty of condition or habitability, suitability for occupancy, use of habitation, fitness for a particular purpose or merchantability, restrictions, easements, expressed or implied relating to the Premises, or compliance with the Americans With Disabilities Act. Lessee acknowledges that, given the age of the Property, that asbestos or materials containing asbestos

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may exist in the Property or Leased Premises. Lessor shall not be required to make any improvements, alterations or modifications to the Premises, except as set forth in Section 8.02.

8.02 Lessor Improvements.

(A) Lessor will, at Lessor's expense, provide the following improvements to the Premises (the "Initial Improvements") using the Lessor's standard materials and finishes by Lessor's preferred contractors:

1. Lessor covenants and agrees to deliver the Premises in a "warm box" condition. Warm box condition means one (1) hung, five (5) ton HVAC systems, power to the Premises, and interior demising walls with sheet rock.
2. Lessor warrants that, upon Lessee's possession of the Premises, there are no outstanding violations affecting the Premises, and that the building and Premises meets all current code, ordinances, etc. including but not limited to building, electrical, plumbing, fire/life safety.
3. All other improvements to the space required to obtain permit or certificate of occupancy, or license to operate will be Lessee's responsibility and at the Lessee's sole costs.

(B) Notwithstanding the foregoing, Lessor may, in its sole discretion from time to time, modify the location, dimension, size, use, identity and type of all or any part of the Property. Any such modifications, demolition or construction shall not affect the requirements, obligations, terms and provisions of this Agreement in any way, and Lessee shall have no claim or right of any sort related thereto.

8.03 Lessee Improvements and Alterations.

(A) In addition to the Initial Improvements, Lessor will provide a tenant improve allowance of up to $ per square foot of the Premises ($0) (the "Build Out Allowance") to be applied toward any and all costs associated with construction of improvements to the Premises (the "Lessee's Work"), including, but not limited to, construction costs, architectural fees, engineering fees, permitting fees and construction management fees.

(B) Lessor shall pay to Lessee the Build Out Allowance within thirty (30) days after receipt of the following (on forms to be furnished by Lessor where applicable); provided that Lessee is not in default of any terms, provisions and conditions of the Lease:

a. A copy of a certificate of occupancy with regard to the Premises (or other certificates acceptable to Lessor evidencing inspection and accept of all of Lessee's construction by appropriate government authorities);

b. General Contractor's affidavit and lien waivers with respect to the Premises, executed by the general contractor(s) and design professionals performing Lessee's Work stating that construction has been fully completed and that all subcontractors, laborers and material suppliers engaged in or supplying materials for such work have been paid in full;

c. A General Contractor's list identifying all subcontractors and materialmen who furnished labor and/or materials for Lessee's Work along with lien waiver executed by all subcontractors and materialmen who shall have furnished labor and/or materials for Lessee's Work;

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d. Notice from Lessee to Lessor that Lessee has opened for business at the Premises;

e. Delivery to Lessor of certificates or duplicate originals of all insurance which Lessee is required to carry under the terms of this Lease; and

f. Payment by Lessee to Lessor of such Minimum Rent and other sums as shall have come due between the Commencement Date of the Lease and the date upon which Lessee makes application for payment of its Build Out Allowance.

In the event Lessor elects to terminate this Lease by reason of an Event of Default, then addition to any other sums or amount due to Lessor, Lessee shall pay to Lessor the unamortized portion of the Build Out Allowance from date of termination.

Without limiting the foregoing, Lessor at its sole option hereby retains the right to (a) withold from the Build Out Allowance an amount equal to the total monies due to any contractor, subcontractor, supplier or materialman who provided or supplied labor, services, goods or materials to the Premises, (b) issue two-party checks to Lessee and the contractors, subcontractors, suppliers or materialmen to whom Lessee owes funds, or (c) offset from and against the Build Out Allowance any monies due to Lessor under the terms of this Lease.

(C) Any and all costs associated with the construction of the Lessee's Work in excess of the Build Out Allowance shall be the responsibility of the Lessee. Other than the Build Out Allowance, Lessee shall be responsible for the entire cost of the Lessee's Work, including, without limitation, architectural and engineering fees, plans and any revision thereto. Lessee agrees that the Build Out Allowance shall not be applied to the costs of any trade fixtures, furniture, equipment or other items or expenses not constituting capital improvements to the Premises. In the event that the Lessee's Work is less than the Build Out Allowance, any remaining Build Out Allowance shall be deemed waived by Lessee and Lessor shall have no obligation to disburse such unused amount.

(D) With the exception of the Lessee's Work attached hereto as Exhibit "A", Lessee shall not make any alterations, additions, or improvements, in, to or about the Premises without first obtaining the written consent of Lessor, which consent shall not be unreasonably withheld. Lessee shall be solely responsible and shall pay for the expense or any improvements, alterations, or modifications it makes to the Premises.

(E) Promptly upon taking possession of the Premises, Lessee shall commence Lessee's Work and shall diligently prosecute same until completion. Lessee shall be solely responsible for completing Lessee's Work, including, but not limited to, design, permitting, construction, project management, and site safety, and Lessee agrees to defend, indemnify, and hold Lessor harmless for any and all claims arising out of or related to Lessee's Work. Lessee warrants and represents that Lessee's Work will comply with all applicable code requirements and agrees to remedy any non-compliance at Lessee's sole expense. Lessee shall be solely responsible and shall pay for the expense of any improvements, alterations, or modifications it makes to the Premises or Property. Lessee acknowledges that the Property, including the building in which the Premises is located, has existing tenants, and Lessee agrees to perform Lessee's Work (and any other work permitted under this Lease) so as to not unreasonably interfere with the existing tenants' operations and enjoyment of their respective premises.

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(F) Promptly upon request by Lessor, Lessee shall provide a list of all design professionals, contractors, subcontractors, and material suppliers who have or will be providing labor, material, or services related to the Premises.

(G) Lessee shall promptly pay everyone who provides labor, material, or services related to the Premises and shall obtain lien waivers in a form compliant with Mississippi law in connection with each payment.

8.04 Ownership of Improvements. With the exception of Lessee's unattached, movable trade fixtures and unattached, movable personal property, all renovations, additions, build-out, repairs, replacements, alterations, fixtures and other improvements of any sort in or about the Premises shall automatically be the property of and owned by Lessor.

8.05 Right to Remeasure. After completion of Lessor's Work, the Premises will be measured in accordance with ANSI/BOMA Z65.1-1996. If such measurement results in a change of the rental square footage of the Premises, the parties shall execute an amendment to this Lease reflecting such change, and all charges and other provisions under this Lease that are based on such square footage shall be modified accordingly. Aby overpayments by Lessee shall be refunded by Lessor or credited against future rent (at Lessor's option), and any under payments by lessee shall be paid within the next accruing monthly rent payment.

ARTICLE 9
ASSIGNMENT AND SUBLETTING

9.01 Assignment and Subletting by Lessee. Lessee shall not assign this Lease or sublet any portion of the Premises without prior written consent of the Lessor, which consent CAN be unreasonably withheld. Upon any request or proposal by Lessee to undertake an assignment or sublease, Lessee shall pay all of Lessor's fees, costs and expenses, including reasonable attorneys' fees, arising out of Lessor's evaluation of such request and, if applicable, the negotiation of the terms of such assignment or sublease. Consent by Lessor to one or more assignments or subleases shall not operate as a waiver of Lessor's rights with respect to any subsequent assignment or sublease. Unless otherwise specifically and expressly provided in this section or specifically agreed in writing by Lessor, no sublease or assignment of any sort by Lessee (whether or not Lessor consented thereto) shall release Lessee from any of its obligations or liabilities hereunder, and the terms of this Agreement shall be unaffected thereby.

9.02 Assignment by Lessor. Lessor shall have the right to assign the Agreement or sell the Property at any time during the Lease Term. In the event of the conveyance of the Property by Lessor or the assignment of this Agreement by Lessor to any person or entity who assumes Lessor's obligations hereunder, Lessor shall thereby be automatically released from any obligations or liabilities of any sort hereunder which accrue after such assignment, and Lessee hereby agrees to look solely to such successor in interest of Lessor for the performance of such obligations.

ARTICLE 10
LESSOR'S RIGHT OF ENTRY

10.01 Lessor's Right of Entry. Lessee shall permit Lessor or Lessor's agents to enter upon the Premises

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at reasonable times or upon reasonable advance notice for any reason whatsoever including, but not limited to, inspecting the Premises or showing the Premises to prospective purchasers or tenants. However, advance notice to Lessee shall not be required in the event that access to the Premises is considered an emergency and advance notice to Lessee is not practicable. In that event, Lessor shall be required to give notice to Lessee as soon as reasonably practicable.

ARTICLE 11
INDEMNIFICATION

11.01 Indemnification. Each party (in the capacity of "Indemnitor") hereby agrees to indemnify and hold the other (in the capacity of "Indemnitee") harmless from all liability, loss and expense resulting from bodily injuries (including death) or from injury or destruction of tangible property occurring on the Premises or Property and arising out of such Indemnitor's acts or omissions or use thereof, except if caused by the gross negligent or intentional act or omission of the Indemnitee, its contractors, agents, employees, licensees or that of other tenants, provided that the Indemnitor shall be promptly notified on any suits, proceedings, claims or demands for which the Indemnitee requests indemnification and the Indemnitor shall have the right to assume the entire control of the defense thereof and the Indemnitee shall cooperate fully with the Indemnitor in such defense. Notwithstanding any other provision in this Lease, Lessee agrees that Lessor shall have no obligation to indemnify Lessee for any claims related to mold, bacteria, or fungal growth located in the Premises or Property and Lessee agrees to defend and hold harmless Lessor for any claims relating to same.

ARTICLE 12
INSURANCE

12.01 Commercial General Liability Insurance. Lessee, at its expense, shall maintain commercial general liability insurance including contractual liability coverage with a single combined liability limit of at least "$1,000,000" per occurrence for bodily injury or property damage caused by Lessee's occupancy. Lessee shall provide Lessor within 30 days of execution of this Lease, a Certificate of Insurance showing Lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage. To the maximum extent permitted by insurance policies, which may be owned by Lessor or Lessee, Lessee and Lessor, for the benefit of each other, waive any and all rights of subrogation, which might otherwise exist. All the insurance required under this Lease shall be issued by insurance companies authorized to do business in the State of Mississippi with a Standard & Poor's claims paying ability rating of BBB or better and be issued as a primary policy. If Lessee fails to provide Lessor satisfactory evidence of proof of insurance, Lessor shall be entitled to procure insurance at Lessee's expense.

12.02 Property Insurance. Lessor shall obtain insurance covering the Property wherein the Premises is located and Lessee shall reimburse Lessor for the cost of such insurance as an Insurance Payment in accordance with Section 2.03. Lessee shall be responsible for any additional insurance it desires, including personal property insurance.

12.03 Environmental Insurance. If Lessor requires Lessee to obtain environmental insurance as provided for in Section 13.01 below, then Lessee shall obtain environmental insurance in any amounts reasonably required by Lessor at Lessee's sole expense. If Lessee fails to provide Lessor reasonable

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proof of insurance, then Lessor may obtain insurance coverage and charge such insurance premiums to Lessee.

12.04 Builder's Risk Insurance. Prior to commencing Lessee's Work, Lessee shall obtain builder's risk insurance in an amount sufficient to cover the full replacement value of Lessee's Work until such work is complete.

ARTICLE 13
HAZARDOUS MATERIALS

13.01 Hazardous Materials. Lessee shall not permit or cause any party to bring any other hazardous material upon the Premises or store or use any hazardous material in or about the Premises without Lessor's prior written consent. If Lessee is permitted to bring, store, or use any hazardous material on the Premises, Lessee shall obtain environmental or hazardous material insurance in an amount reasonably acceptable to the Lessor. Lessee shall defend, indemnify, and hold Lessor harmless from and against any and all losses, claims, demands, actions, suits, damages, expenses, and costs (including, without limitation, actual attorneys' fees, consultant fees or expert fees) which are brought or recoverable against, or suffered or incurred by Lessor as a result of any release of or damage from hazardous materials. The obligations under this paragraph shall survive any termination of this Lease.

ARTICLE 14
EMINENT DOMAIN

14.01. If the Premises or any part thereof that would materially affect Lessee's use of the Premises shall be taken by eminent domain, this Lease shall terminate on the date when title vests pursuant to such taking. The Minimum Rent shall be apportioned as of the termination date, and any rent paid for and period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Lessee may file a claim for any taking of fixtures, equipment, personal property, and improvements owned by Lessee, and for moving expenses.

14.02. If any part of the Common Area or Property other than the Premises should be taken by eminent domain, this Lease shall not terminate, nor shall the Minimum Rent be reduced, unless the taking results in a reduction in parking area such that the remaining parking area shall be less than the amount required under any applicable ordinance or statute.

14.03. All compensation awarded for any taking (or the proceeds of private sale in lieu thereof) of the Premises or Common Area or Property shall be the property of the Lessor, and Lessee hereby assigns its interest in any such award to Lessor; provided, however, that Lessor shall have no interest in any award made to Lessor for any reason including, without limitation, loss of business, the taking of Lessee's fixtures and other property and relocation expenses but Lessee shall have no right to any portion of the award based on the leasehold interest.

ARTICLE 15
DAMAGE OR DESTRUCTION OF PREMISES AND RIGHT OF RELOCATION

15.01 Destruction of Premises. In the event of a partial destruction of the Premises during the term

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hereof, from any cause, Lessor shall forthwith repair the same, at Lessor's or Lessee's cost, depending on cause, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this Lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which making the repairs cannot be made within sixty (60) days, Lessor, at its option, may make the same within a reasonable time, this Lease continuing in effect, and in the event that Lessor shall not elect to make such repairs which cannot be made within sixty (60) days, this Lease may be terminated at the option of either party. In the event that the building in which the Premises may be situated is destroyed to an extent of not less than one-third of the replacement cost, Lessor may elect to terminate this Lease whether the Premises be injured or not. A total destruction of the Property in which the Premises may be situated shall terminate this Lease.

15.02 Relocation. At any time and for any reason, upon at least thirty (30) days prior written notice to Lessee ("Notice of Relocation"), Lessor may require Lessee to relocate to another lease space of approximately the same size as the Premises within the Property ("Relocation Space"). Lessor shall, at its cost and expense, complete construction of the Relocation Space on a "Turn Key" basis substantially similar to the then-existing Leased Premises. Lessor shall pay all reasonable out-of-pocket expenses of any such relocation, including the expenses of moving and reconstruction of all Lessee-furnished improvements (if any) and Lessor-furnished improvements (if any) at the Leased Premises. In the event the Relocation Space is larger than the Leased Premises, the Minimum Rent and Additional Rent due under this Lease shall not be altered; however, in the event the Relocation Space is smaller than the Leased Premises, the Minimum Rent and all Additional Rent shall be proportionately reduced based upon the floor area of the Relocation Space. Except for the reduction (if any) in Minimum Rent and Additional Rent, upon Lessee's relocation to the Relocation Space, all of the terms, covenants and conditions of this Lease shall continue unchanged and in full force and effect, except that a description of the Relocation Space shall be substituted for the description of the Leased Premises, and thenceforth the Relocation Space shall be deemed for all purposes to be the Leased Premises. Failure by Lessee to relocate to the Relocation Space following construction of same by Lessor shall constitute an "Event of Default" hereunder (as defined in Article 16) and Landlord shall be entitled to all remedies available to it under the terms of this Lease, at law, or at equity and Lessee shall be liable for all costs incurred by Lessor in constructing the improvements at the Relocation Space.

ARTICLE 16
DEFAULT AND REMEDIES

16.01 Events of Default. Each of the following acts or omissions of Lessee or occurrences shall constitute an "Event of Default":

(a) Failure or refusal by Lessee to pay timely Minimum Rent or any other sum when due hereunder; or

(b) Failure or refusal by Lessee to comply with any of its non-monetary obligations under this Lease; or

(c) Abandonment or vacating of the Premises or any significant portion thereof; or

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(d) The entry of a decree or order for relief by a court having jurisdiction over Lessee or any guarantor of Lessee's obligations hereunder in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Lessee or any guarantor of Lessee's obligations hereunder or for any substantial part of either of such parties' property, or ordering the winding-up or liquidation of either of such parties' affairs; or

(e) The commencement by Lessee or any guarantor of Lessee's obligations hereunder of a voluntary case under the federal bankruptcy laws, as now constituted or hereafter amended, or any other applicable federal or state bankruptcy, insolvency or other similar law, or the consent by either of said parties to the appointment of a receiver, liquidator, assignee, trustee, custodian, sequestrator (or other similar official) of any substantial part of the property of Lessee or any guarantor of Lessee's obligations hereunder, or to the taking possession of any such property by any such functionary or the making of any assignment for the benefit of creditors by either Lessee or any guarantor of Lessee's obligations hereunder, or the failure of Lessee or any guarantor of Lessee's obligations hereunder generally to pay its debts as such debts become due, or the taking of corporate action by any corporate Lessee or any corporate guarantor of Lessee's obligations hereunder in furtherance of any of the foregoing; or

(f) The death of Lessee or any Guarantor; or the commencement of steps or proceedings toward the dissolution, disassociation, winding up, or other termination of the existence of Lessee or any Guarantor, or toward the liquidation of either Lessee's or any Guarantor's respective assets; or

(g) Subject to any possession or opening contingencies, if any, Lessee's failure to take possession of the Premises or Lessee's failure to open for business in the Premises on the Commencement Date; or

(h) Any violation of this Lease or applicable law in relation to the Premises.

In any Event of Default, Lessor shall provide notice to Lessee for a chance to cure. In the case of a monetary Event of Default, Lessee shall have five (5) days to cure the Event of Default. In the case of a nonmonetary Event of Default, Lessee shall have ten (10) days to cure the Event of Default. If a non-monetary default is not capable of being cured within ten days, then Lessee shall commence cure efforts within ten days of receiving notice and shall diligently prosecute same until completion.

16.02. Remedies of Default. If any Event of Default shall occur, Lessor may, at its option, in addition to all other rights and remedies given hereunder or by law or equity, do any one or more of the following:

(a) Terminate this Lease, in which event, Lessee shall immediately surrender possession of the Premises to Lessor;

(b) Enter upon and take possession of the Premises and expel or remove Lessee and any other occupant therefrom, with or without having terminated the Lease;

(c) Alter locks and other security devices at the Premises; and

(d) Exercise any other right or remedy provided in this Lease, by law or in equity, including, but not limited to, acceleration of Rent.

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16.03 Non-Waiver. Exercise by Lessor of any one or more remedies hereunder granted or otherwise available shall not be deemed to be an acceptance of surrender of the Premises by Lessee, whether by agreement or by operation of law, it being understood that such surrender can be effected only by the written agreement of Lessor and Lessee.

16.04 Right to Change Locks; Waiver of Damages. Upon the occurrence of an Event of Default, Lessor shall not be obligated to give any notice (written or oral) regarding alteration of locks or other security devices at the Premises, or notice (written or oral) to vacate the Premises, or notice of liability for Lessor's attorney's fees prior to Lessor's alteration of such locks or security devices or institution of proceedings in forcible detainer. In the event Lessor exercises its rights to alter the locks at the Premises, Lessor shall only be required to provide Lessee with a new key during Lessor's regular business hours, provided that in no event shall Lessor be required to provide Lessee a new key until such time as Lessee cures all defaults under the Lease. No such alteration of locks or other security devices and no removal or other exercise of dominion by Lessor over the property of Lessee or others at the Premises shall be deemed unauthorized or constitute a conversion or trespass, Lessee hereby consenting, after any Event of Default, to the aforesaid exercise of dominion over Lessee's property within the Leased Premises. All claims for damages by reason of such re-entry and/or repossession and/or alteration of locks or other security devices are hereby waived, as are all claims for damages by reason of any distress warrant, forcible detainer proceedings, sequestrator proceedings or other legal process. Lessee agrees that any re-entry by Lessor may be pursuant to judgment obtained in forcible detainer proceedings or other legal proceedings or without the necessity for any legal proceedings, as Lessor may elect, and Lessor shall not be liable in trespass or otherwise.

16.05 Reletting. In the event of termination of this Lease or of Lessee's right to possession of the Premises or repossession of the Premises for an Event of Default, Lessor shall not have any obligation to relet or to attempt to relet the Premises, or any portion thereof, or to collect rental after reletting (if any); but Lessor shall have the option to relet or to attempt to relet and, in the event of reletting, Lessor may relet the whole or any portion of the Premises for any period, to any tenant, and for any use and purpose.

16.06 Liability for Future Rent. In the event Lessor elects to terminate this Lease or Lessee's right to possession of the Premises upon the occurrence of an Event of Default, then Lessee shall be liable for and shall pay to Lessor upon demand, the sum of all Rent and other indebtedness accrued to the date of such termination, plus, as damages, an amount equal to the present value (computed as of the date of any such termination using a discount factor equal to three percent (3%) per annum) of the total Minimum Rent for the remainder of the Lease Term.

In the event Lessor elects to terminate this Lease or Lessee's right to possession of the Premises by reason of an Event of Default, in lieu of exercising the rights of Lessor under the preceding paragraph, or in the event Lessor elects to terminate Lessee's right to possession of the Premises without terminating this Lease, Lessor may instead hold Lessee liable for all Rent and other indebtedness accrued to the date of such termination, plus such Rent and other indebtedness as would otherwise have been required to be paid by Lessee to Lessor during the period following termination of the Term measured from the date of such termination by Lessor until the date which would have been the date of expiration of the Term (had Lessor not elected to terminate the Lease or Lessee's right to possession on account of such Event of Default) diminished by any net sums thereafter received by Lessor through reletting the Premises during such period (after deducting expenses incurred by Lessor as provided in the succeeding

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paragraph). Actions to collect amounts due by Lessee provided for in this paragraph may be brought from time to time by Lessor during the aforesaid period, on one or more occasions, without the necessity of Lessor's waiting until expiration of such period and in no event shall Lessee be entitled to any excess of Rent (or Rent plus other sums) obtained by reletting over and above the Rent herein reserved.

16.07 Reletting Fees and Expenses. In case of an Event of Default, Lessee shall also be liable for and shall pay to Lessor, in addition to any sum provided to be paid above, broker's fees incurred by Lessor in connection with reletting the whole or any part of the Premises; the costs of removing, storing, or disposing of Lessee's or other occupant's property; the costs of repairing, altering, remodeling or otherwise putting the Premises into condition acceptable to a new tenant or tenants; and all reasonable expenses incurred by Lessor in enforcing Lessor's remedies, including reasonable attorneys' fees.

16.08 Remedies Against Lessor. Lessee shall look solely to Lessor's interest in the Premises and to rents derived therefrom for enforcement of any obligation hereunder or by law assumed or enforceable against Lessor and neither Lessor nor any of its shareholders, officers, directors, employees, partners, or other representatives shall have any personal liability whatsoever.

ARTICLE 17
NOTICES

17.01 Methods of Delivery. All notices required or permitted to be given under this Lease shall be in writing and shall be sent by (i) registered or certified mail, return receipt requested, (ii) by a reputable national overnight courier service, or (iii) electronic transmission, including email, so long as receipt of email is confirmed.

17.02 Addresses.

(a) Notices to the Lessor shall be sent to:

S&S RC Holdings, LLC
Attn: Parker Sullivan
119 Rosedown Bend
Madison, MS 39110

With a copy to:

Giordano Realty & Management, LLC
Attn: Adam Savage
667 Highway 51, Suite A
Ridgeland, MS 39157

(b) Notices to the Lessee shall be sent to:

Nola Way Package, LLC
Attn: Parker Sullivan
237 Orleans Way, Suite D
Brandon, MS 39042

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Either party may change its address for all subsequent notices by giving notice in accordance with this Section. Except where otherwise expressly provided to the contrary, notice shall be deemed given upon delivery.

ARTICLE 18
LIENS; SUBORDINATION; ESTOPPEL CERTIFICATE

18.01 Liens. Lessee shall pay all costs for construction, done by it or caused to be done by it, within the Premises as permitted by this Lease. Lessee shall keep the building and land of which the Premises is a part, free and clear of all mechanics' liens resulting from construction done by or for Lessee, provided, however, that Lessee shall have the right, in good faith and at its own expense, to contest or protest any claim. If a lien is filed against the building and/or land of which the Premises is a part, Lessee shall, within 30 days after notice of its filing, bond over such lien. In the event Lessee shall fail to provide the required bond or in the event Lessor or the Premises shall become liable to a lien claimant, Lessee agrees to indemnify Lessor of the full extent of any liability, plus interest and all costs, expenses, and fees incurred by Lessor, including attorneys' fees.

18.02 Subordination. This Lease is and shall be prior to any encumbrance now of record and any encumbrance recorded after the date of this Lease affecting the building and land of which the Premises is a part. If, however, a lender requires that this Lease be subordinate to any such encumbrance, this Lease shall be subordinate to that encumbrance if Lessor first obtains from the lender a written agreement that provides substantially that so long as Lessee performs its obligations under this Lease, no foreclosure of, deed given in lieu of foreclosure of, or sale under the encumbrance, and no steps or procedures taken under the encumbrance, shall affect Lessee's rights under this Lease. Lessee shall attorn to any purchaser at any foreclosure sale, or to any grantee or transferee designated in any deed given in lieu of foreclosure. Lessee shall execute a written agreement and any other documents required by the lender to accomplish the purposes of this Section.

18.03 Estoppel Certificate. At any time and from time to time, either party, upon a 15-day request of the other party will execute, acknowledge and deliver an instrument, stating, if the same be true, that this Lease is a true and exact copy of this Lease between the parties hereto and there are no defaults of any obligations under same.

ARTICLE 19
SURRENDER

19.01 Surrender. Upon the expiration or termination of the Lease, Lessee shall immediately surrender to Lessor the Premises and will leave the Premises in like condition as received at the time of Lease Commencement with normal wear and tear excepted. Any Lessee equipment, personal property, trade fixtures or Lessee alterations not so removed by Lessee as permitted or required herein shall be deemed abandoned and may be stored, removed, and disposed of by Lessor at Lessor's sole discretion and at Lessee's expense. Lessee waives all claims against Lessor for any damages resulting from Lessor's retention and disposition of such property.

ARTICLE 20

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MISCELLANEOUS PROVISIONS

20.01 Attorney's Fees. In addition to the right to recover attorneys' fees available in Section 16.07, Lessor shall be entitled to any attorneys' fees incurred in connection with seeking to enforce any provision of this Lease, regardless of whether formal legal proceedings are instituted.

20.02 Heirs, Assigns, Successors. This Lease is binding upon and inures to the benefit of the heirs, successors in interest to the parties.

20.03 Modification and recording. No modification or addendums to this Lease shall be effective unless done in writing and signed by both Lessor and Lessee. This Lease shall not be recorded in the public title or distributed in any way to any party that does not have a need to know. Notwithstanding the foregoing, Lessor and Lessee shall cooperate with one another to prepare and record, at the request of either party, a short-form memorandum or notice of lease, omitting any financial terms, but sufficient under applicable law to place third parties on notice of the existence of Lessee's leasehold interest in the Premises.

20.04 Severability. Should any of the provisions of this Lease to any extent be held to be invalid or unenforceable, the remainder of this Lease shall continue in full force and effect to the full extent possible.

20.05 Headings. The subject headings used in this Lease are included for purposes of reference only, and shall not affect the construction or interpretation of any of its provisions.

20.06. Brokers. Sullivan Family Realty Holdings shall pay all commissions due in connection with the lease to Bedford Realty, LLC (Lessee's broker) and Trihelm Properties (Lessor's broker) per separate commission agreement.

20.07 Waiver of Jury Trial. Lessee and Lessor waive any right to trial by jury or to have a jury participate in resolving any dispute, whether sounding in contract, tort, or otherwise, between Lessor and Lessee arising out of this Lease or any other instrument, document, or agreement executed or delivered in connection herewith or the transactions related hereto.

20.08 Entire Agreement. This Agreement constitutes the entire agreement between the parties and may be modified only by a written agreement signed by both parties.

20.09 No Implied Waiver. No failure by Lessor to insist upon the strict performance of any term, covenant, agreement contained in this Lease, no failure by Lessor to exercise any right or remedy under this Lease, and no acceptance of full or partial payment during the continuance of any Default by Lessee, will constitute a waiver of any such term or agreement, or a waiver of any such right or remedy, or a waiver of any such Default of Lessee.

20.10 Survival of Provisions. Notwithstanding any termination of this Lease, the same will continue in force and effect as to any provisions hereof which require observance or performance by Lessee subsequent to termination. This Lease shall extend to and be binding upon the heirs, executors, successors and assigns to the respective parties hereto.

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20.11 Personal Guarantee. As a material inducement to Lessor, without which Lessor would not enter into this Lease, Lessor agrees to cause the Guarantor to execute this Personal Guarantee attached hereto as Exhibit "B."

20.12 Force Majeure. If the performance of a Party's non-monetary obligations under this Agreement is prevented and made impossible by natural disaster, war, or acts of God, then such Party shall be temporarily relieved of its obligation to perform such obligations; provided, however, that economic hardship resulting from any of the aforementioned occurrences shall not relieve the Parties of their obligations hereunder, monetary or otherwise.

20.13 Counterparts; Delivery. This Agreement may be executed in multiple counterparts, each of which will be deemed to be an original. When the signature pages of all of such executed counterparts are taken together with the body of this Agreement, it will be deemed to constitute one and the same Agreement. The exchange of copies by facsimile or email shall, without limitation, constitute effective delivery. Original documents or signatures shall not be required, and a copy of this Agreement (including all signatures thereon) shall have the
same force and effect as an original.

20.14 Authority of Signatory. Each individual executing this Lease on behalf of the Lessor and Lessee warrants that he or she is duly authorized to deliver this Lease on behalf of the Lessor or Lessee, whichever the case may be, and that this Lease is binding upon that party in accordance with its terms.

20.15 Understanding. The Parties have fully negotiated all of the terms and provisions contained in this Agreement, and, as such, for all purposes, all of the language contained herein shall be deemed to have been chosen by all of the Parties in order to express their mutual intent and agreement. The doctrine of contra proferentum shall not be applied against any Party. Each of the provisions of this Agreement has been specifically negotiated by the Parties in light of all of the other provisions hereof, and each such provision is enforceable in accordance with its express language. Each of the Parties has read this Agreement in its entirety and fully understands all of the provisions contained herein and the effect thereof.

20.16 Choice of Law and Forum. This Lease will be interpreted and enforced according to the laws of the state of Mississippi. All disputes in any way relating to the Lease, the Premises, or the Property shall be brought in the appropriate state or federal court in Rankin County, Mississippi.

The following exhibits are incorporated and made part of this Lease:

Exhibit A Lessee's Work
Exhibit B Personal Guarantee

[SIGNATURES ON THE FOLLOWING PAGE]

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IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the Effective Date written above.

LESSOR:

Signed by:
CC934ABF33D64DE...

S&S RC Holdings, LLC

By: _____
Parker Sullivan
Its: Owner

LESSEE:

Signed by:
CC934ABF33D64DE...

Nola Way Package, LLC

By: _____
Parker Sullivan
Its: Owner

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EXHIBIT A

LESSEE'S WORK

[*to be added*]

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EXHIBIT B

PERSONAL GUARANTEE

[*see attached*]

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EXHIBIT 7

This Letter along with the following Written Statement documents the reasons for this conditional use permit application, and evidences this request complies with all requirements of a conditional use pursuant to all applicable City of Brandon codes & ordinances, including, but not limited to, the full text version of the applicable ordinances provided by www.brandonms.org, Chapter 6, and Official Zoning Ordinance Sections 4.4.9.16 and 9.7.2.

NOLA WAY PACKAGE, LLC
doing business as
T.J.'S FINE WINE AND LIQUOR

601.397.2323

119 Rosedowne Bend
Madison, Mississippi 39110
spsullivan2323@gmail.com

March 13, 2026

Butch Lee, Mayor
C. Joey Barnette, Director
Community Development Department
City of Brandon
1000 Municipal Drive
Brandon, MS 39042

blee@brandonms.org
jbarnette@brandonms.org

HAND DELIVERED

RE: Conditional Use Permit Application
NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor
Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042
(LIQUOR STORE / PACKAGE STORE)

Gentlemen:

Please find attached the Conditional Use Permit Application for TJ's Fine Wine & Liquor, which is requesting approval for a conditional use permit to operate a liquor store/package store in the City of Brandon. In accordance with the Checklist provided by the City of Brandon Community Development Department, each required item is submitted herewith along with the application all for filing with and review by the City of Brandon Community Development Department:

Exhibit	Initials	Check	Description
1	_____	✓	Completed Conditional Use Permit Application
2	_____	✓	Completed Conditional Use Acknowledgements (Signed and Notarized)
3	_____	✓	Non-Refundable $275 Filing Fee made payable to: The City of Brandon
4	_____	✓	Ownership Verification Letter from S & S RC Holdings, LLC, dated and signed certifying ownership of the real property and authorizing applicant, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, to represent Owner.
5	_____	✓	Legal Written Property Description including copy of recorded Deed
6	_____	✓	Lease from S & S RC Holdings, LLC, Owner/Lessor of the Property, to NOLA Way Package, LLC, Applicant/Lessee, for operation of the business as T.J.'s Fine Wine and Liquor in Suite D of the Orleans Center.

7	_____	✓	This letter serves as the Written Statement documenting the reasons for this conditional use permit application, and evidencing this request complies with all requirements of a conditional use pursuant to all applicable City of Brandon codes & ordinances, including, but not limited to, the full text version of the applicable ordinances provided by www.brandonms.org, Chapter 6, and Official Zoning Ordinance Sections 4.4.9.16 and 9.7.2.

WRITTEN STATEMENT

NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042, also provides this Written Statement to document the reasons for this conditional use permit application, including evidence that this request complies with the requirements of a conditional use pursuant to City of Brandon Official Zoning Ordinance Section 9.7.2 and Section 4.4.9.16, and, the Brandon Code of Ordinances Chapter 6, and, all other applicable codes and ordinances as follows:

1. Regarding Official Zoning Ordinance - Section 9.7.2 Conditional Use Requirements, the mayor and board of aldermen are authorized to grant to NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor a conditional use permit since all satisfactory provisions and arrangements have been made concerning each and all of the following:

a. Ingress and egress to the property and proposed structures thereon, with particular reference to vehicular and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
b. Off-street parking and loading areas.
c. Refuse and service areas.
d. Utilities, with reference to locations, availability and compatibility.
e. Screening and buffering with reference to type, dimensions and character.
f. Required yards and other open space.
g. General compatibility with adjacent properties and other district properties.
h. Any other provisions deemed applicable by the mayor and board of aldermen.

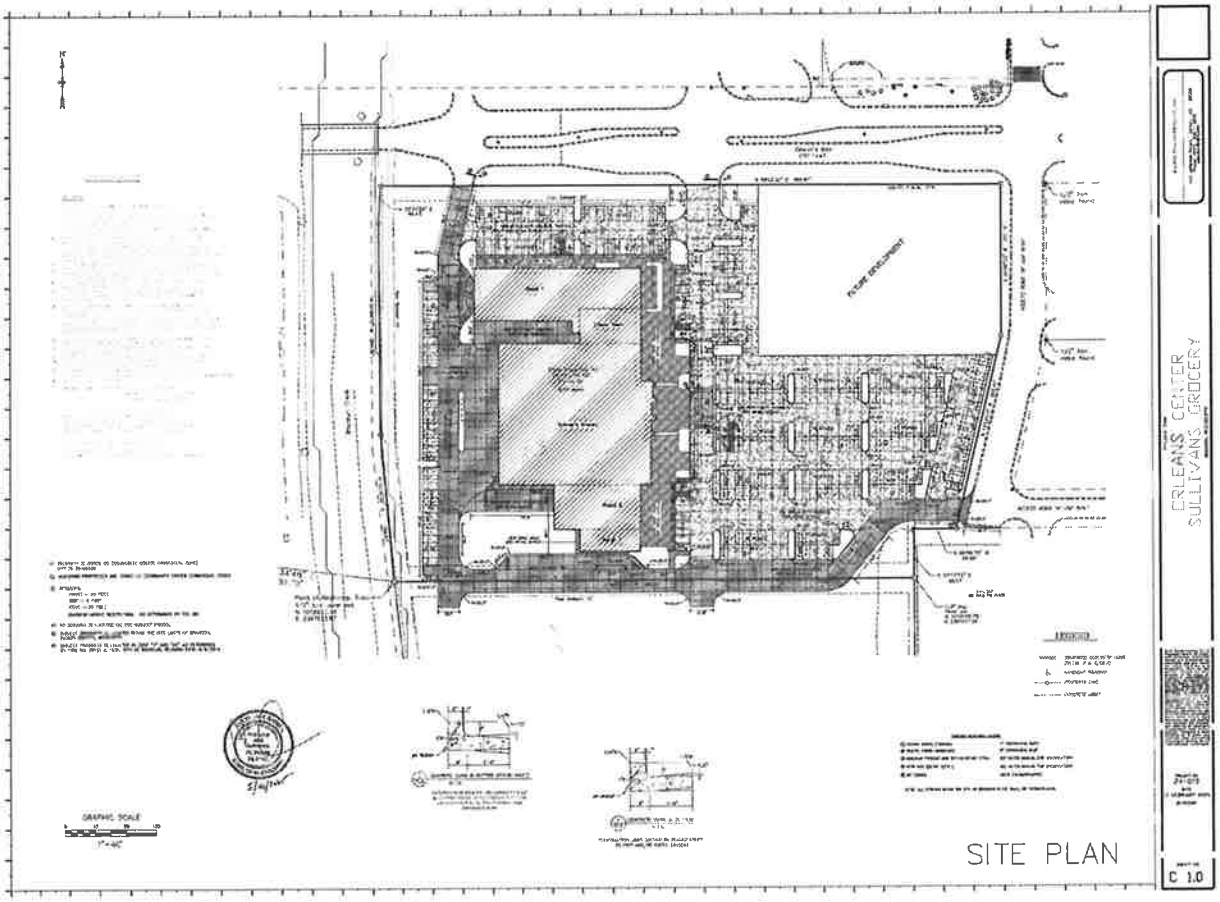
2. Regarding Official Zoning Ordinance - Section 4.4.9.16 Liquor Store, package store, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042 is a "package store" exclusively for the retail sale of sealed and unopened alcoholic beverages as permitted pursuant to Miss. Code Ann. Section 67-1-51; in a Permitted District for Conditional Use in CC with a minimum of "One parking space per 200 square feet of floor area which allows for a minimum of "One loading space per 10,000 square feet of floor area. Further, as evidenced herein, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042 leases substantially more than the required minimum of 1,800 square feet heated and cooled area. Further, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor's conditional use approval is allowed since occupying new construction where no removal is necessary, prior to occupancy, of all trademarks to include any logo, symbol, phrase, word, name, or design and all trade dress including all elements used to promote a specific service or product, including but not limited to architectural features, associated and/or uniquely identifiable with a national or regional franchise or brand such that the location of the liquor store does not recollect, remind or otherwise invoke consideration by reasonable observation that the building and/or premises was previously

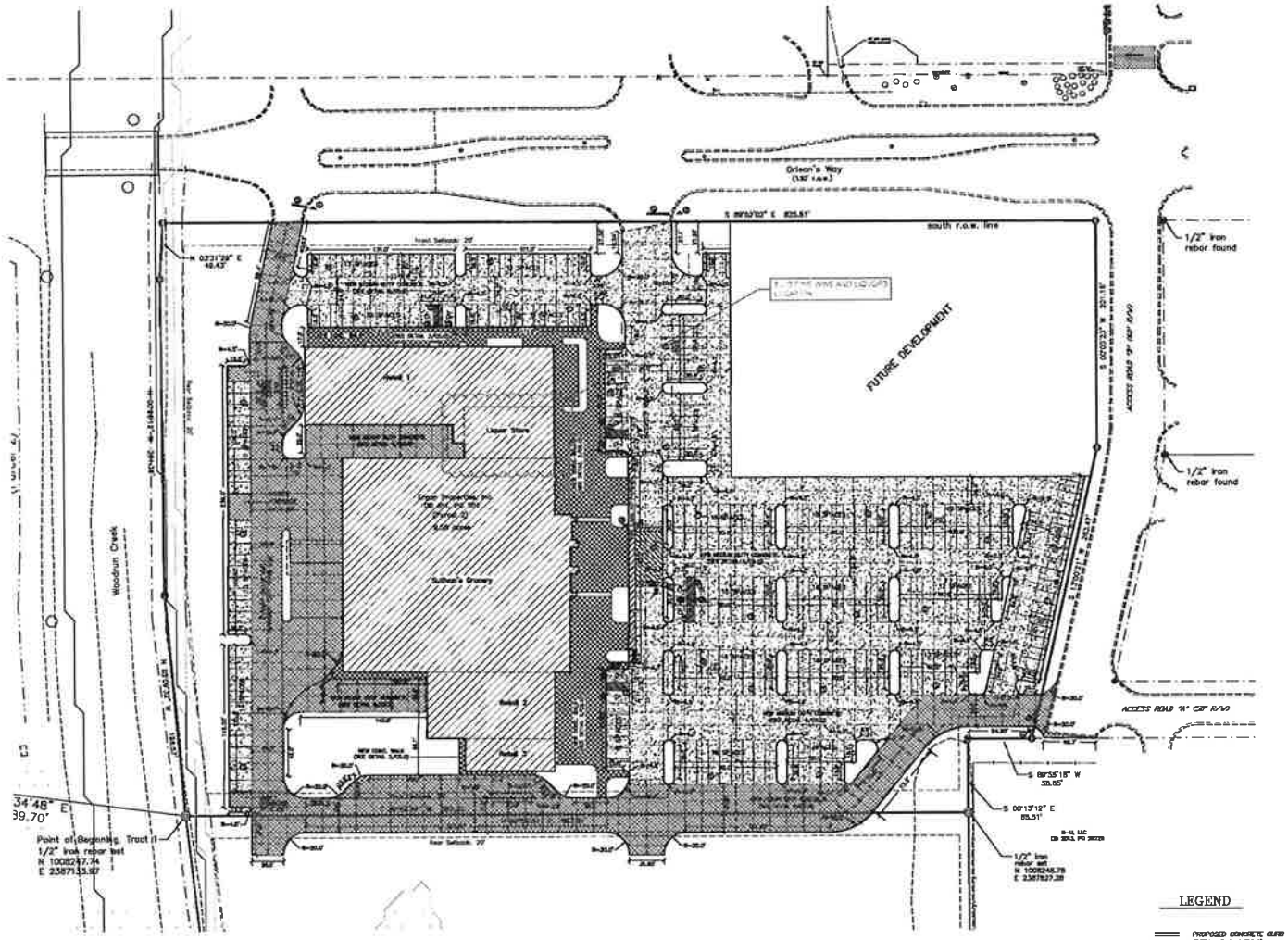
occupied and/or otherwise used for any commercial purposes by a prior national or regional retailer, manufacturer or other occupant.

Further, NOLA Way Package, LLC d/b/a T.J.'s Finc Wine and Liquor, Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042 has obtained a building permit within 180 days of such conditional use approval, Work thereon has already begun and shall not be discontinued or abandoned before occupancy by May 1, 2026, or soon thereafter..

Finally, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, Suite D, Orleans Center, 237 Orleans Way, Brandon, MS 39042 meets and shall ensure full compliance with all other applicable provisions of Chapter 6 Alcoholic Beverages of the Brandon Code of Ordinances; Code of Ordinances Sec. 6-10.2 Package Stores; MCA 1972, § 67-1-51(1)(b) (as amended) and all regulations of the Mississippi Department of Revenue, including but not limited to Title 35, Part II, Alcohol Beverage Control; and all exterior aspects of the premises, including signage, shall be subject to the City of Brandon's site plan and architectural control review and location as detailed in full herein and above.

EXHIBIT 8
Site Plan





N

SITE PLAN NOTES

GENERAL

1. TOPOGRAPHIC SURVEY PREPARED BY BAIRD ENGINEERING, INC. 04-133 07-29-2009
2. CONTRACTOR TO NOTIFY ALL UNDERGROUND UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION EXCAVATION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH OSHA, FEDERAL, STATE AND LOCAL CODES.
3. CONTRACTOR TO COMPLY WITH ALL EROSION CONTROL STANDARDS AS SPECIFIED BY CITY, COUNTY AND STATE OFFICIALS.
4. DURING CONSTRUCTION, CONTRACTOR SHALL CHECK THE EROSION CONTROL FACILITIES DAILY, AND MAKE REPAIRS OR MODIFICATIONS AS NEEDED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER FACILITIES DURING CONSTRUCTION. UPON COMPLETION OF PROJECT, THIS SHALL BECOME THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL INSPECT ALL STORM DRAINS, ON A MONTHLY BASIS AND REMOVE ANY SILTATION AS NOTED.
6. ALL DISTURBED GRADED AREAS SHALL BE SEALED SOD UNLESS NOTED OTHERWISE.
7. THE CONTRACTOR SHALL CONTACT CITY ENGINEERING AND BRIDGE DEPARTMENTS AT LEAST THIRTY (30) DAYS PRIOR TO PERFORMING ANY CONSTRUCTION ALL WORKS WITHIN THE PUBLIC RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN BEST MANAGEMENT PRACTICES AS RETAINED BY MISSISSIPPI DEPARTMENT OF ENVIRONMENTAL QUALITY.
9. CONSTRUCTION PHASE DUST CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER SITE AS NEEDED, OR AS DIRECTED BY ENGINEER TO MAINTAIN ADEQUATE DUST CONTROL.
10. ANY AND ALL DESIGN, DIRECTION, PERMITTING AND APPLICATION PERTAINING TO ANY AND ALL WORK ZONE TRAFFIC CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. CONTRACTOR SHALL UNCOVER AND VERIFY THE DEPTH OF ALL UTILITY TIE-IN POINTS PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS. IF CONDITIONS ARE UNFAVORABLE DETRIMENT FROM GRADES, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY AND ADJUSTMENTS SHALL BE DETERMINED.
12. BACKFILL ALL EXCAVATED AREAS WHERE UTILITIES ARE REMOVED WITH SAND-CLAY STRUCTURAL FILL PER GEOTECHNICAL REPORT RECOMMENDATIONS.
13. ANY EXISTING UTILITIES TO BE REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND DISPOSED OF OFF-SITE IN A LEGAL MANNER.
14. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NEEDED PERMITS AND LICENSES.
15. SITE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT AT CONNECTIONS TO EXISTING PAVEMENT AND CURBS.
16. SEE LANDSCAPE DETAIL FOR ALL HARDSCAPE AND LANDSCAPE DETAILS.
17. ALL DIMENSIONS SHOWN ON THIS SHEET ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
18. PARKING PROVIDED IN THIS PROJECT:

GROCERY STORE: 1 SPACE PER 200 SF RETAIL FLOOR AREA
1 SPACE PER 200 SF, RESTAURANT FLOOR AREA
1 SPACE PER 1,000 SF STORAGE FLOOR AREA

RETAIL 20,483 S.F. x 1 SPACE/200 = 103 SPACES REQ'D
GROCERY FLOOR: 28,812 S.F. x 1 SPACE/200 = 144 SPACES REQ'D
GROCERY STORAGE: 8,238 S.F. x 1 SPACE/1,000 = 09 SPACES REQ'D
RESTAURANT: 10,000 S.F. x 1 SPACE/200 = 50 SPACES REQ'D

PARKING SPACES REQUIRED = 309 SPACES (TOTAL)
PARKING SPACES PROVIDED = 418 SPACES (TOTAL)
HANDICAP PARKING SPACES PROVIDED = 14 SPACES (7 VAN ACCESSIBLE)

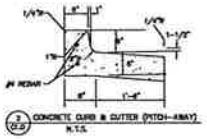
1) PROPERTY IS ZONED CC (COMMUNITY CENTER COMMERCIAL ZONE), CITY OF BRANDON
2) ADJOINING PROPERTIES ARE ZONED CC (COMMUNITY CENTER COMMERCIAL ZONE)
3) SETBACKS:
FRONT – 20 FEET
SIDE – 9 FEET
REAR – 20 FEET
MAXIMUM HEIGHT RESTRICTION: AS DETERMINED BY THE IBC
4) NO BUILDING IS LOCATED ON THE SUBJECT PARCEL.
5) SUBJECT PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF BRANDON, RANKIN COUNTY, MISSISSIPPI.
6) SUBJECT PROPERTY IS LOCATED IN ZONE "X" AND "AE" AS DETERMINED BY FIRM MAP NO. 28121 C 115F, CITY OF BRANDON, REVISION DATE- 8/8/2014

LEGEND

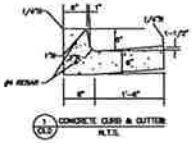
- PROPOSED CONCRETE CURB (DETAIL 3 & 4/C2.0)
- HANDICAP PARKING
- PROPERTY LINE
- CONCRETE JOINT

GRAPHIC SCALE
0 40 80 120
1"=40'

5/14/2015



CONTRACTOR SHOULD USE CORRECT CURB & GUTTER DETAIL IN ACCORDANCE TO THE GRADES SHOWN ON THE GRADING AND DRAINAGE PLAN



*CONTRACTION JOINT SHOULD BE PLACED EVERY 10 FEET AND/OR EVERY TANGENT

PARKING STRIPING LEGEND

① TRAFFIC STRIPE (PARKING)	4" CONTINUOUS WHITE
② TRAFFIC STRIPE (HANDICAP)	4" CONTINUOUS BLUE
③ HANDICAP PARKING SIGN (R7-8) DETAIL 1/C5.1	SEE NOTED MANUAL FOR SPECIFICATIONS.
④ STOP SIGN DETAIL 3/C5.1	SEE NOTED MANUAL FOR SPECIFICATIONS.
⑤ 24" LETTERS	WHITE (THERMOPLASTIC)

NOTE: ALL STRIPING WITHIN THE CITY OF BRANDON R.O.W. SHALL BE THERMOPLASTIC

SITE PLAN

BAIRD ENGINEERING, INC.

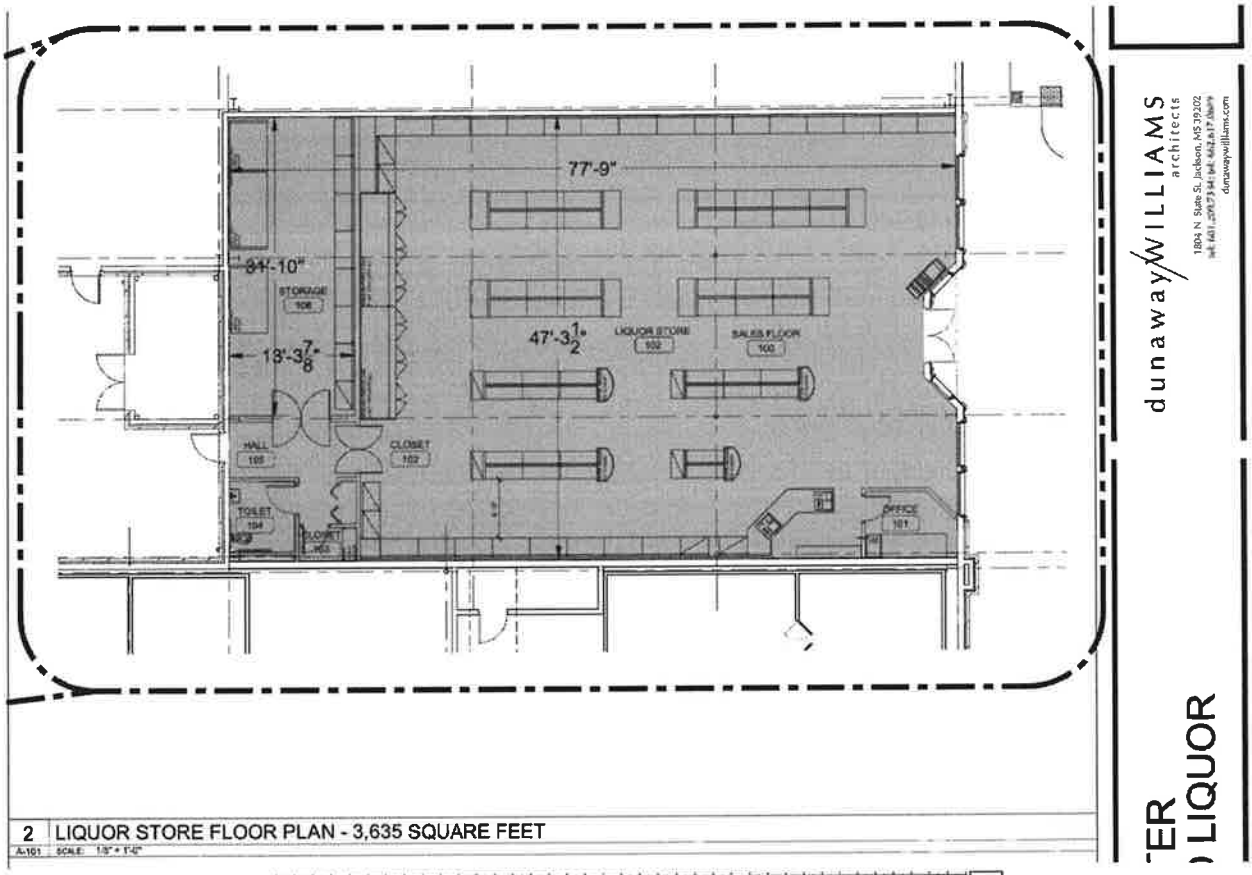
Project Title
ORLEANS CENTER
SULLIVANS GROCERY
BRANDON, MISSISSIPPI

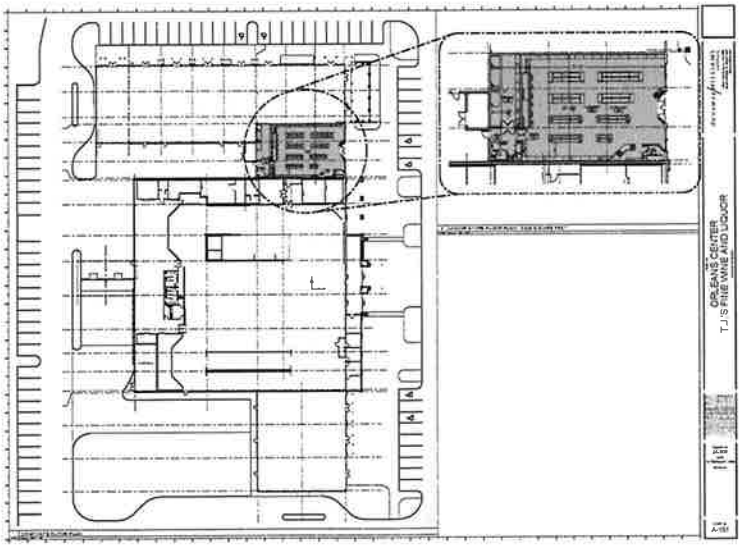
PROJECT NO.
24-009
DATED
17 FEBRUARY 2025
REVISIONS

SHEET NO.
C 1.0

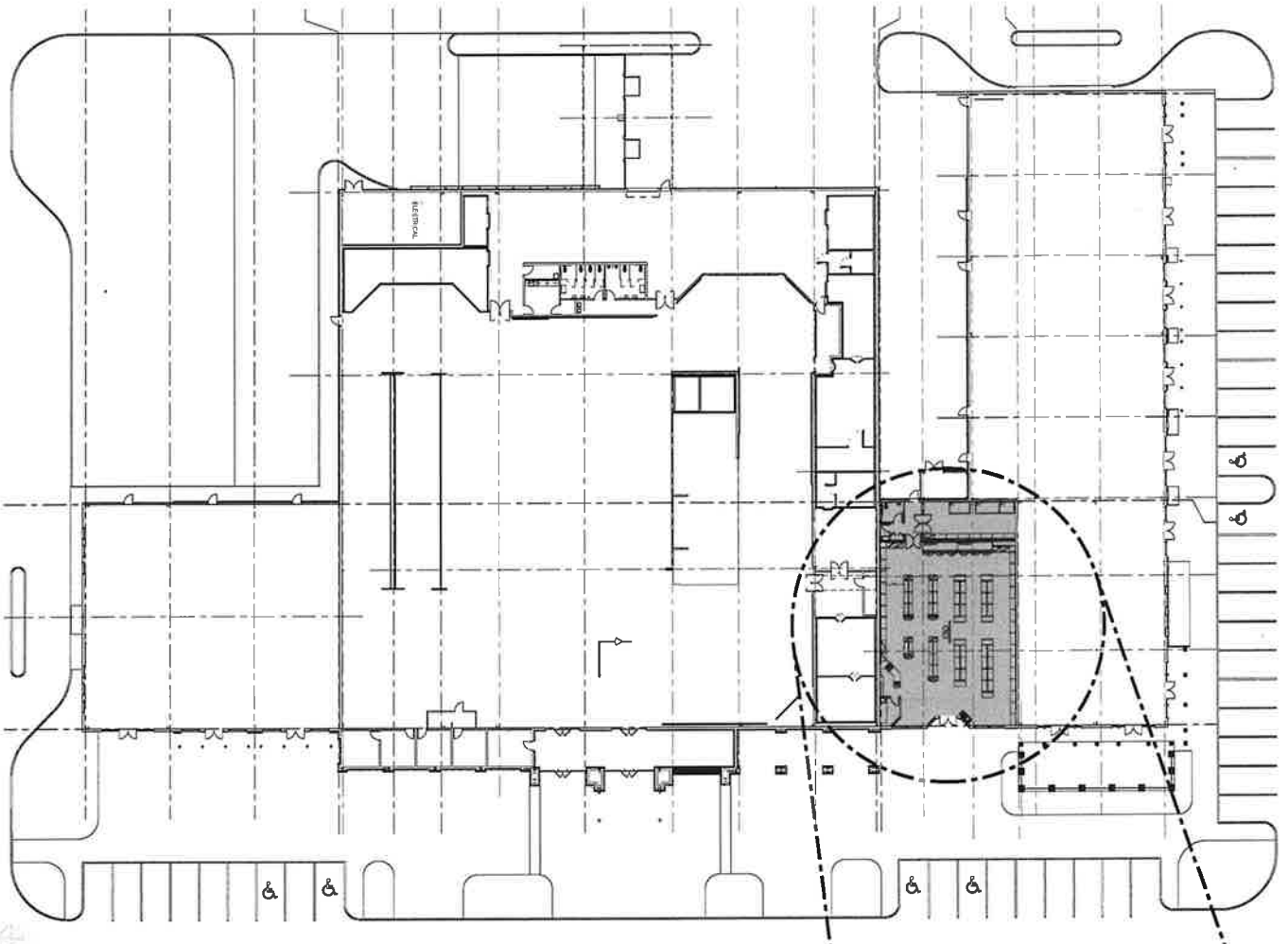
EXHIBIT 9

Floor Plan

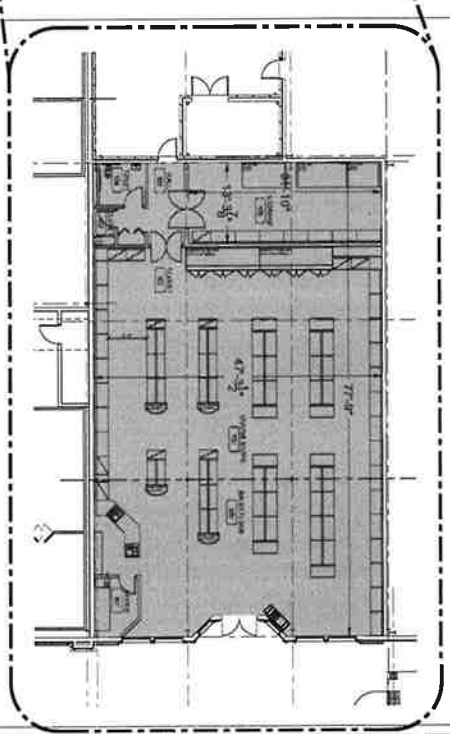




1 COMPOSITE FLOOR PLAN



2 LIQUOR STORE FLOOR PLAN - 3,635 SQUARE FEET



Project Title
ORLEANS CENTER
T.J.'S FINE WINE AND LIQUOR
BRANDON, MISSISSIPPI

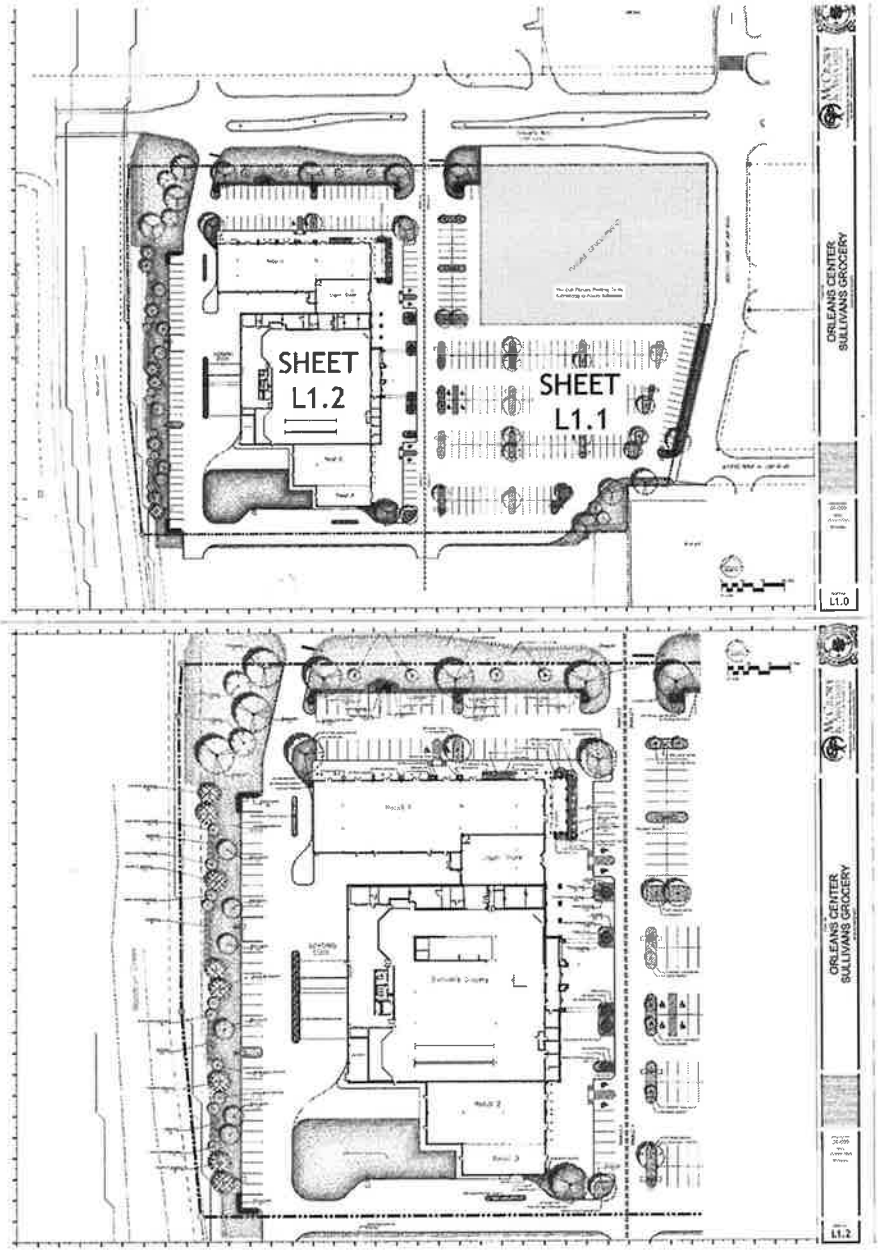
dunaway WILLIAMS architects

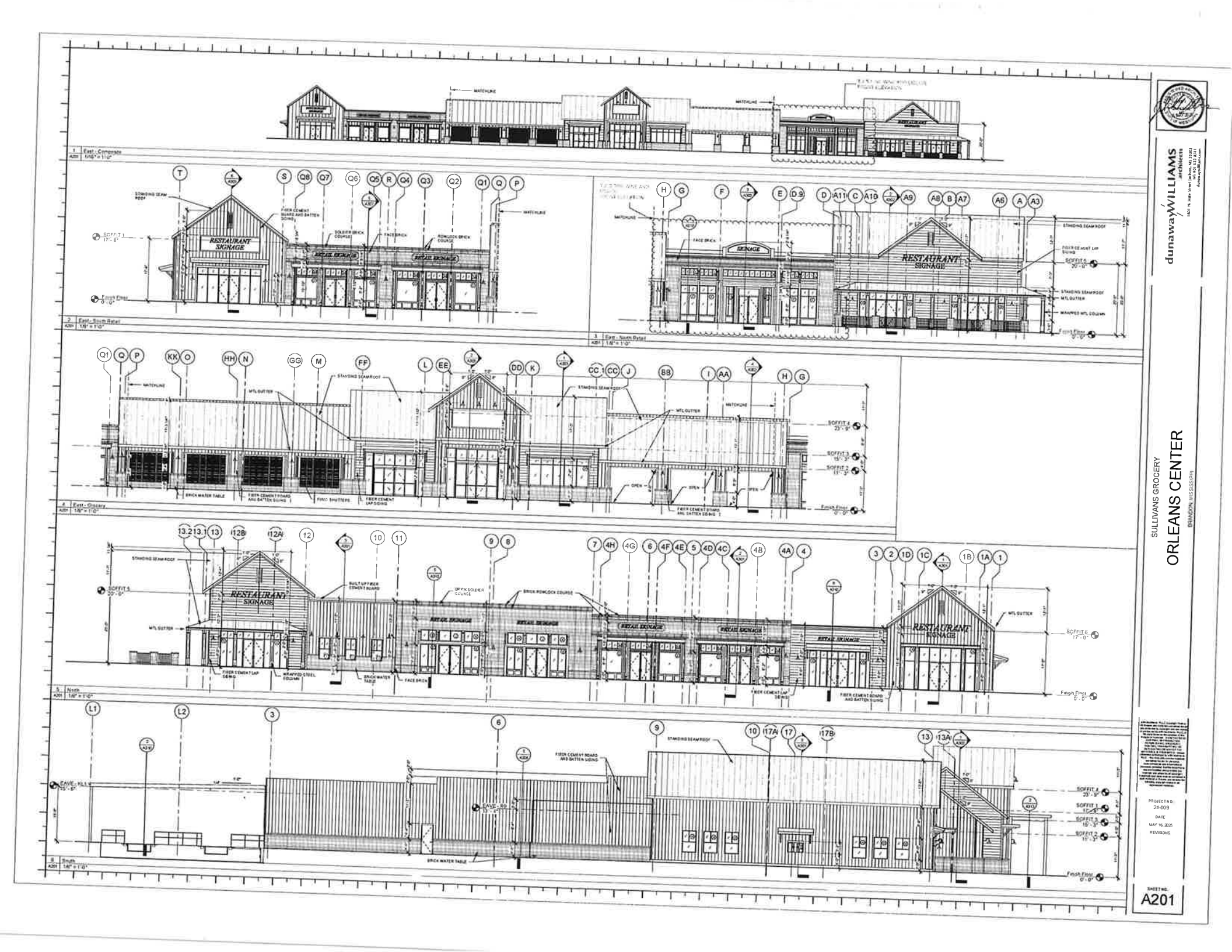
SHEET NO
A-101

PROJECT NO
24-009
DATE
18 FEBRUARY 2025
REVISIONS

EXHIBIT 10

Landscape Plan



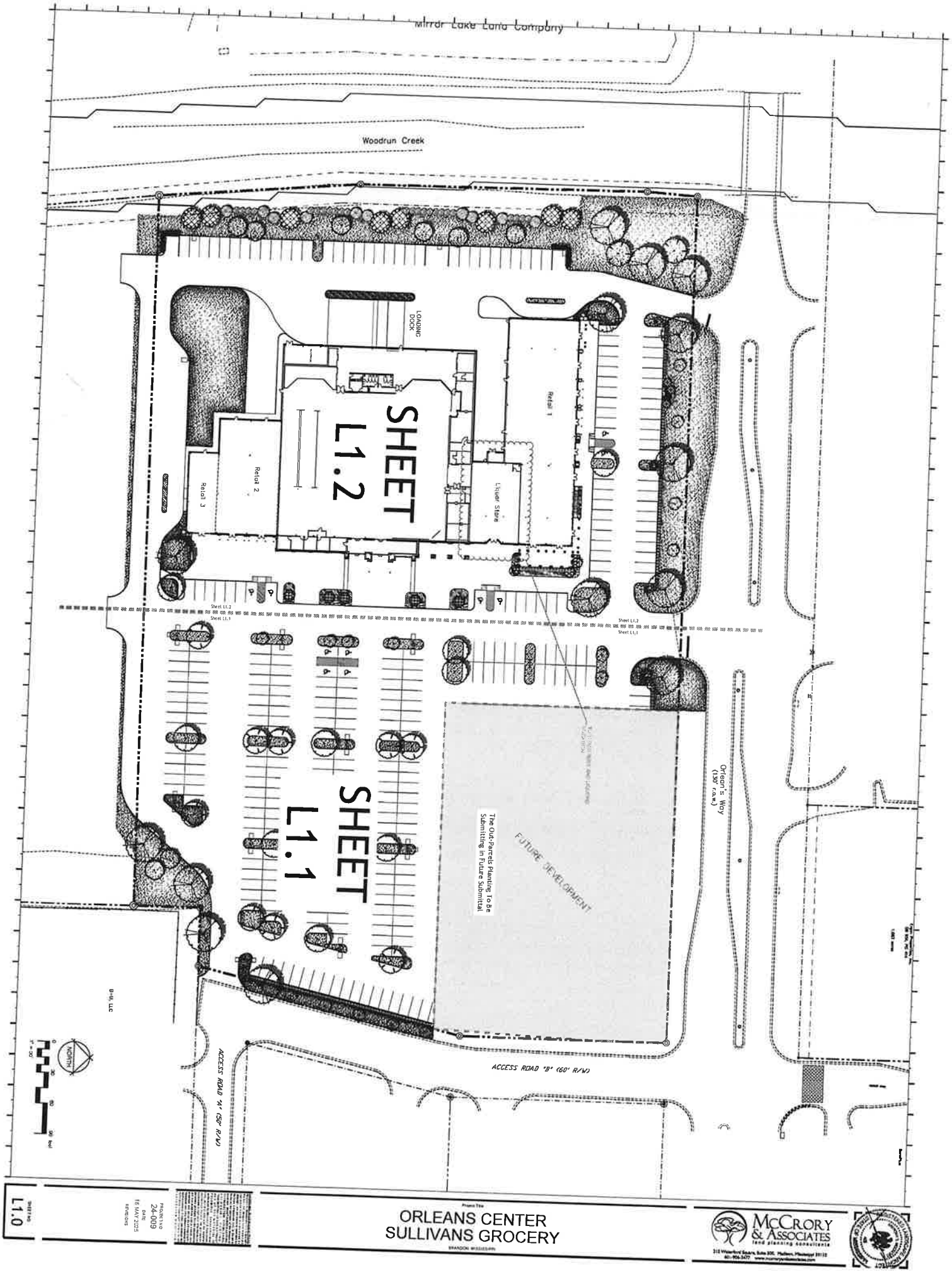


dunaway WILLIAMS architects
1801 N. State Street Jackson, MS 39202
tel 601.353.3011
dunawayWilliams.com

SULLIVANS GROCERY
ORLEANS CENTER
BRANDON, MISSISSIPPI

PROJECT NO.
24-009
DATE
MAY 16, 2025
REVISIONS

SHEET NO.
A201



Sheet No. L1.0

PROJECT NO 24-009

DATE 16 MAY 2025

REVISIONS

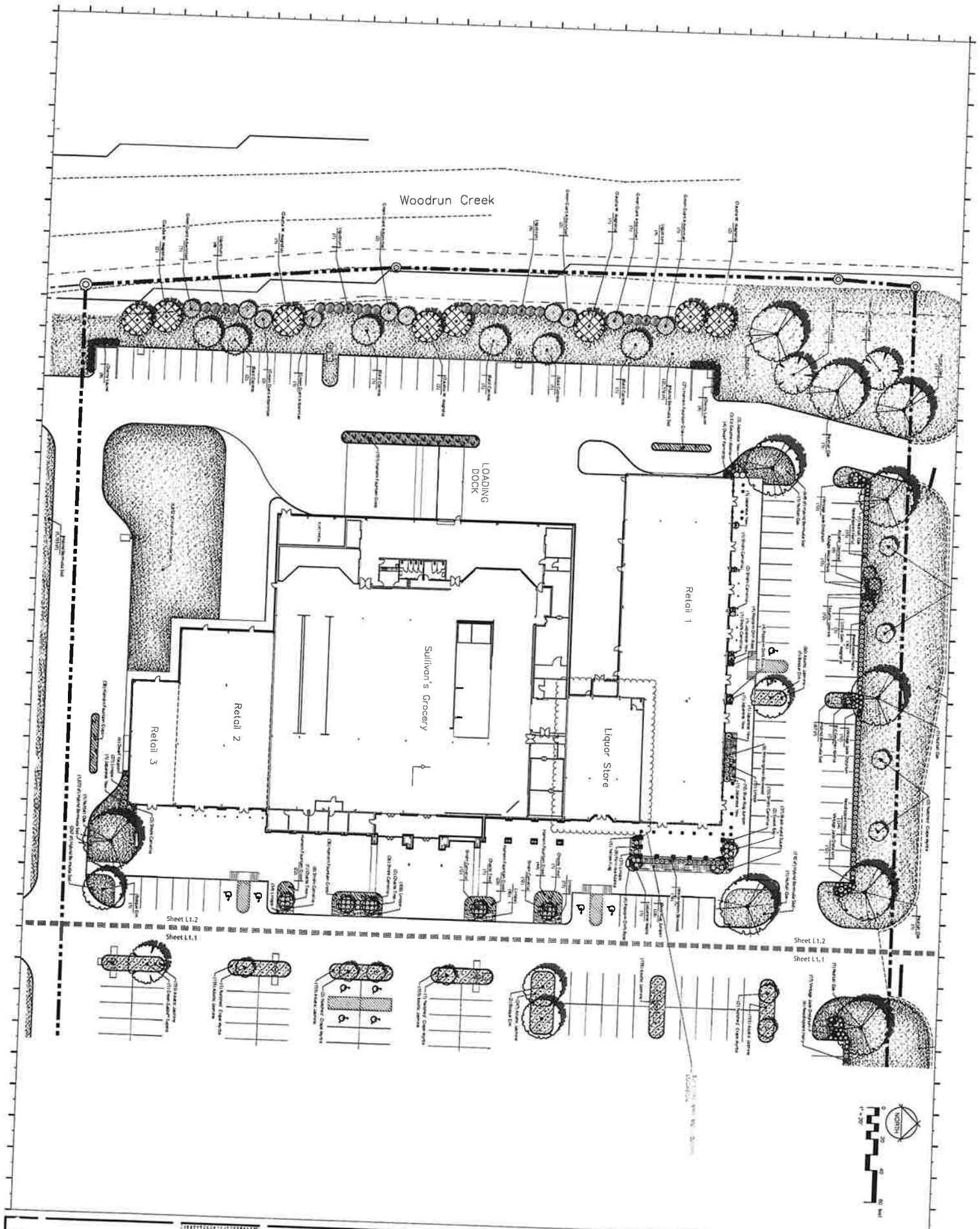
Project Title

ORLEANS CENTER
SULLIVANS GROCERY

BRANDON MISSISSIPPI

McCRORY & ASSOCIATES
land planning consultants

312 Highland Square, Suite 300, Madison, Mississippi 39110
601-956-3670 www.mccrorysassociates.com



SHEET NO
L1.2

PROJECT NO
24-009

DATE
16 MAY 2025

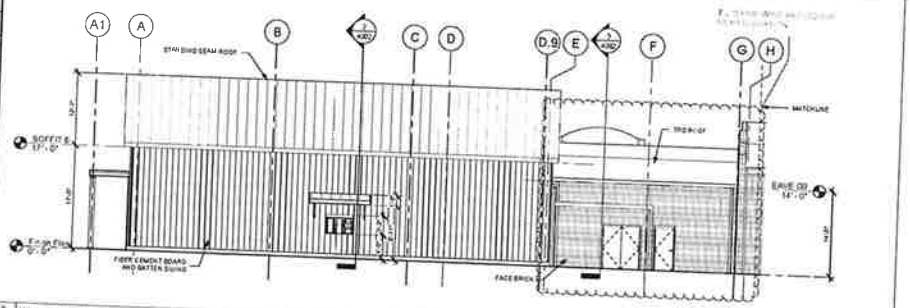
REVISIONS

Project Title
ORLEANS CENTER
SULLIVANS GROCERY
BRANDON, MISSISSIPPI

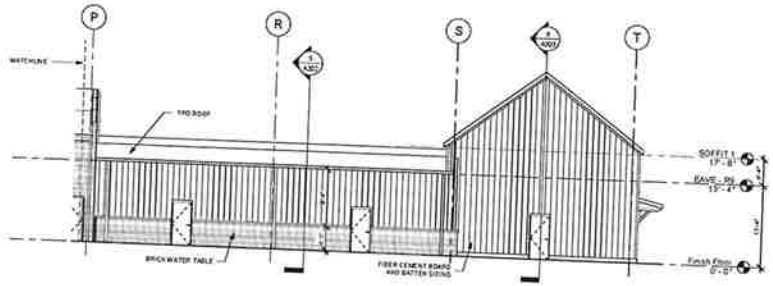
McCRORY & ASSOCIATES
land planning consultants



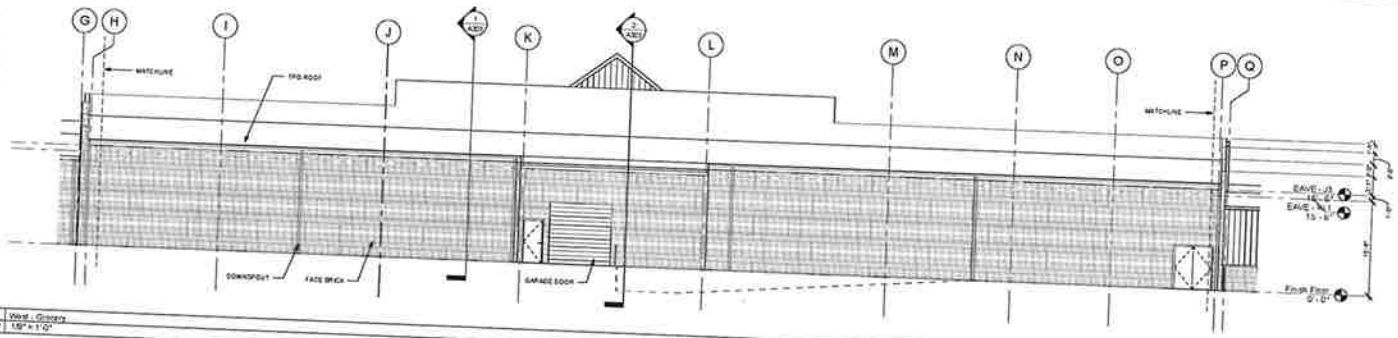
1 West - Grocery
A202 1/16" = 1'-0"



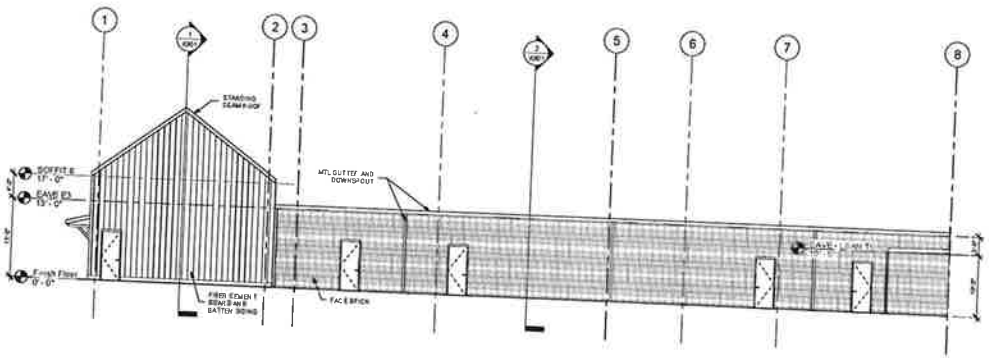
2 West - North Retail
A202 1/8" = 1'-0"



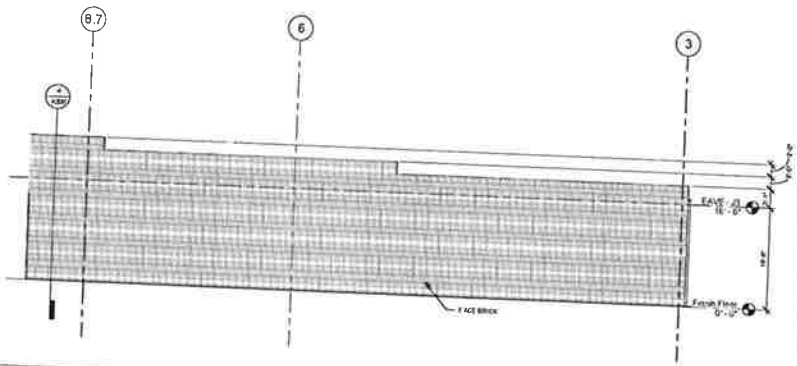
3 West - South Retail
A202 1/8" = 1'-0"



4 West - Grocery
A202 1/8" = 1'-0"



5 ALLEY ELEVATION - NORTH
A202 1/8" = 1'-0"



6 ALLEY ELEVATION - SOUTH
A202 1/8" = 1'-0"

dunaway WILLIAMS
ARCHITECTS

SULLIVANS GROCERY

ORLEANS CENTER

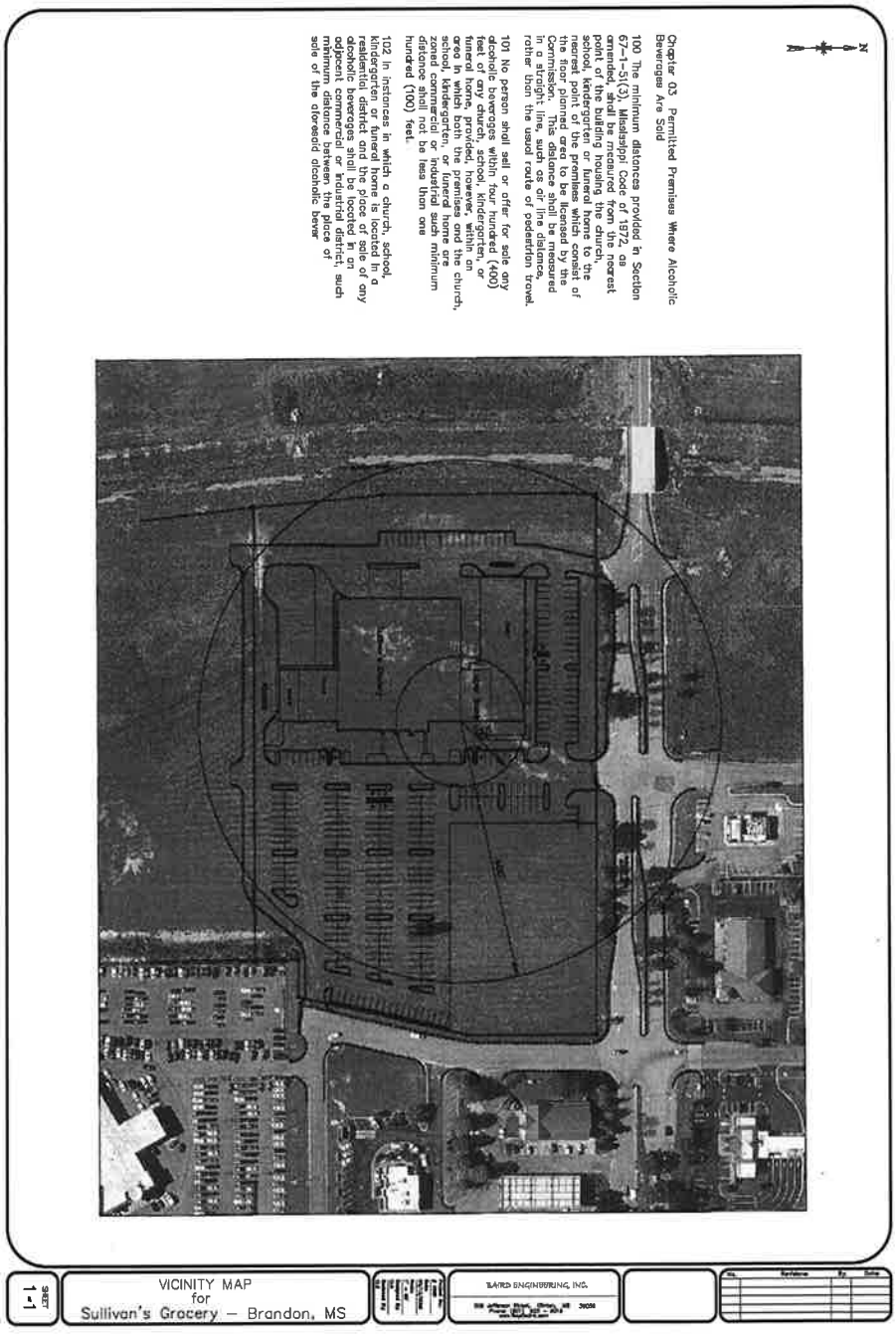
BRANDON, MISSISSIPPI

PROJECT NO
24-009
DATE
MAY 18, 2026
REVISIONS

SHEET NO
A202

EXHIBIT 11

Vicinity Map

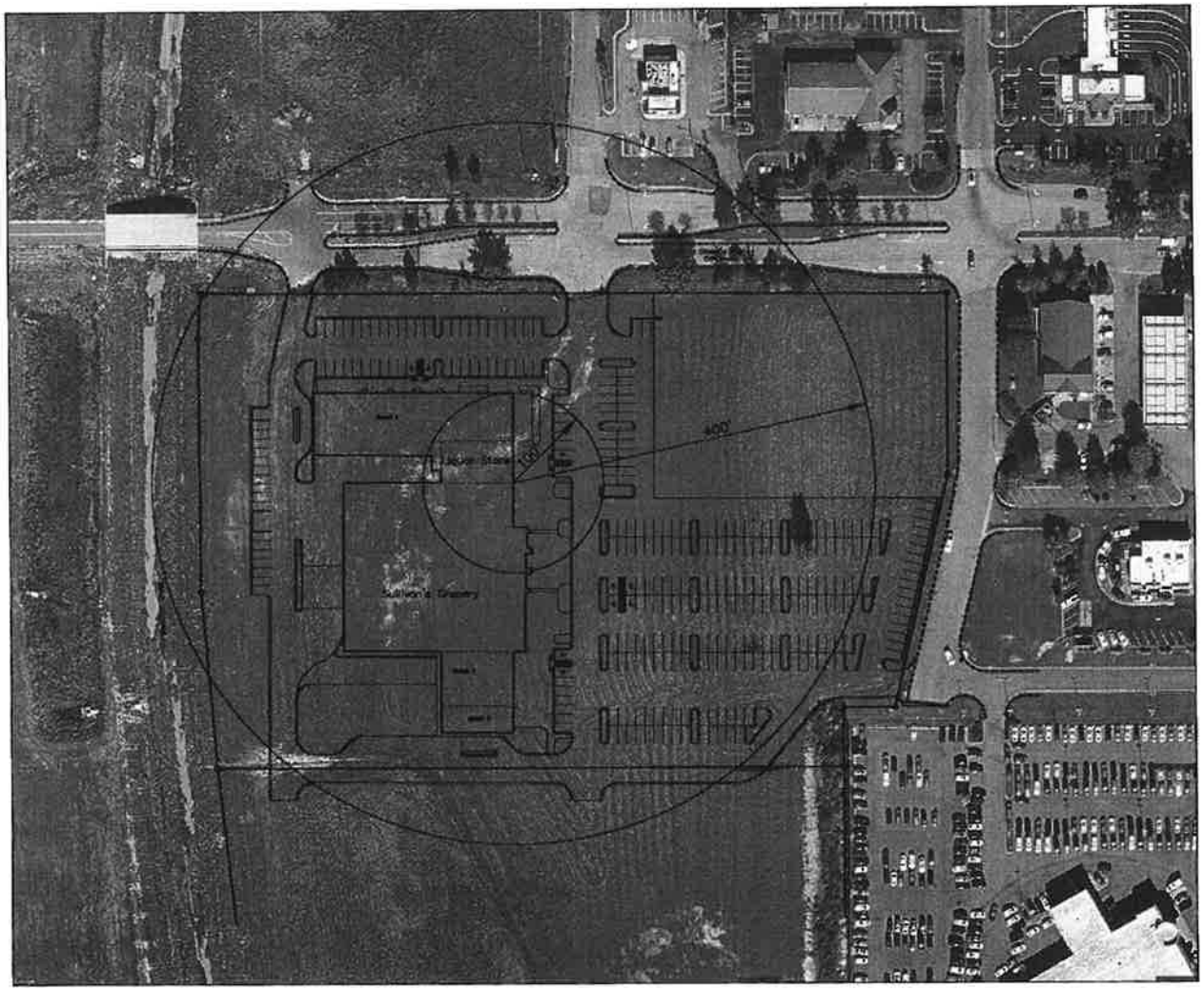


Chapter 03 Permitted Premises Where Alcoholic Beverages Are Sold

100 The minimum distances provided in Section 67–1–51(3), Mississippi Code of 1972, as amended, shall be measured from the nearest point of the building housing the church, school, kindergarten or funeral home to the nearest point of the premises which consist of the floor planned area to be licensed by the Commission. This distance shall be measured in a straight line, such as air line distance, rather than the usual route of pedestrian travel.

101 No person shall sell or offer for sale any alcoholic beverages within four hundred (400) feet of any church, school, kindergarten, or funeral home, provided, however, within an area in which both the premises and the church, school, kindergarten, or funeral home are zoned commercial or industrial such minimum distance shall not be less than one hundred (100) feet.

102 In instances in which a church, school, kindergarten or funeral home is located in a residential district and the place of sale of any alcoholic beverages shall be located in an adjacent commercial or industrial district, such minimum distance between the place of sale of the aforesaid alcoholic bever



VICINITY MAP
for
Sullivan's Grocery – Brandon, MS

SHEET
1 of 1

EXHIBIT 12

Signage Plan

The Signage Plan is finalized and shall be filed with the City of Brandon on Monday, March 16, or very soon thereafter, in accordance with Brandon Code of Ordinances Chapter 6 and Official Zoning Ordinance Section 8, including all names, logos, trade dress, and signage to be used in the operation of Applicant's business.

EXHIBIT 13

In accordance with the Brandon Code of Ordinances Chapter 6,

The Name of Business is:

NOLA Way Package, LLC
d/b/a
T.J.'s Fine Wine and Liquor

EXHIBIT 14

Hours of Operation are in accordance with and shall comply with the Brandon Code of Ordinances Chapter 6 so that Applicant, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor shall never open before 10:00 a.m. and shall always close by 8:00 p.m., and shall never open on any Sunday, nor on any Christmas Day:

Monday thru Saturday:	Open 10:00 a.m. Close 8:00 p.m.
Sunday and Christmas Day:	Closed

EXHIBIT 15

The Package Retailer License Application is completed and will be fully submitted to the Mississippi Department of Revenue ("MDOR") immediately after the Sales Tax Account and Permit Number are issued by MDOR, which will be very soon since the sales tax application and all requested relevant information has already been submitted by Applicant.

Further, this Applicant and this Proposed Site and Use, meet all requirements of all applicable statutes and regulations of the State of MS, including MDOR Alcohol Beverage Control, and the City of Brandon municipal ordinances so that this Applicant's conditional approval request is appropriate to be considered and approved by the City of Brandon Board of Aldermen.

EXHIBIT 16

This Applicant, NOLA Way Package, LLC d/b/a T.J.'s Fine Wine and Liquor, understands and acknowledges that any initial approval by the City of Brandon Board of Aldermen of this or any conditional use application shall be contingent upon final issuance and receipt of an appropriate Package Retailer Permit by and from MDOR – Alcohol Beverage Control Department, and a Privilege License by the City of Brandon; and, further, in the event of any subsequent suspension of the Package Retailer Permit and/or Privilege License, the conditional use shall terminate without further additional notice.

EXHIBIT 17

The Lease attached above as stated with Premises of 3,690 sq ft., Heated and Cooled, evidences the Retail Space contains substantially more than the required minimum of 1800 sq/ft. (heated/cooled).

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 8TH DAY OF APRIL, 2026, personally came Marcus Bowers, publisher of the Rankin County News, weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer in and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

NOTICE OF ZONING HEARING

RETAIL PACKAGE STORE

a copy of which is hereto attached, was published in said newspaper One (1) week, as follows, to-wit:

Vol 178 No. 40 on the 8th day of April, 2026

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 HEARING ON MAY 4, 2026, AT 6:00 O'CLOCK P.M., AT BRANDON CITY HALL, 1000 MUNICIPAL DRIVE, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE SHALL BE GRANTED FOR A RETAIL PACKAGE STORE (LIQUOR STORE) AT 237 ORLEANS WAY, SUITE D, BRANDON, MISSISSIPPI, ON THE FOLLOWING DESCRIBED PROPERTY IN THE CITY OF BRANDON, MISSISSIPPI

Certain properties located in the East Half (E 1/2) of Section 13, T5N - R3E, and in the West Half (W 1/2) of Section 18, T5N, R3E, City of Brandon, Rankin County, Mississippi, and being more particularly described as follows:

Commencing at a Found Iron Pin marking the intersection of the South right-of-way line of U.S. Interstate Highway 20 with the West line of Section 13, T5N - R2E, Rankin County, Mississippi; run thence South 82 degrees 34 minutes 48 seconds East 5,189.70 feet to a 1/2" iron bar set near the east top of bank of Woodrun Creek, said point marking the Point of Beginning of the property herein described:

From the Point of Beginning, thence run North 05 degrees 09 minutes 32 seconds West, along said top of bank, 196.57 feet to a 1/2" iron rebar set; thence run North 00 degrees 26 minutes 12 seconds West, along said top of bank, 28.36 feet to 1/2" iron rebar set; thence run North 03 degrees 31 minutes 29 seconds East, along said top of bank, 49.43 feet to a 1/2" iron rebar set on the south right-of-way line of Orlean's Way; thence run South 89 degrees 52 minutes 02 seconds East, along said right-of-way, 825.81 feet, to a 1/2" iron rebar set of the west right-of-way line of an access road; thence leave said south right-of-way of Orlean's Way and run South 00 degrees 00 minutes 23 seconds West, along the west right-of-way line of an access road, 201.16 feet, to a 1/2" iron rebar set; thence run South 13 degrees 00 minutes 21 seconds West, along said right-of-way line, 23.47 feet to a 1/2" iron rebar set; thence leave said right-of-way and run South 89 degrees 55 minutes 18 seconds West, 56.65 feet to a 1/2" iron rebar found; thence run South 00 degrees 13 minutes 12 seconds East, 65.51 feet to a 1/2" iron rebar set; thence run South 89 degrees 54 minutes 51 seconds West, 693.31 feet, to the Point of Beginning, containing 9.58 acres, more or less.

FOR INFORMATION PERTAINING TO THIS MATTER, PLEASE CONTACT THE OFFICE OF COMMUNITY DEVELOPMENT AT 601-824-4580.
MARY ANN HESS
CITY CLERK
April 8, 2026
#465

STATE OF MISSISSIPPI ★ FRANCES CONGER ★ NOTARY PUBLIC Rankin County Commission Expires January 25, 2030 COMMISSION NUMBER 28593

Marcus Bowers
MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 8th day of April, 2026

Frances Conger, Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2030

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

450 words at .12 each.....	$54.00
Proof of Publication	3.00
TOTAL.....	**$57.00**

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: BRIAN ROBERTS

DATE: 04/29/2026

SUBJECT: TRAVEL - ADCOCK

The fire department respectfully requests your consideration for Battalion Chief Justin Adcock to travel to Biloxi, MS from May 26, 2026, to May 31, 2026, to attend the annual Fire Chief/Firefighter Conference and approve all travel expenses (including hotel, fuelman and conference fees).

This is a budgeted item in our FY 26 budget under conventions and there are funds available.

Thank you for your consideration.

ATTACHMENTS:

None

BRANDON
MISSISSIPPI

MEMORANDUM

TO: HONORABLE MAYOR BUTCH LEE AND BOARD OF ALDERMEN

FROM: BRIAN ROBERTS

DATE: 04/29/2026

SUBJECT: SURPLUS EQUIPMENT

Consideration to surplus broken equipment (TV with Serial # L1A1F8MX4700410) that cannot be repaired and is no longer of use to the Fire Department or City.

ATTACHMENTS:

None