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RANKIN COUNTY BOARD OF SUPERVISORS Regular Board Meeting

211 East Government
Street
Brandon, MS 39042

Monday, December 15, 2025

**~ Minutes ~
9:00 AM**

**Admin
Regular Board Meeting**

I. CALL TO ORDER

9:00 AM Meeting called to order on Monday, December 15, 2025, at Rankin Board Room, 211 East Government Street, Suite A, Brandon, MS.

Attendee Name	Title	Status
Steve Gaines	Supervisor Dist. 4	Present
Brad Calhoun	Supervisor Dist. 3	Present
Sid Scarbrough	President	Present
Glynn McLeod	Supervisor Dist. 2	Present
Jay Bishop	Supervisor Dist. 5	Late (entered at 9:10 a.m.)
Mark S. Scarborough	Chancery Clerk	Present
Craig Slay	Board Attorney	Present
Keith Hicks	Co. Administrator	Present

II. INVOCATION

Board Attorney, Craig Slay

III. PUBLIC COMMENTS AND RECOGNITION

- A. Reading of Resolution Recognizing Rankin County Sheriff's Office for Award-Winning Animal Control Operations
- B. Heather Jennings, Rankin County 4-H Extension Agent III

IV. OLD BUSINESS

- A. Minutes Approval

RESULT: Passed
MOVER: Brad Calhoun
SECONDER: Steve Gaines
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod
ABSENT: Jay Bishop

V. CONSENT AGENDA

Consent Agenda Items will be considered together and will be approved on a single motion. Any Supervisor desiring to remove an item for separate consideration should so request before approval of the agenda. Discussion items will be considered separately.

RESULT: Passed
MOVER: Steve Gaines
SECONDER: Brad Calhoun
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod
ABSENT: Jay Bishop

1. Approval of the Following:
Financial Reports

- A. Approval of claims docket in the amount of \$8,400,465.49
- B. Acknowledge receipt of Budget and Financial Reports for the month of November 2025
- C. Approval of Budget Amendment for an increase in State Drug budget for additional undercover operations account funding in the amount of \$3,000.00

Appointments

- A. Acceptance of Supreme Court Order on December 8, 2025, Appointing Family Master, John H. Powell for Service Beginning January 1, 2026, through June 30, 2026, and Compensate Said Family Master a Salary of \$2,500.00 Per Month as Per Ordered Entered by Rankin County Chancery Court
- B. Acknowledgement of Court Order Appointing Dana Gordon as temporary Court Reporter for Chancery Court on November 12, 17, 19, 20, and December 2, 2025 and authority to issue check in the amount of \$1,475.00 for the daily court appearance fee

AGREEMENTS, LEASES, & UTILITY PERMITS

- A. Approval of Second Amendment to Professional Services Agreement with M&G Enterprises, Inc. d/b/a Engineering Service for the Gunter Road Project for adjustment of professional fees and authority for Board President to execute documents
- B. Approval of Programming Services Agreement with Geo-United Solutions, LLC for support of the county GIS (mapping) system and authority for Board President to execute documents
- C. Authority to renew agreement with Callyo for the monitoring and recording of confidential informants during the purchase of illicit substances and authority for the Sheriff to execute documents
- D. Ratification of professional services agreements dated 5/16/22 by and between Rankin County, Mississippi, and Engineering

Service, Benchmark Engineering, and Waggoner Engineering for all professional services related to Rankin County's American Rescue Plan Act Program, including all professional services associated with Rankin County's participation in the State of Mississippi's Municipal and County Water Infrastructure (MCWI) grant program. Acknowledgement that said agreements have been in force and effect at all times since the date of inception, 5/16/22, and remain in full force and effect

- E. Approval of contract between Abnormal AI, Inc. and Rankin County for protection of county email system for three (3) years and authority for Board President to execute documents
- F. Authority to execute 36-month renewal agreement with Thomson Reuters and Rankin County
- G. Authority to extend contract for pest control services with Safeguard Pest Management, LLC for an additional one (1) year
- H. Request approval of Assignment of Commercial Leasehold Interest Contract of the Sixteenth Section Lands between Rankin County Board of Education and Penn's Brandon, LLC (Assignors) does hereby sell, convey, and warrant unto Obelisco, LLC (Assignee)
- I. Request approval of Assignment of Residential Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Makenzi L. Taylor & Anthony D. Shack (Assignors) do hereby sell, convey, and warrant unto Makenzi L. Taylor (Assignee)
- J. Request for approval of Windstream Utility Permit No. 749552391-41060 to construct a fiber optic cable along/across S Pearson Road and Old Pearson Road (District 1)
- K. Request for approval of Windstream Utility Permit No. 703750081-46180 to construct a fiber optic cable along/across Jerusalem Church Road (District 3)
- L. Request for approval of Windstream Utility Permit No. 749552408-44317 to construct a fiber optic cable along/across Lake Road to be installed between Holly Bush Road and Justin Drive (Other County Road Involved: Garrett Lane) (District 4)
- M. Request for approval of Windstream Utility Permit No.

749552407-44280 to construct a fiber optic cable to be installed between Lake Road and Hurdle Road (District 4)

- N. Request for approval of Delta Utilities Utility Permit No. 04-25-913 to construct a Gas Line to be installed between Lake Harbor Road and HWY 43 N (District 4)

2. Authority to Issue Checks

Dues and Training Conferences

- A. Authority to pay 2026 Membership Dues for the National Sheriffs' Association in the amount of \$500.00 for Sheriff Bryan Bailey and authority to issue check
- B. Authority to pay Membership Dues in the amount of \$50.00 each for the Mississippi Association of Governmental Purchasing/Property Agents (MAGPPA) for Hewitt Pittman, Carla Carter, and Rebekah Whittington and authority to issue check
- C. Authority to pay 2026 Membership Dues in the amount of \$255.00 each for Staci McNinch, David Gunter, and Kristy Lewis and Membership Dues in the amount of \$240.00 each for Traci Tilghman and Jeremy Vertucci for the International Association of Assessing Officers (IAAO) for Staci McNinch, David Gunter, and Kristy Lewis and authority to issue check
- D. Authority to pay registration fees in the amount of \$650.00 and hotel fees in the amount of \$874.50 for Bundy Boykin to attend the IAAO Course 101 on February 9 – 13, 2026, in Starkville, MS and authority to issue checks and pay any travel related expenses
- E. Authority to pay 2026 Membership Dues in the amount of \$25.00 for the Professional Arborist Association of Mississippi for Donna Beliech and authority to issue check

Advertising County Resources

- A. Authority to advertise county resources in the amount of \$150.00 for a renewal of outfield fence banner with the 2025/26 Florence High School Fastpitch Softball

Other

- A. Approval of renewal of GrayKey Licenses with Magnet Forensics for the Sheriff's Department and authority to issue check in the

amount of \$12,410.00

- B. Authority to reissue check #4464 dated 11/30/2023 in the amount of \$4,794.00 to James & Brenda Knight for damage caused to driveway during Gunter Road Project
- C. Authority to reimburse Ashley Haddox in the amount of \$137.97 for the 2024 International Fuel Gas Code Book & the 2024 International Fuel Gas Code Fast-Tabs and authority to issue check
- D. Authority to reimburse Ashley Haddox in the amount of \$300.50 for the 2024 International Residential Code & Tab Combo book & the 2024 International Plumbing Code & Tab book and authority to issue check
- E. Authority to renew the GAIN ABS screener through Chestnut Health Systems, Inc. for Youth Court and authority to issue check in the amount of \$1,320.00

3. Authority to Approve the Following Inventory Changes:

- A. Approval of the FY2025 Year End Inventory and Annual Disposition of Assets Report
- B. Approval of the following Inventory Changes to remove items from the county inventory to sell at auction or that are broken, and to transfer items interdepartmental

4. Authority to Approve the Following Personnel Recommendations:

- A. **Sheriff's Department:** Reed Mitchell (Certified Detention Officer) at Step 359; Robert Owens (Promotion to Court Services, Part Time) at Step 391; **Road Department:** Hayden Sanders (New Hire, Laborer, Part Time) at Step 301; Nicolas J Smith (New Hire, Laborer, Part Time) at Step 301; **Tax Collector's Office:** Kayla Williams (New Hire, Deputy Clerk) at Step 326; Shana White (New Hire, Deputy Clerk) at Step 326; **Youth Court:** Gentri May (Transfer from Zero to Three Coordinator to Administrative Assistant) at Step 387; **Tax Assessor's Office:** Hannah Hollingshead (New Hire, Chief Deputy Tax Assessor) at Step 463;

5. Record Various Documents to be made a Permanent Part of the Minutes

A. Various Documents

VI. CAROLINE GILBERT, TAX COLLECTOR

A. Authority to revise the following mobile home property accounts:

- **Account 22306**; MH has been assessed as real property since 2002, MH Tax Bills for the years 2004-2015, 2025, and 2026 need to be voided and deleted
- **Account 23074**; Entered in the incorrect taxing district, need to void, revise, and refund difference in MH Tax Bills for tax years 2023, 2024, and 2025
- **Account 11600**; Mobile home was removed in 2019; MH Tax Bills for 2019-2025 need to be voided and deleted
- **Account 15080**; MH has been replaced with a newer MH; MH Account needs to be deleted
- **Account 24228**; MH was moved out of county in 2024; MH Account needs to be deleted & void and delete MH Tax Bills for 2025 & 2026
- **Account 23683**; MH was moved out of county in 2008; MH Account needs to be deleted & void and delete MH Tax Bills for 2008-2026
- **Account 26319**; MH has been assessed as real property for 2025 & 2026; MH Tax Bills for 2025 & 2026 need to be voided

Supervisor Bishop entered the board meeting at 9:10 a.m.

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

VII. STACI MCNINCH, TAX ASSESSOR

A. Petitions to adjust 2025 Homestead Exemption Supplemental Roll

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

B. Petitions for change of assessment on 2025 Real Property Assessments

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

C. Authority to void 2023 & 2024 Tax Sales and refund any tax sale

purchaser(s) for PPIN 84880 and request authority for the Tax Collector's Office to void the 2023, 2024, and 2025 Tax Bills and no other tax bills be generated; this PPIN was forfeited to the United States of America and should have been tax exempt, and no prior-year taxes are collectible

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- D. Authority to void 2024 Tax Sale and refund any tax sale purchaser(s) for Parcel No. I11-55-11 and request authority for the Tax Collector's Office to void 2024 & 2025 Tax Bills and no other tax bills be generated; this parcel was created in error due to a legal description

RESULT: Passed

MOVER: Glynn McLeod

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- E. Authority to void 2024 Tax Sale and refund any tax sale purchaser(s) for Parcel Nos. F7-9, F7-11, F7N-10, F8-1, and F8-3 and request authority for the Tax Collector's Office to void 2024 & 2025 Tax Bills and no other tax bills be generated; these parcels now belong to Rankin First and should have been tax exempt

RESULT: Passed

MOVER: Glynn McLeod

SECONDER: Jay Bishop

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- F. Authority to refund the 2023 & 2024 improvement taxes for Parcel No. H10-63; this parcel was erroneously assessed (Total of \$1,774.67)

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Sid Scarbrough

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

VIII. CARLA CARTER, ASSISTANT PURCHASE CLERK

- A. Award Term Bids for the Unit System:

1. Bridge Installation and Bridge Components
2. Asphalt
3. Scrub Seal, Slurry Seal, Micro-Surfacing
4. Metal Culverts
5. Polypropylene Culverts
6. Crushed Aggregates

7. Gravel
8. Soil Stabilization
9. Polyurethane Foam Application and Curb and Gutter Removal/Replacement

10. Guardrail Installation and Repair

Motion to approve all items presented except for Item No. 5, Polypropylene Culverts (will be presented back before the board January 5, 2026)

RESULT: Passed
MOVER: Jay Bishop
SECONDER: Steve Gaines
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

IX. MIKE HARRISON, ROAD MANAGER

- A. Authority for Board President to execute Temporary Easement with Mississippi Department of Transportation for MDOT Project No. 104101-202000

RESULT: Passed
MOVER: Steve Gaines
SECONDER: Glynn McLeod
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

X. CRAIG SLAY, BOARD ATTORNEY

Public Hearings:

- A. Public Hearing for Kevin Johnson Rezoning Request, Highway 471 (District 4)

1. Action on Kevin Johnson

Board Attorney, Craig Slay opened the public hearing.

The following spoke in opposition:

J. C. Taylor, residing at 116 Barksdale Rd

Joey Burrell, residing at 105 Barksdale Rd

Jimmy Jones, residing at 3698 Hwy 471

Hearing no further comment, Mr. Slay closed the public hearing.

RESULT: Passed
MOVER: Jay Bishop
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Brad Calhoun, Sid Scarbrough, Glynn McLeod
NAYES: Steve Gaines

- B. Public Hearing for Juan Pablo Munoz Conditional Use Permit, 411

Pelican Way (District 5)

1. Action on Juan Pablo Munoz

Board Attorney, Craig Slay opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: Passed
MOVER: Jay Bishop
SECONDER: Brad Calhoun
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

C. Public Hearing for Joseph Lindsay Conditional Use Permit, 944 Trickhambridge Road (District 4)

1. Action on Joseph Lindsay

Board Attorney, Craig Slay opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: Passed
MOVER: Steve Gaines
SECONDER: Glynn McLeod
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

D. Public Hearing for Kenneth Kersh Conditional Use Permit, Trickhambridge Road (District 4)

1. Action on Kenneth Kersh

Board Attorney, Craig Slay opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: Passed
MOVER: Steve Gaines
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

E. Public Hearing for Joe McGee Construction Conditional Use Permit, Highway 43 S (District 3)

1. Action on Joe McGee Construction

Board Attorney, Craig Slay opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: Passed
MOVER: Brad Calhoun
SECONDER: Steve Gaines
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

F. Public Hearing for Lance Stevens & Robert Graham Conditional Use Permit, 154 Lakeshore Road (District 4)

1. Action on Lane Stevens & Robert Graham

Board Attorney, Craig Slay opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

G. Public Hearing for request to vacate amended plat for Persimmon Ridge Subdivision, Plat Cabinet F, Slot 25

1. Action on request to Vacate Amended Plat, Persimmon Ridge, Plat Cabinet F, Slot 25

Board Attorney, Craig Slay opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Glynn McLeod

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

Other:

A. Action on Request to Vacate Amended Plat, Persimmon Ridge, Plat Cabinet F, Slot 25, and, assuming that authority to vacate is granted, authority to release Letter of Credit placed with county by developer in the amount of \$11,500.00

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Glynn McLeod

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

B. Acknowledgment that the Memorandum of Understanding between Rankin County and Scott County has been in place for a number of years whereby Rankin County hosts E911 communications for Scott County on the Rankin County E911 Communications System.

Acknowledgment that Rankin County, by and through legal counsel, notified Scott County that Rankin County is migrating to a new E911 communications platform on or before 12/31/25 and that, as a result of the migration, Scott County will lose connectivity to its E911 communications system being hosted currently through Rankin County's legacy system. Consideration of request from Scott County

E911 for Rankin County to maintain its legacy system intact for the purpose of hosting Scott County's E911 connectivity on Rankin County's existing E911 communications system for an undefined period of time following Rankin County's migration to its new system. In exchange, Scott County shall be required to pay ALL COSTS associated with maintaining connectivity to Rankin County's legacy system with Rankin County bearing NO COSTS whatsoever in maintaining connectivity to E911 through its legacy system.

Authority of County Administrator or Director of Emergency Operations Center to do all things necessary and to secure all agreements, commitments or understandings required to carry out the intentions of the Board of Supervisors authorized hereby. To the extent that third parties are required to provide services or activities further to this authorization, and to the extent that there is any cost associated with those services, Rankin County shall bear NO RESPONSIBILITY for said costs; rather, those costs, if any, shall be borne by persons, firms, corporations or political subdivisions other than Rankin County, Mississippi. Under no circumstances shall Rankin County be required to maintain its legacy E911 communications system for a period longer than midnight June 30, 2026, at which time the Director of Emergency Operations Center is authorized to disable the system

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Sid Scarbrough

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- C. Authorization for Rankin County Sheriff's Office to enter into Memorandum of Understanding with the Mississippi Department of Public Safety providing for DPS's purchase and installation of a LiveScan System (digital fingerprint system) for use by the Rankin County Sheriff's Office. The MOU provides that MDPS will be responsible for the costs of acquiring and installing the system. The MOU also provides that MDPS will be responsible for the cost of a 5 year warranty on the operation of the system. The MOU does not contemplate a cost to Rankin County for the acquisition, installation or operation of the system. Rankin County will be responsible for the cost of any maintenance or repairs to the system that are not covered by the 5 year warranty

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- D. Authorization to publish Notice to Bidders for construction of new Rankin County Tax Collector/Tax Assessor Office Building, Pinelands

Development Property, Flowood, Mississippi

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Glynn McLeod

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- E. Consideration of, and potential action to approve, amended communications tower lease between Rankin County and C-Spire for use and occupancy of County communications tower situated along Mississippi Highway 471 near LeBurgeois Subdivision. The amended lease provides for a substantial increase in monthly rent payable by C-Spire for use and occupancy of the tower. The amended lease also re-sets the term of the lease to one five (5) year term plus one renewal, subject to the discretion of the Board of Supervisors, of five (5) years. The amended lease also requires annual increases in monthly rent of three percent (3%). Authority of Board President to execute amended lease

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Glynn McLeod

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- F. Consideration of and potential action to adopt support resolution for 2026 legislative session

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

XI. KEITH HICKS, COUNTY ADMINISTRATOR

- A. Approval of Worker's Compensation Policy with MS Public Entity WC Trust and authority to issue check

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

XII. ADDITIONAL BUSINESS TO BE DISCUSSED

- A. Motion to add:
Public Hearing for proposed amendment to the Rankin County Solid Waste Management Plan to allow for the expansion of the existing Mt Helm rubbish pit

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

- B. Authority to approve a proposed amendment to the Rankin County

Solid Waste Management Plan, to allow for the expansion of the existing Mt Helm rubbish pit

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

C. Motion to add:

Public Hearing for Rankin County's Stormwater Management Plan

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Sid Scarbrough

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

D. Motion to add:

Discussion and potential action for removal of additional dead and/or dying trees within public rights-of-ways of unincorporated Rankin County, and authority to approve a budget amendment in the amount of \$600,000.00 to provide additional funding for removal (to be funded from the general county fund)

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Sid Scarbrough

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

E. Discussion and potential action for removal of additional dead and/or dying trees within public rights-of-ways of unincorporated Rankin County, and authority to approve a budget amendment in the amount of \$600,000.00 to provide additional funding for removal (to be funded from the general county fund)

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Sid Scarbrough

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

XIII. EXECUTIVE SESSION

Motion to discuss the need to go into Executive Session

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

Motion to go into Executive Session to discuss potential litigation, economic development and county-owned property

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

Motion to come out of Executive Session.

The record shows that there was no action taken during the Executive Session.

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

XIV. ADDED ITEMS

A. Motion to add:

Consideration and potential action to adopt a resolution that authorizes the execution of agreements by and between Rankin County, City of Pearl, and an entity identified as "Project Blue Horizon"

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

B. Approval to adopt a resolution that authorizes the execution of a preliminary development agreement and an offer letter signed between Rankin County, City of Pearl, and an entity identified as "Project Blue Horizon"

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

XV. ADJOURN

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Glynn McLeod

On this day, Monday, December 15, 2025,



SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

MARK S. SCARBOROUGH, CLERK OF THE BOARD

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR JUAN PABLO MUNOZ,
411 PELICAN WAY, BRANDON, MS**

WHEREAS, Juan Pablo Munoz did file a petition for a conditional use permit to operate a short-term rental at 411 Pelican Way, Brandon, MS and

WHEREAS, all notice requirements of the Zoning Ordinance of Rankin County were accomplished, and a public hearing was held on December 15, 2025, as required; and,

WHEREAS, The Planning Commission upon conclusion of the scheduled meeting on November 26, 2025, adopted a motion authorizing the Planning Staff to publish notice of public hearing for the request operate a short-term rental at 411 Pelican Way, Brandon, MS and,

WHEREAS, the Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance; and

WHEREAS, the Board of Supervisors are fully familiar with the request and the area involved in the request; and,

BE IT RESOLVED by the Board of Supervisors of Rankin County, Mississippi that the request to operate a short-term rental at 411 Pelican Way, Brandon, MS is hereby granted and such action is taken pursuant to the findings of fact set out as follows:

- 1. The Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.**
- 2. The recommendation of the Planning Commission is advisory in nature.**
- 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.**
- 4. This action will promote the general welfare of Rankin County and will not adversely affect adjacent property. Future projects within the designated area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the County to continue to monitor the area.**
- 5. The granting of this action does not relieve this request from compliance with any applicable law, court order, covenants, or contracts.**
- 6. The conditional use permit is approved with the following conditions:**
 - There can be no parking on the public street.**
 - No solid waste collection containers may be left at public street after garbage has been picked up. Must be returned to the garage/carport.**
 - Occupancy rules must be posted in a prominent location inside the home.**
 - Owner must retain a record of occupants with name, address, phone number and age. Records must be retained for five years.**
 - No parties of any kind are permitted.**

- The Conditional Use permit cannot be assigned to any other party without Board of Supervisors authorization.
- No commercial activity can be run from short-term rental. No commercial, or large equipment is allowed to be on property of any kind. Only passenger vehicles are allowed.
- The Conditional use permit will expire in One year. The applicant will need to renew conditional use permit.

The foregoing Resolution, having been reduced to writing, Supervisor Bishop moved that said Resolution be adopted. Supervisor Calhoun seconded the motion. The vote was as follows:

Supervisor Scarbrough voted:	AYE
Supervisor McLeod voted:	AYE
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Where upon the President of the Board declared the motion carried and the resolution approved and adopted.

The foregoing resolution was approved this 15th day of December 2025.

SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

ATTEST:

MARK SCARBOROUGH, CLERK OF THE BOARD



**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR JOSEPH LYNDSEY, 944
TRICKHAMBRIDGE RD, BRANDON, MS**

WHEREAS, Joseph Lyndsay did file a petition for a conditional use permit to construct a 1,800-sf accessory dwelling unit, for his parents, at 944 Trickhambridge Rd., Brandon, MS and

WHEREAS, all notice requirements of the Zoning Ordinance of Rankin County were accomplished, and a public hearing was held on December 15, 2025, as required; and,

WHEREAS, The Planning Commission upon conclusion of the scheduled meeting on November 26, 2025, adopted a motion authorizing the Planning Staff to publish notice of public hearing for the request to construct a 1,800-sf accessory dwelling unit, for his parents, at 944 Trickhambridge Rd., Brandon, MS and,

WHEREAS, the Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance; and

WHEREAS, the Board of Supervisors are fully familiar with the request and the area involved in the request; and,

BE IT RESOLVED by the Board of Supervisors of Rankin County, Mississippi that the request to construct a 1,800-sf accessory dwelling unit, for his parents, at 944 Trickhambridge Rd., Brandon, MS is hereby granted and such action is taken pursuant to the findings of fact set out as follows:

- 1. The Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.**
- 2. The recommendation of the Planning Commission is advisory in nature.**
- 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.**
- 4. This action will promote the general welfare of Rankin County and will not adversely affect adjacent property. Future projects within the designated area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the County to continue to monitor the area.**
- 5. The granting of this action does not relieve this request from compliance with any applicable law, court order, covenants, or contracts.**

The foregoing Resolution, having been reduced to writing, Supervisor Gaines moved that said Resolution be adopted. Supervisor McLeod seconded the motion. The vote was as follows:

Supervisor Scarbrough voted:	AYE
Supervisor McLeod voted:	AYE
Supervisor Calhoun voted:	AYE

Supervisor Gaines voted: AYE

Supervisor Bishop voted: AYE

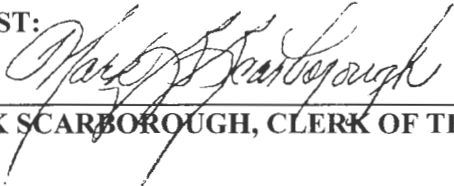
Where upon the President of the Board declared the motion carried and the resolution approved and adopted.

The foregoing resolution was approved this 15th day of December 2025.



SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

ATTEST:



MARK SCARBOROUGH, CLERK OF THE BOARD



**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR KENNETH
KERSH, 847 TRICKHAMBRIDGE RD, BRANDON, MS**

WHEREAS, Tiffany Lindsey did file a petition for a conditional use permit to place a new manufactured home, as a second dwelling, at 847 Trickhambridge Rd, Brandon, MS; and

WHEREAS, all notice requirements of the Zoning Ordinance of Rankin County were accomplished, and a public hearing was held on December 15, 2025, as required; and,

WHEREAS, The Planning Commission upon conclusion of the scheduled meeting on November 26, 2025, adopted a motion authorizing the Planning Staff to publish notice of public hearing for the request to place a new manufactured home, as a second dwelling, at 847 Trickhambridge Rd, Brandon, MS; and,

WHEREAS, the Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance; and

WHEREAS, the Board of Supervisors are fully familiar with the request and the area involved in the request; and,

BE IT RESOLVED by the Board of Supervisors of Rankin County, Mississippi that the request to place a new manufactured home, as a second dwelling, at 847 Trickhambridge Rd, Brandon, MS, is hereby granted and such action is taken pursuant to the findings of fact set out as follows:

- 1. The Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.**
- 2. The recommendation of the Planning Commission is advisory in nature.**
- 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.**
- 4. This action will promote the general welfare of Rankin County and will not adversely affect adjacent property. Future projects within the designated area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the County to continue to monitor the area.**
- 5. The granting of this action does not relieve this request from compliance with any applicable law, court order, covenants, or contracts.**

The foregoing Resolution, having been reduced to writing, Supervisor Gaines moved that said Resolution be adopted. Supervisor Scarbrough seconded the motion. The vote was as follows:

Supervisor Scarbrough voted:	AYE
Supervisor Mcleod voted:	AYE
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

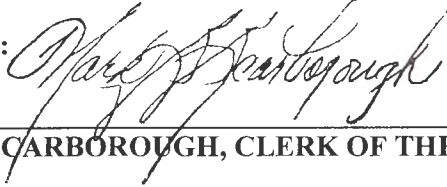
Where upon the President of the Board declared the motion carried and the resolution approved and adopted.

The foregoing resolution was approved this 15th day of December 2025.



**SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS**

ATTEST:



MARK SCARBOROUGH, CLERK OF THE BOARD



**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR LANCE STEVENS &
ROBERT GRAHAM, 154 LAKESHORE RD, PELAHATCHIE, MS**

WHEREAS, Lance Stevens & Robert Graham did file a petition for a conditional use permit to operate a short-term rental at 154 Lakeshore Rd., Pelahatchie, MS; and

WHEREAS, all notice requirements of the Zoning Ordinance of Rankin County were accomplished, and a public hearing was held on December 15, 2025, as required; and,

WHEREAS, The Planning Commission upon conclusion of the scheduled meeting on November 26, 2025, adopted a motion authorizing the Planning Staff to publish notice of public hearing for the request operate a short-term rental at 154 Lakeshore Rd., Pelahatchie, MS and,

WHEREAS, the Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance; and

WHEREAS, the Board of Supervisors are fully familiar with the request and the area involved in the request; and,

BE IT RESOLVED by the Board of Supervisors of Rankin County, Mississippi that the request to operate a short-term rental at 154 Lakeshore Rd., Pelahatchie, MS is hereby granted and such action is taken pursuant to the findings of fact set out as follows:

- 1. The Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.**
- 2. The recommendation of the Planning Commission is advisory in nature.**
- 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.**
- 4. This action will promote the general welfare of Rankin County and will not adversely affect adjacent property. Future projects within the designated area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the County to continue to monitor the area.**
- 5. The granting of this action does not relieve this request from compliance with any applicable law, court order, covenants, or contracts.**
- 6. The conditional use permit is approved with the following conditions:**
 - There can be no parking on the public street.**
 - No solid waste collection containers may be left at public street after garbage has been picked up. Must be returned to the garage/carport.**
 - Occupancy rules must be posted in a prominent location inside the home.**
 - Owner must retain a record of occupants with name, address, phone number and age. Records must be retained for five years.**
 - No parties of any kind are permitted.**

- The Conditional Use permit cannot be assigned to any other party without Board of Supervisors authorization.
- No commercial activity can be run from short-term rental. No commercial, or large equipment is allowed to be on property of any kind. Only passenger vehicles are allowed.
- The Conditional use permit will expire in One year. The applicant will need to renew conditional use permit.

The foregoing Resolution, having been reduced to writing, Supervisor Gaines moved that said Resolution be adopted. Supervisor Calhoun seconded the motion. The vote was as follows:

Supervisor Scarbrough voted:	AYE
Supervisor McLeod voted:	AYE
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Where upon the President of the Board declared the motion carried and the resolution approved and adopted.

The foregoing resolution was approved this 15th day of December 2025.

SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

ATTEST

MARK SCARBOROUGH, CLERK OF THE BOARD

