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RANKIN COUNTY BOARD OF SUPERVISORS Regular Board Meeting

211 East Government
Street
Brandon, MS 39042

Thursday, January 15, 2026

**~ Minutes ~
9:00 AM**

**Admin
Regular Board Meeting**

I. CALL TO ORDER

9:00 AM Meeting called to order on Thursday, January 15, 2026, 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
Phil Schoggen	Supervisor Dist. 2	Present
Jay Bishop	Supervisor Dist. 5	Present
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

None

IV. OLD BUSINESS

A. Minutes Approval
January 5, 2026

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

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: Brad Calhoun

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

1. APPROVAL OF THE FOLLOWING:
FINANCIAL REPORTS

- A. Approval of claims docket in the amount of \$7,125,053.41
- B. Acknowledge receipt of Budget and Financial Reports for the month of December 2025
- C. Approval of Budget Amendment for IT to transfer between line items, no increase
- D. Approval of Budget Amendment for an increase in the District Attorney's Office regarding Statutory Salary Increase for Assistant District Attorney

APPOINTMENTS

- E. Authority to appoint Lesley Rayborn as Receiving Clerk for the Board of Supervisors Office, replacing Kaitlyn Alford effective February 2, 2026

LEASES, AGREEMENTS, and UTILITY PERMITS

- F. Authorization for Board President to execute Payment Agreement between Rankin County and Precision Spine of Mississippi, Inc., for payment to Rankin County of personal property taxes totaling \$1,081,779.00
- G. Authority to add Electronic Data Integrations Services to the Employee Navigator Insurance Portal in the amount of \$.25 per employee per month (PEPM) and authority for County Administrator to execute documents
- H. Request for approval of AT&T Utility Permit No. A05BR3 to construct a fiber optic cable and cabinet to be installed between Sanctuary Drive and New Haven Lane (District 3)
- I. Request for approval of AT&T Utility Permit No. A05BR91 to construct an aerial fiber optic cable to be installed between Sanctuary Drive and New Haven Lane (District 3)
- J. Request for approval of AT&T Utility Permit No. 03-26-101 to construct a fiber optic cable to be installed between Sanctuary Drive and Bluebird Cove (District 3)
- K. Request for approval of Delta Utilities Utility Permit No. 03-26-400 to construct a new gas line to be installed between Ole

Magnolia Drive (Town of Puckett) and Burnham Road South
(County) (District 3)

- L. Approval of Assignment of Commercial Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Mike Ainsworth (Lessors) do hereby sell, convey, and warrant unto Austin Hinds Motors, Inc. (Lessee)

OTHER

- M. Request approval to increase mileage reimbursement rate to \$0.73 per mile for travel in private vehicle according to the State of Mississippi Department of Finance and Administration effective as of January 1, 2026

**2. AUTHORITY TO ISSUE CHECKS:
DUES and TRAINING CONFERENCES**

- A. Authority to pay 2026 Membership Dues for the Mississippi Sheriffs' Association in the amount of \$1,500.00 for Sheriff Brian Bailey and authority to issue check
- B. Authority to pay registration fees in the amount of \$295.00 for Stephanie Dodd to attend the First Line Supervisor class on February 9 – 11, 2026, in Pearl, MS and authority to issue check
- C. Authority to pay registration fees in the amount of \$125.00 for Melissa Bryant to attend the 2026 MS SCAUG Conference on February 10 – 12, 2026, in Jackson, MS and authority to issue check and pay any travel related expenses
- D. Authority to pay 2026 Membership Dues for the Mississippi Court Reporters Association (MCRA) in the amount of \$100.00 for Kristi Sullivan and authority to issue check
- E. Authority to pay 2026 Membership Dues for the Mississippi Technology User Group in the amount of \$35.00 each for Information Technology Employees and authority to issue check
- F. Authority to pay registration fees in the amount of \$650.00 and hotel fees in the amount of \$874.50 for Robert Reeves to attend the IAAO Course 102 on March 2 – 6, 2026, in Starkville, MS and authority to issue checks and pay any travel related expenses

ADVERTISING COUNTY RESOURCES

- G. Authority to issue check in the amount of \$250.00 for the 2026

4-H Southwest District Livestock Show that will be held on January 21 - January 23, 2026, for premium and awards to be given during the show

OTHER

- H. Ratification of payment to Entergy for removal of electrical infrastructure located on former Brandon Concrete Plant on Marquette Road in the amount of \$4,579.11

3. Authority to approve the following Inventory Changes:

- A. Approval of the following Inventory Changes to add items and to remove items from the county inventory that are broken or obsolete and to surplus items (see attached list)

4. Authority to approve the following Personnel Recommendations:

Sheriff's Department: Stephanie Dodd (Promotion to ADC Supervisor) at Step 376; Robert Fisher (New Hire, Uncertified Adult Detention Officer) at Step 332; **Board of Supervisors Office:** Lesley Rayborn (Salary Increase for Additional Duties of Receiving Clerk) at Step 345; **District Attorney's Office:** Lee Wilkins (Statutory Salary Increase of \$13,345.00/annually)

5. Record various documents to be made a permanent part of the minutes

VI. 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, Phil Schoggen

- B. Petitions for change of assessment on 2024 & 2025 Personal and 2025 Real Property Assessments

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- C. Parcel Number K16K-1-1060 was erroneously assessed due to this parcel having no improvements; authority to void the 2024 tax sale and to refund any tax sale purchasers and request that a corrected tax statement for 2024 and 2025 be generated by the Tax Collector's Office assessing the land only

RESULT: Passed

MOVER: Brad Calhoun
SECONDER: Phil Schoggen
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

VII. MIKE HARRISON, ROAD MANAGER

- A. Authority to advertise for bids for a Track Crawler Type Tractor

RESULT: Passed
MOVER: Phil Schoggen
SECONDER: Steve Gaines
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- B. Authority to advertise for bids for a Hydraulic Excavator

RESULT: Passed
MOVER: Jay Bishop
SECONDER: Phil Schoggen
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

VIII. TIM PARKER, COUNTY ENGINEER

- A. Holly Bush Road Bridge Replacement SA61-A221 - Recommend Final Payment in the amount of \$923,297.32 under PO # 251238 to Hemphill Construction Company, Inc., and authority to issue check (District 4)

RESULT: Passed
MOVER: Steve Gaines
SECONDER: Brad Calhoun
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- B. Bridge Repair under Emergency Declaration on 11/14/25 for Bill Hubbard Road Bridge SA61-025 - Recommend Final Payment in the amount of \$138,573.75 to Hemphill Construction Company, Inc., and authority to issue check (District 3)

RESULT: Passed
MOVER: Brad Calhoun
SECONDER: Phil Schoggen
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- C. Request approval of a resolution to be submitted to CMPDD requesting Federal STBG funding through the Jackson MPO for the East Metro Parkway Overlay with local matching funds (80/20 match) provided by Rankin County and, if funded, approval of entering into an interlocal agreement with City of Flowood and City of Pearl regarding potential work within their city limits on East Metro Parkway

RESULT: Passed
MOVER: Jay Bishop
SECONDER: Steve Gaines
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- D. Request approval of a resolution to be submitted to CMPDD

requesting Federal STBG funding through the Jackson MPO for the Fannin Landing Circle Overlay with local matching funds (70/30 match) provided by Rankin County

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- E. Request approval of a resolution to be submitted to CMPDD requesting Federal STBG funding through the Jackson MPO for the Foxhall Road Bridge (SA61-84) Replacement with local matching funds (80/20 match) provided by Rankin County

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Phil Schoggen

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- F. Gunter Road Phase 3 – Discussion and potential action (District 1)

*Approval to award bid to Thornton Construction Co., Inc.

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Brad Calhoun

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

IX. CRAIG SLAY, BOARD ATTORNEY

Set Public Hearings:

- A. Set Public Hearing for January 29, 2026, at 9:00 a.m. for Zakk & Michael LLC Nuisance Property, 213 Allen Drive (District 2)

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- B. Set Public Hearing for January 29, 2026, at 9:00 a.m. for State of Mississippi, 988 Michelle Drive (District 3), for Consideration of, and potential action, under Miss. Code Ann. Section 43-35-103©, to condemn certain properties

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- C. Set Public Hearing for February 2, 2026, at 9:00 a.m. for Wei Lin Conditional Use Permit, Baker Lane (District 4)

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Sid Scarbrough

- AYES:** Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- D. Set Public Hearing for February 2, 2026, at 9:00 a.m. for Matt Mercer Conditional Use Permit, 118A Bent Creek Circle North (District 2)
- RESULT:** Passed
MOVER: Brad Calhoun
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- E. Set Public Hearing for February 2, 2026, at 9:00 a.m. for Iana White, Conditional Use Permit, 326 Evergreen Way (District 5)
- RESULT:** Passed
MOVER: Brad Calhoun
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- F. Set Public Hearing for February 2, 2026, at 9:00 a.m. for Restoration Ministries, Conditional Use Permit, 315 Barefoot Springs (District 4)
- RESULT:** Passed
MOVER: Brad Calhoun
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- G. Set Public Hearing for February 2, 2026, at 9:00 a.m. for Greg Burkhalter Conditional Use Permit, W. Mt. Creek Road (District 1)
- RESULT:** Passed
MOVER: Brad Calhoun
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- H. Set Public Hearing for February 2, 2026, at 9:00 a.m. for Nick Lance Varner Conditional Use Permit, 1064 HWY 469 S (District 1)
- RESULT:** Passed
MOVER: Brad Calhoun
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- I. Set Public Hearing for February 2, 2026, at 9:00 a.m. for Anna Bigby Conditional Use Permit, 588 Ross Neal Road (District 4)
- RESULT:** Passed
MOVER: Brad Calhoun
SECONDER: Sid Scarbrough
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

Other:

- A. Resolution to Approve Solid Waste Plan Amendment Request for Mount Helms Road Pit and Solid Waste Facility
- RESULT:** Passed
MOVER: Steve Gaines
SECONDER: Jay Bishop

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- B. Discussion of and potential action regarding written request from Rankin First to designate Marquette Cement property for industrial economic development purposes and to task Rankin First with responsibility to develop and market the site

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

X. ADDITIONAL BUSINESS TO BE DISCUSSED

Discussion regarding aerial fiber installation within the county

XI. EXECUTIVE SESSION

Motion to discuss the need to go into Executive Session

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

Motion to go into Executive Session to discuss pending litigation and economic development

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

Motion to come out of Executive Session.

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

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

XII. ADDED ITEMS

- A. Motion to add the following to the agenda:
Authority for Rankin County to go out for Request for Proposals (RFP) for a county-owned hospital

RESULT: Failed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

AYES: Brad Calhoun

NAYES: Jay Bishop, Steve Gaines,
Sid Scarbrough, Phil
Schoggen

- B. Motion to add the following to the agenda:
1. Resolution of an eminent domain lawsuit on the Florence-Byram Parkway Project involving property owners named "Womack"
 2. Discussion and potential action for instruction to board counsel with respect to a proposed tax incentive package for Encompass Health
 3. Discussion and potential resolution of a disputed claim involving Southern Rankin Water Association litigation

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Phil Schoggen

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- C. Authorization to accept a landowner counter-offer providing for a total just compensation in the amount of \$260,000 for the combined property interests maintained by Melanie Womack and Judy Gayle Womack-McClure in the real property identified as Florence-Byram Parkway Parcel 2. Each property owner will receive \$130,000 for all of their right, title, and interest in and to the real property. The county will receive title and possession of the entirety of the parcel owned, to include a portion of property that is classified as a remnant. Authority for the County Administrator to issue two checks payable to each property owner identified herein with each check being in the amount of \$23,999.62. The checks will be held pending receipt by the County Administrator of all required documents to be delivered to the Board Office by Integrated Right of Way Services.

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

- D. Authority to proceed with a Fee in Lieu Agreement, to be presented to the board for approval at a later date, on the terms discussed for Encompass Health

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Jay Bishop

AYES: Jay Bishop, Steve Gaines,
Phil Schoggen

NAYES: Brad Calhoun, Sid
Scarbrough

- E. Authority to resolve the disputed claim with Southern Rankin Water Association, on the terms and conditions as discussed in Executive Session, and authority for legal counsel to resolve the disputed claim on the terms as discussed.

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines
AYES: Steve Gaines, Brad
Calhoun, Sid Scarbrough,
Phil Schoggen
NAYES: Jay Bishop

XIII. RECESS UNTIL 1/29/2026, AT 9:00 A.M.

RESULT: Passed
MOVER: Brad Calhoun
SECONDER: Steve Gaines
AYES: Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

On this day, Thursday, January 15, 2026,



SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

MARK S. SCARBOROUGH, CLERK OF THE BOARD