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RANKIN COUNTY BOARD OF SUPERVISORS Regular Board Meeting

211 East Government
Street
Brandon, MS 39042

Monday, February 2, 2026

**~ Minutes ~
9:00 AM**

**Admin
Regular Board Meeting**

I. CALL TO ORDER

9:00 AM Meeting called to order on Monday, February 2, 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	Absent
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. MS CVS Pharmacy, LLC – Personal Property Assessments

Kyle Chrisman with Ryan LLC, present on behalf of CVS Pharmacy and Ulta Beauty

IV. OLD BUSINESS

Minutes Approval

A. January 15, 2026

B. January 29, 2026

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

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

1. APPROVAL OF THE FOLLOWING:
APPOINTMENTS

- A. Acknowledgment of receipt of notification letter from Reservoir Fire Protection District that Thomas Harris has been unanimously nominated for re-appointment as a Commissioner to the Board of Reservoir Fire Protection District to serve a term of five (5) years. Approval to appoint Thomas Harris as a member of the Board of Commissioners for Reservoir Fire Protection District to serve a term of five (5) years effective immediately

AGREEMENTS and UTILITY PERMITS

- B. Approval of Memorandum of Understanding between The Central Mississippi Regional Library System and Rankin County to install, operate, and maintain surveillance equipment within library facilities and authority for Board President to execute documents
- C. Approval of Non-Compensated Special Contract Investigator Contract Pursuant to Miss. Code Ann. 41-29-112 between The Mississippi Bureau of Narcotics, Ronnie Decell, and the Rankin County Sheriff's Department for the detection and apprehension of violators of the criminal statutes pertaining to the possession, sale or use of narcotics and authority for Sheriff to execute documents
- D. Authority for Youth Court to enter into a Presenter Agreement with J. Chad Professional Training, LLC (Tall Cop) for in-person professional staff training and authority to issue check in the amount of \$23,400.00 upon receipt of invoice (to be paid from grant funds)
- E. Authority for Youth Court to host a two-day training course for law enforcement officers, court staff, social workers, and other professionals involved in the Juvenile Justice System on July 9 – 10, 2026, at the Brandon Municipal Complex and authority for Board President to sign rental agreement with The City of Brandon for use of the Municipal Complex at no cost to the county
- F. Acknowledgment of receipt of completed Application for Federal Assistance (Federal Rail Administration Form SF 424A Budget Information for Non-Construction) and authority of County Administrator to cause the application to be submitted to the Federal Rail Administration prior to the February 6, 2026, application

deadline. The application seeks maximum federal funding for the Highway 18 Grade Separation

- G. Approval of Legal Services Agreement between Rankin County and the Dare Law Firm, LLC for the purpose of providing legal services for Rankin County and the Rankin County Sheriff's Department at a rate of \$175/hour
- H. Request for approval of AT&T Utility Permit No. A05ACEX to construct a buried & aerial fiber optic cable to be installed along S Pearson Rd., E Harper St., W Petros Rd., Holcomb Rd., and Ebenezer Rd. (District 1)
- I. Request for approval of AT&T Utility Permit No. A05ACEW to construct a buried & aerial fiber optic cable to be installed between S Pearson Road and E Harper Street (District 1)
- J. Request for approval of AT&T Utility Permit No. A05A34S to construct a fiber optic cable to be installed between Cody Lanes and Cedar Ridge Boulevard (District 3)

OTHER

- K. Authorization for the Road Department to conduct work requested in writing from the Rankin County School District for county assistance at McLaurin High School to install a school district provided culvert at the baseball field pursuant to Miss. Code Ann. 19-3-42(4)
- L. Authorization for the Road Department to conduct work requested in writing from the Rankin County School District for county assistance at Sixteenth Section Property, located at Section 16-7-4, to reshape and grade access road to property pursuant to Miss. Code Ann. 19-3-42(4)
- M. Acknowledgement of receipt of formal notice of retirement of Forrest Rehmann, Board Member, Rankin First Economic Development Authority. Retirement was effective 12/31/25
- N. Acknowledgement of receipt of formal notice of resignation of William P. Sullivan, Commissioner, Richland Creek Watershed District, effective 1/15/26

2. AUTHORITY TO ISSUE CHECKS: DUES and TRAINING CONFERENCES

- A. Authority to pay registration fees in the amount of \$175.00 each for Jimmy Jordan and Barry Vaughn to attend the FBINA MS Chapter Re-Trainer on March 5 – 6, 2026, in Pearl, MS and authority to issue check and pay any travel related expenses

- B. Authority to pay registration fees in the amount of \$200.00 each for Christopher Cousins and Willard Holifield to attend the 2026 ROCIC Gangs and Narcotics Conference on March 11 – 13, 2026, in Nashville, TN and authority to issue check and pay any travel related expenses
- C. Authority for Brad Turner and Jason Clark to attend the Traumas of Law Enforcement Training on February 23 – 25, 2026, in Biloxi, MS and authority to pay any travel related expenses
- D. Authority for Zach Cotton to attend two classes at the National Computer Forensics Institute on February 9 – 13, 2026 and February 16 – 20, 2026, in Pelham, AL and authority to pay any travel related expenses
- E. Authority to pay 2026 Membership Dues for The Mississippi Court Administrators Association in the amount of \$50.00 for Anita Jeffress and authority to issue check
- F. Authority to pay registration fees in the amount of \$475.00 each and hotel fees in the amount of \$1,740.00 each for Breanna Doughty and Maria Maddox to attend the 2026 Certified Appraiser's School on May 4 – 8, 2026 and May 11 – 15, 2026, in Starkville, MS and authority to issue checks and pay any travel related expenses
- G. Authority to pay 2026 Membership Dues for The Mississippi Court Administrators Association in the amount of \$50.00 for Julie Thompson and authority to issue check
- H. Authority to pay registration fees in the amount of \$175.00 for GColbe Smith to attend the MACE Educational Conference on February 12 – 13, 2026, in Ridgeland, MS and authority to issue check and pay any travel related expenses
- I. Authority to pay 2026 Membership Dues in the amount of \$165.00 for the International Society of Arboriculture for Donna Beliech and authority to issue check

OTHER

- J. Authority to purchase two (2) MS Criminal & Traffic Law Books in the amount of \$87.00 each, plus shipping in the amount of \$18.27, for the Rankin County Prosecutor's Office and authority to issue check
- K. Acknowledgment of Receipt of Insurance Rebate Funds from the Town of Puckett on behalf of Puckett Volunteer Fire Department. Authority to issue check to the Puckett Volunteer Fire Department in the amount of \$15,179.65 for insurance rebate received

- L. Authority to issue check in the amount of \$80.00 to the Rankin County Chancery Clerk for ACH Credit Received in the General Fund for Deed Recording
- M. Authority to issue check to Randall Segrest Real Estate Escrow Account in the amount of \$9.38, replacing the Caroline Gilbert Tax Collector and Solid Waste Account check #5144 dated 7/18/24. This account has been closed and all funds settled with the Rankin County General Fund
- N. Authority to issue check to Piney or Devin Sheldon in the amount of \$25.00, replacing the Caroline Gilbert Tax Collector and Solid Waste Account check #5235 dated 8/27/24. This account has been closed and all funds settled with the Rankin County General Fund
- O. Authority to issue check in the amount of \$1,431.31 for invoice from Martin General Merchandise for purchase of food & drinks to feed the county crews that were working during ice storm on January 25, 2026

3. Authority to approve the following Inventory Changes:

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

4. Authority to approve the following Personnel Recommendations:

Sheriff's Department: Luz Macias (New Hire, Uncertified Dispatcher) at Step 332; **Road Department:** Mason Black (New Hire, Laborer) at Step 338; John Hendrix (Salary Increase) at Step 301; Alex Whittington (Salary Increase) at Step 301; **Information Technology:** (New Hire, Part-Time I.T. Technician) at Step 220; **Justice Court:** Kaitlyn Alford (Transfer from Board of Supervisors, No Change in Salary) at Step 356; **Board of Supervisors Office:** Carleigh Spikes (New Hire, Administrative Assistant) at Step 327; **District Attorney's Office:** Joey Mays (Statutory Salary Increase of \$14,130.00/annually); Kathryn Newman (Statutory Salary Increase of \$14,130.00/annually); Michael Smith (Statutory Salary Increase of \$14,130.00/annually);

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

VI. CAROLINE GILBERT, TAX COLLECTOR

- A. Authority to void 2017 – 2025 tax statements for PPIN 15595-01; the referenced PPIN corresponds to the personal property account

for the City of Port Gibson and these tax statements should not have been generated as the tax payer is a municipal natural gas district exempt from personal property ad valorem taxes under Mississippi Law

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

- B. Mobile Home Account 7638 has been assessed as real property since 2011, thus causing it to be double taxed; authority to void the mobile home tax bills for 2023, 2024, and 2025 and any amounts paid refunded to the appropriate payer(s) and that the 2026 mobile home tax statement be voided

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Sid Scarbrough

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

ABSENT: Jay Bishop

VII. STACI MCNINCH, TAX ASSESSOR

- A. Petitions to adjust 2025 Homestead Exemption Supplemental Roll

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

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

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

- C. Parcel Numbers H11-10 & H11-10-20 should have been coded as tax exempt for the 2023, 2024, and 2025 tax years; authority to void any tax sale(s) and to refund any tax sale purchasers and request the Tax Collector's Office void the tax bills for 2023, 2024, and 2025 and that no additional bills be generated

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Sid Scarbrough

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

ABSENT: Jay Bishop

- D. Crossgates Baptist Church Request for Tax Exemption – House

located at 12 Hunters Point (PPIN 22536); Requesting for 2025 tax year forward, which would result in a voided tax bill for 2025

*Tabled until the March 2, 2026, Board Meeting

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

- E. Crossgates Baptist Church Request for Tax Exemption – House located at 16 Huntsman Circle (PPIN 22566); Requesting for 2026 tax year forward

*Tabled until the March 2, 2026, Board Meeting

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

- F. United Association of Plumbers Pipefitters Local 619 Request for Tax Exemption – Building located at 301 Lonnie T Jenkins Drive (PPIN 11875); Requesting for 2027 tax year forward

Motion to Deny

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

VIII. TIM PARKER, COUNTY ENGINEER

- A. Demolition of Former Brandon Cement Plant – Authority for Board President to execute Contract Documents (District 3)

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

IX. CRAIG SLAY, BOARD ATTORNEY

Set Public Hearings:

- A. Set Public Hearing for February 13, 2026, at 9:00 a.m. for McCrory Family Trust, 264 Garth Farm Road, Consideration of, and potential action, under Miss. Code Ann. Section 43-35-103 © to condemn certain properties (District 3)

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

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

Public Hearings:

A. Public Hearing for Wei Lin Conditional Use Permit, Baker Lane
(District 4)

1. Action on Wei Lin

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

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

B. Public Hearing for Matt Mercer Conditional Use Permit, 118A Bent
Creek Circle N. (District 2)

1. Action on Matt Mercer

Board Attorney, Craig Slay, opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing. **Motion to deny due to the residence being a duplex and not a single family residence.**

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

C. Public Hearing for Iana White Conditional Use Permit, 326 Evergreen
Way (District 5)

1. Action on Iana White

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

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

D. Public Hearing for Greg Burkhalter Conditional Use Permit, W. Mt.
Creek Road (District 1)

1. Action on Greg Burkhalter

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

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

E. Public Hearing for Nick Lance Varner Conditional Use Permit, 1064 HWY 469 S. (District 1)

1. Action on Nick Lance Varner

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

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

F. Public Hearing for Anna Bigby Conditional Use Permit, 558 Ross Neal Road (District 4)

1. Action on Anna Bigby

Board Attorney, Craig Slay, opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing. Once the hardship has been remediated, the mobile home must be removed from the property. Motion to approve.

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Phil Schoggen

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

ABSENT: Jay Bishop

Other:

A. Consideration of, and potential action, under Miss. Code Ann. Section 43-35-103 to condemn certain properties:

1. Pamela D. Rogers Estate, 564 Barker Road (District 4)

Brett Ishee, Fire Coordinator, addressed the board regarding the unsafe conditions of the property. Finding the property unsafe and not fit for human habitation, a motion to condemn the property was approved.

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

- B. Acknowledgment of receipt of letter of commitment on behalf of Heartland Development Company, LLC, as successor in interest to the developer, Windchase Development, LLC, and with specific reference to Lot 4, Sun Chase Part 4, a subdivision according to a map or plat thereof as recorded in Plat Cabinet D, Slot 43, in the Office of the Rankin County Chancery Clerk. Said commitment letter documents that Lot 4, Sun Chase Part 4, shall be reconfigured with the resulting parcel being reflected on the attachment to the commitment letter. Further, Lot 4 as reconfigured shall maintain its sole and only access via the public road, Greenfield Circle, and shall have no access to Sun Cove, a public street within the Sun Chase subdivision development. Authority of E-911 to issue an address for Lot 4 as reconfigured with said address being identified with Greenfield Circle. Authority of Office of Community Development to initiate review of application for building permit

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

ABSENT: Jay Bishop

- C. Consideration of, and potential action to authorize, adoption of a resolution approving THE TERM OF A CITY OF PEARL, MISSISSIPPI, NOT TO EXCEED \$23,000,000 CITY OF PEARL, MISSISSIPPI TAXABLE URBAN RENEWAL REVENUE REFUNDING BONDS, SERIES 2026 (CHILDRÉ ROAD URBAN RENEWAL REFUNDING PROJECT) ISSUED BY SAID CITY TO CURRENTLY REFUND THE \$10,000,000 CITY OF PEARL, MISSISSIPPI TAXABLE URBAN RENEWAL REVENUE REFUNDING BOND (CHILDRÉ ROAD URBAN RENEWAL REFUNDING PROJECT), SERIES 2013 ORIGINALLY ISSUED TO ASSIST IN THE DEVELOPMENT OF THE BASS PRO SHOPS/BLOOMFIELD PROJECT.

By acting to approve the resolution, Rankin County is fulfilling an obligation required by the Mississippi Regional Economic Development Act, cited as Sections 57-64-1 et seq., Mississippi Code of 1972, as amended ("REDA") that the county consent to the refunding. There is nothing in the resolution that commits Rankin County to participate financially in the refunding process, nor is there any commitment on the part of Rankin County to participate in the repayment of any obligation contemplated by the refunding activity to be undertaken. Rankin County is making no pledge or other commitment whatsoever as it relates to ad valorem taxes associated with the repayment of any resulting bond obligations associated with this activity. Rankin County is participating solely because Miss. Code Ann. Section 57-64-1, et seq., requires Rankin County to consent to the activity being requested on behalf of the

City of Pearl

RESULT: Passed

MOVER: Steve Gaines

SECONDER: Phil Schoggen

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

ABSENT: Jay Bishop

- D. Acknowledgment of receipt of application to establish private cemetery on the real property identified as Rankin County Parcel ID: D5L-1-10. Authorization to establish private cemetery upon said property at the location demonstrated in the application.

Authorization for all relevant departments of county government (chancery clerk, tax assessor, E-911, EOC, Mapping) to be provided with a copy of the application and property survey document.

Authorization for Chancery Clerk Land Record to record the application and property survey in the official land records of the county

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

XI. EXECUTIVE SESSION

Motion to discuss the need to go into Executive Session

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

Motion to go into Executive Session to discuss economic development and potential acquisition of real property

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

Motion to come out of Executive Session.

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

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

X. ADDITIONAL BUSINESS TO BE DISCUSSED

A. Motion to add the following:

1. Proposed approval of a development agreement for Project Blue Horizon
2. Authorization for negotiation related to potentially purchasing county property from private landowners associated with Project Blue Horizon

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

B. Consideration of and potential action to approve a Development Agreement with respect to Project Blue Horizon and authority for the Board President to affix a signature thereto on behalf of Rankin County, subject to final review and approval by the Board Attorney and contingent upon approval by the City of Pearl

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Steve Gaines

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

ABSENT: Jay Bishop

C. Authority for Right of Way acquisition consultants to extend an offer and negotiate the potential purchase of a 32-acre piece of property known as Rankin County parcel F8-4, on terms that are commensurate with the sale of the property purchased by the county across Old Whitfield Road

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Brad Calhoun

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

ABSENT: Jay Bishop

XII. RECESS UNTIL FEBRUARY 13, 2026, AT 9:00 A.M.

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

ABSENT: Jay Bishop

On this day, Monday, February 2, 2026,



Sid Scarbrough

SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

Mark S. Scarbrough

MARK S. SCARBOROUGH, CLERK OF THE BOARD