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RANKIN COUNTY BOARD OF SUPERVISORS Regular Board Meeting

211 East Government
Street
Brandon, MS 39042

Monday, April 6, 2026

**~ Minutes ~
9:00 AM**

**Admin
Regular Board Meeting**

I. CALL TO ORDER

9:00 AM Meeting called to order on Monday, April 6, 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

- A. Josh Jeffcoat of JH&H Architects, addressed the board regarding the bid received for the Rankin County Justice Center Re-Roof and HVAC Improvements

- B. Motion to add to the agenda:
Authority to accept a bid received from Fountain Construction Co., Inc., in the amount of \$1,103,150.00 for the Rankin County Justice Center Re-Roof and HVAC Improvements and authority to process any and all paperwork associated with the bid acceptance

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Phil Schoggen

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

- C. Authority to accept a bid received from Fountain Construction Co., Inc., in the amount of \$1,103,150.00 for the Rankin County Justice Center Re-Roof and HVAC Improvements and authority to process

any and all paperwork associated with the bid acceptance

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Phil Schoggen

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

D. Motion to add to the agenda:

Authority to lift the county-wide burn ban, effective April 6, 2026, as recommended by the Fire Coordinator, Brett Ishee

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

E. Authority to lift the county-wide burn ban, effective April 6, 2026, as recommended by the Fire Coordinator, Brett Ishee

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Jay Bishop

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

F. Tom Kirkland of Kirkland Simpson PLLC, and Wilson LaFoe of DL Investments, LLC, addressed the board regarding hospital options in Rankin County.

G. Supervisor Gaines left the board meeting at 9:15 a.m.

IV. OLD BUSINESS

Minutes Approval

A. March 16, 2026

April 2, 2026

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

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: Phil Schoggen

SECONDER: Jay Bishop

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

ABSENT: Steve Gaines

1. APPROVAL OF THE FOLLOWING:

FINANCIAL REPORTS

- A. Approval of Budget Amendment for the Tax Assessor to transfer between line items, no increase
- B. Acknowledgement of receipt of Statement of Revenue and Expenditures for Year Ending December 31, 2025 from Langford Fire Protection District
- C. Acknowledgement of receipt of the Constable Annual Financial Report for year ending 2025 from Robert Hancock
- D. Acknowledgement of receipt of the Constable Annual Financial Report for year ending 2025 from Barry Bean

APPOINTMENTS

- E. Approval to re-appoint Carolyn Boteler to the Rankin First Economic Development Authority Board of Directors for District 1
- F. Approval to re-appoint Noel Daniels to the Rankin First Economic Development Authority Board of Directors for District 4
- G. Approval to re-appoint Irl Dean Rhodes to the Rankin First Economic Development Authority Board of Directors for District 5
- H. Authority to appoint Chris Watts to sign Purchase Requisitions for the Information Technology Department

AGREEMENTS and UTILITY PERMITS

- I. Authority to amend the Pest Control Contract with Safeguard Pest Management to include one additional building, 479 East Mark Drive (New Recycling Facility) and authority for Board President to execute documents
- J. Request for approval of AT&T Utility Permit No. A05AA9C to construct a Buried/Aerial Fiber Optic Cable along/across Monterey Road (See Attached for Other County Roads Involved) (District 1)
- K. Request for approval of AT&T Utility Permit No. A05EDYP to construct a Fiber Optic Cable along/across Cato Road (District 3)
- L. Request for approval of Comcast Utility Permit No. JB0002514947 to construct an Underground Cable along/across Cedar Crest Drive to be installed between Whitfield Road and Cedar Brook Street (District 3)

- M. Request for approval of Comcast Utility Permit No. 03-26-805 to construct an Underground Cable to be installed between Shoemaker Lane and Wade Patrick Road (District 3)
- N. Request for approval of Comcast Utility Permit No. JB0002491894 to construct an Underground Cable along/across Clover Ridge Way to be installed between Kylemore Lane and Flanagan Way (District 4)
- O. Request for approval of Delta Utilities Utility Permit No. 02-26-400 to construct a Natural Gas Line along/across Del Rio Drive (District 2)
- P. Request for approval of Delta Utilities Utility Permit No. 02-26-401 to construct a Gas Line to be installed between Crepe Myrtle Drive and Arbor View (District 2)
- Q. Request for approval of Delta Utilities Utility Permit No. 04-26-402 to construct a Gas Line along/across Virginia Valley Drive (District 4)

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

- A. Authority to pay registration fees in the amount of \$250.00 each for Fred Lovett, Tyler Burnell, and Williard Holifield to attend the Mississippi Association of Polygraph Examiners Seminar on April 20 – 22, 2026, at the MS Fire Academy and authority to issue check and pay any travel related expenses
- B. Authority to pay registration fees in the amount of \$225.00 for Nancy Watts to attend the 2026 DARE Summer In-Service Training on July 7 – 9, 2026, in Biloxi, MS and authority to issue check and pay any travel related expenses
- C. Authority to pay hotel fees in the amount of \$588.84 for Hannah Hollingshead to attend the 2026 Annual Mississippi Association of Collectors and Assessors (MACA) Conference on May 26 – 28, 2026, in Biloxi, MS and authority to issue check and pay any travel related expenses
- D. Authority to pay the re-examination fee in the amount of \$150.00 for Bundy Boykin to re-take the IAAO Course 101 Exam and authority to issue check
- E. Authority to pay a Lifetime membership fee for the Rankin

County Soil & Water Conservation District in the amount of \$125.00 and to include an additional \$10.00 for 1 additional guest for Stacy McNinch and authority to issue check

- F. Authority to pay membership dues in the amount of \$40.00 each for the Mississippi Civil Defense Emergency Management Association (MCDEMA) for six (6) EOC Employees and authority to issue check
- G. Authority to pay 2026 Mississippi Prosecutors Association Membership Dues in the amount of \$75.00 each for Trey Spillman and Blake Cauthen and authority to issue check
- H. Authority to pay 2025-2026 membership dues for the Mississippi Justice Court Judges Association in the amount of \$500.00 each for Justice Court Judges Whitney Adams, Bo Agnew, Adam Woods, and Richard Redfern and authority to issue check
- I. Authority to pay 2026 membership dues for the Mississippi Constables Association in the amount of \$150.00 each for Gary Windham and Barry Bean and authority to issue check
- J. Authority to pay 2026 membership dues and registration fees for the Mississippi Constables Association Convention and Training Seminar in the amount of \$450.00 for Robert Hancock and authority to issue check and pay any travel related expenses
- K. Authority for Robert Hancock to attend the Mandatory Board Meeting of the Mississippi Constables Association on April 27, 2026, in Bay St. Louis, MS, and authority to pay any travel related expenses
- L. Authority to pay 2025 Mississippi Association of Supervisors (MAS) Associate Fees in the amount of \$225.00 each for Keith Hicks, Wanda Martin, Rebekah Whittington and Mike Harrison and authority to issue check
- M. Authority to pay registration fees in the amount of \$275.00 each for Brian Measells, Ashley Haddox, and Anthony Guy to attend the 2026 Building Officials Association of Mississippi (BOAM) Summer Conference on June 7 – 12, 2026, in Gulfport, MS and authority to issue checks and pay any travel related expenses
- N. Authority to pay hotel fees in the amount of \$675.63 for Anthony Guy to attend the Commercial Plumbing Inspector Training

Course on April 19, 2026, in Mobile, AL and authority to issue check and pay any travel related expenses

- O. Authority to pay 2026 Building Officials' Association of Mississippi (BOAM) membership dues in the amount of \$500.00 for Brian Measells, Ashley Haddox, Anthony Guy, Troy Clark, Mark DiMartino, Will Goss, and Gcolbe Smith and authority to issue check
- P. Authority for Brett Ishee to travel to Meridian, MS on April 20 – 24, 2026, to teach the FUNSAR Class and authority to travel in county vehicle and pay any travel related expenses

ADVERTISING COUNTY RESOURCES

- Q. Authority to Advertise County Resources in the amount of \$250.00 for sponsorship of the Northwest Rankin Choral Music and authority to issue check

Other

- R. Authority to pay the county's portion of PERS on the net income of the Chancery Clerk in the amount of \$26,604.00 for the calendar year 2025, per Mississippi Code §25-11-106.1,(2)(a)(iii)
- S. Ratification of authority to reimburse Dawn McLellan in the amount of \$200.00 for deposit for the Greenfield Community Center
- T. Authority to reimburse Ashley Haddox in the amount of \$94.00 for the purchase of the 2024 International Zoning Code Exam Book and authority to issue check
- U. Authority to reimburse Kayla Harrell in the amount of \$422.01 for the purchase of the two 2017 Legal Aspects of Code Administration, 2024 International Building Code & Tab Combo, Basic Code Enforcement books and authority to issue check
- V. Authority to reimburse Anthony Guy in the amount of \$150.00 for registration for the Commercial Plumbing Inspector Training Course on April 19 – 24, 2026, in Mobile, AL and authority to issue check

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 and to surplus items (see attached list)

4. Authority to approve the following Personnel Recommendations:

Road Department: Walter Wallace (New Hire, Driver) at Step 320; Zachary White (New Hire, Mechanic) at Step 338; Michael Williams (New Hire, Driver) at Step 326; **Chancery Clerk's Office:** Ilce Cepeda (Transfer from Solid Waste, Deputy Clerk) at Step 343; **Circuit Clerk's Office:** Karen Boykin (Salary Increase) at Step 381; Anna Claire Haddon (Salary Increase) at Step 366; Jennifer Hammons (Salary Increase) at Step 463; Kirby Henderson (Salary Increase) at Step 457; Zoe Peevy (Salary Increase) at Step 349;

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

VI. CAROLINE GILBERT, TAX COLLECTOR

- A. Authority to void the 2026 Mobile Home Tax Bills for MH Accounts 27242, 27206, and 26356; these mobile homes all have titles that have been canceled and should not receive a Mobile Home Tax Bill

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

- B. Authority to void the 2024 & 2025 chargeback for PPIN 20364 and authority to refund the 2024 chargeback; the chargeback for this PPIN was erroneously placed due to social security discrepancies

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

- C. Authority to void the 2025 chargeback for PPIN 55823-01 and authority to refund the 2025 chargeback; the chargeback for this PPIN was erroneously placed due to social security discrepancies

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

- D. Authority to void and refund the 2025 chargeback for PPIN 62745-01; the chargeback for this PPIN was erroneously placed due to social security discrepancies

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

- E. Authority to void the 2024 tax sale for PPIN 6127 and refund any tax sale purchaser(s); this property was processed through the tax sale erroneously

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

VII. STACI MCNINCH, TAX ASSESSOR

- A. Petitions to adjust 2025 Homestead Exemption Supplemental Roll

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

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

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

- C. Parcel Number M1-61 was erroneously assessed; authority to void any tax sales and to refund any tax sale purchasers and request that the Tax Collector's Office void the tax bills for 2023, 2024, and 2025 and that no additional bills be generated because the parcel has been deleted

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Jay Bishop

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

ABSENT: Steve Gaines

- D. Parcel Number H7-88-140 was created due to a mapping error; authority to void the 2023 & 2024 tax sales and to refund any tax sale purchasers and request that the Tax Collector's Office void the tax bills for 2023 and 2024 and that no other tax bills be generated

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Jay Bishop

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

ABSENT: Steve Gaines

VIII. TIM PARKER, COUNTY ENGINEER

- A. River Forest, Part 4 – Approval of Final Plat and LOC in the amount

of \$148,560.00 (District 5)

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

IX. CRAIG SLAY, BOARD ATTORNEY

Set Public Hearings:

- A. Set Public Hearing for April 15, 2026, at 9:00 a.m. for Katherine Brown Conditional Use Permit, Arnold Drive (District 4)

RESULT: Passed

MOVER: Sid Scarbrough

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

- B. Set Public Hearing for April 15, 2026, at 9:00 a.m. for Max Nalder Rezoning Request, Highway 471 (District 4)

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

Other:

- C. Review of and potential action to consider revisions to conditions for Cypress Point, 874 Holly Bush Road (District 4)

Board Attorney, Craig Slay opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing. The applicants, Kelly and Elmer (Moe) Cameron, addressed the board regarding the revisions.

Authority to amend the conditional use permit to allow for the establishment to close on Friday and Saturday at 11:30 p.m. instead of 10:30 p.m.

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

- D. Authority for Board President, Clerk of the Board and Board Attorney to execute Statewide Mutual Aid Compact between Rankin County and Mississippi Emergency Management Agency for use in addressing common disasters and region-wide emergency situations that may arise requiring multi-jurisdictional response

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

X. KEITH HICKS, COUNTY ADMINISTRATOR

- A. Acknowledgement of 2025 Monies Received from the Chancery Clerk in the amount of \$402,036.00

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

- B. Authority to purchase four (4) used Ford Police Interceptor Utility vehicles, 2023 Vin#1FM5K8AB6PGA1990; in the amount of \$31,000; 2023 Vin#1FM5K8AB4PGA62707; in the amount of \$31,000; 2023 Vin#1FM5K8AB5PGA62750; in the amount of \$31,000; 2023 Vin#1FM5K8AB2PGA62723; in the amount of \$31,000; each from the Missouri State Highway Patrol pursuant to §31-7-13(m)(vi) Miss. Code Annotated (1972); Authority for Five (5) Deputies of the Sheriff's Department to travel to Missouri to pick up the vehicles and pay any related travel expenses

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Sid Scarbrough

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

ABSENT: Steve Gaines

XII. EXECUTIVE SESSION

- A. Motion to discuss the need to go into Executive Session

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

- B. Motion to go into Executive Session to discuss personnel and potential litigation

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

- C. Motion to come out of Executive Session.

The record reflects no action was taken during Executive Session.

RESULT: Passed

MOVER: Jay Bishop

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

XI. ADDITIONAL BUSINESS TO BE DISCUSSED

A. Motion to add to the agenda:

Authorization for the board to enter into a professional services agreement with Logan Development for an amount not to exceed \$20,000.00

RESULT: Passed

MOVER: Phil Schoggen

SECONDER: Brad Calhoun

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

ABSENT: Steve Gaines

B. Authorization for the board to enter into a professional services agreement with Logan Development for an amount not to exceed \$20,000.00

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

XIII. RECESS UNTIL 04/15/2026, AT 9:00 A.M.

RESULT: Passed

MOVER: Brad Calhoun

SECONDER: Phil Schoggen

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

ABSENT: Steve Gaines

On this day, Monday, April 6, 2026,



SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

MARK S. SCARBOROUGH, CLERK OF THE BOARD