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## **RANKIN COUNTY BOARD OF SUPERVISORS Regular Board Meeting**

211 East Government  
Street  
Brandon, MS 39042

**Monday, August 3, 2026**

**~ Minutes ~  
9:00 AM**

**Admin  
Regular Board Meeting**

### **I. CALL TO ORDER**

9:00 AM Meeting called to order on Monday, August 3, 2026, at Rankin Board Room, 211 East Government Street, Suite A, Brandon, MS.

| <b>Attendee Name</b> | <b>Title</b>       | <b>Status</b>    |
|----------------------|--------------------|------------------|
| 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 | Late (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. Loretta Harwell, residing at 322 Cedar Hill Dr

### **IV. OLD BUSINESS**

A. Minutes Approval

A. July 15, 2026

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

B. July 30, 2026

**RESULT:** Passed  
**MOVER:** Phil Schoggen  
**SECONDER:** Steve Gaines  
**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:** Brad Calhoun

**SECONDER:** Phil Schoggen

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

**ABSENT:** Jay Bishop

### **1. APPROVAL OF THE FOLLOWING:**

#### **FINANCIAL**

- A. Approval of Budget Amendment to transfer \$40,000.00 from the Sheriff Department Fund to EOC
- B. Approval of Budget Amendment for the Fire Fund to transfer between line items for purchase of new vehicle, no increase

#### **APPOINTMENTS**

- C. Acceptance of Supreme Court Order on June 17, 2026, Appointing Family Master, John H. Powell for Service Beginning July 1, 2026, through December 31, 2026, and Compensate Said Family Master a Salary of \$2,500.00 Per Month as Per Ordered Entered by Rankin County Chancery Court

#### **AGREEMENTS, GRANTS, LEASES, and UTILITY PERMITS**

- D. Approval of renewal of HVAC Maintenance Agreement with Environment Masters and authority for Board President to execute documents
- E. Approval of Copier Contract with Sharp Electronics Corporation for the Tax Assessor's Office
- F. Authorization for Board President to execute agreement between Rankin County and Gila, LLC (Municipal Services Bureau) for credit card processing services in the Board of Supervisors Office, Community Development, Animal Shelter, Recycling Center, and the Justice Court Office
- G. Approval of request from Discovery Christian School for the FY 2026 Recreational Funds (District 1) in the amount of \$1,500.00 as authorized by HB1744 Regular Session; these funds will be used to purchase gravel for the playground and sand for the football field, authority to issue check upon receipt of 2 separate quotes

- H. With respect to the federal appropriation received by the Natural Resources Conservation Service for the benefit of Rankin County, Mississippi, in the amount of \$1.2 million, authorization for the appropriate Rankin County representative to execute all documents and take any and all actions necessary to implement the preparation of a Preliminary Investigation Findings Report as described in the National Watershed Program Manual and to conduct a Watershed Plan and Environmental Assessment. These activities are necessary for Rankin County to complete before Rankin County is in a position to qualify for adequate federal funding opportunities further to improved stormwater management conditions in and around the Pelahatchie Creek Watershed, which includes significant portions of Supervisor Districts 2, 4 and 5. There is no local match responsibility for use of these funds
- I. Authorization for appropriate county representative to execute all documentation associated with a project funded through Rankin County's Section 219 Environmental Infrastructure Appropriations awarded in FY'25. This project identifies stormwater improvements within the Mill Creek Watershed (Turtle Creek/Huntington Lakes area of Supervisor District 2). Upon review of the letter report to be submitted to the United States Army Corps of Engineers further to this authorization, and, assuming the USACE approves the letter report and project request, authority of the appropriate Rankin County representative to execute all documents required to carry out the resulting partnership agreement between Rankin County and USACE in furtherance of the approved project. If this project is approved, there will be a local match responsibility of 25%
- J. Acknowledgment of receipt of multiple items of correspondence indicating sole source justification from Stryker Corporation, manufacturer of PowerPro stretchers and PowerPro loading/locking mechanisms. These items of correspondence contain product descriptions and warranty descriptions for products manufactured under the brand name, STRYKER. Finding and declaration that STRYKER brand products, services and warranties, as set forth on the attached sole source justification correspondence are sole source items as contemplated by Miss. Code Ann. Section 31-7-13(m)(viii). Authorization for Purchase Clerk or County Administrator to issue purchase orders for purchase of four (4) Stryker stretchers and corresponding components, locking fasteners, or other devices required for each stretcher pursuant to the exemption for sole source items set forth in Miss. Code Ann. Section 31-7-13(m)(viii). Authority of County Administrator to issue payment for invoiced

items upon receipt of items purchased and presentation of properly submitted and detailed invoice for same

- K. Approval of Assignment of Residential Quitclaim Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Robert Dowden Morrow II (Assignors) do hereby sell, convey, and warrant unto the Trustees for the Rankin County School District and their Successors in Office (Assignees)
- L. Approval of Assignment of Residential Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Rankin County School District (Assignors) do hereby sell, convey, and warrant unto Kevin Douglas Manton and Gail Lewis Manton (Assignees)
- M. Approval of Assignment of Commercial Quitclaim Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Patriot Auto Body, LLC (Assignors) do hereby sell, convey, and warrant unto the Trustees for the Rankin County School District and their Successors in Office (Assignees)
- N. Approval of Assignment of Commercial Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Rankin County School District (Assignors) do hereby sell, convey, and warrant unto Patriot Auto Body, LLC (Assignees)
- O. Approval of Assignment of Residential Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Rankin County School District (Assignors) do hereby sell, convey, and warrant unto Bear Oak Holdings, LLC (Assignees)
- P. Request for approval of Comcast Utility Permit No. JB0002564132 to construct an Underground Utility Facility along/across W Petros Road to be installed between Megan Drive and Bulldog Drive (District 1)
- Q. Request for approval of Windstream Utility Permit No. 703769097-59159 to construct a Fiber Optic Cable along/across Pierce Road (District 1)
- R. Request for approval of Delta Utilities Utility Permit No. 04-26-405 to construct a New Gas Line along/across Mulberry Drive (District 4)

**Other**

- S. Authority to publish twice of the Rankin County 2025 Tax Sale to be held on August 31, 2026, and publish separate notification for On-Line Auction Format
- T. Acknowledgment of receipt of Court Order finding and declaring

certain items of equipment needed for the circuit courtroom to be single source items. Authority of County Administrator to issue purchase orders in conformity with said Court Order and to issue payment of invoices received after said equipment is delivered and/or installed

- U. Authorization for the Road Department to conduct work requested in writing from the Rankin County School District for county assistance at Puckett High School to grade the access road and student parking lot pursuant to Miss. Code Ann. 19-3-42(4)
- V. Authority to destroy Account Payable Files for FY18, FY19, & FY20 per Mississippi Department of Archives; State of Mississippi Local Government Records Retention Schedule

## **2. AUTHORITY TO ISSUE CHECKS:**

### **DUES and TRAINING CONFERENCES**

- A. Authority to pay registration fees in the amount of \$400.00 for Isabella Hicks to attend the IAED – 911 40-hour course for dispatchers on August 17 – 21, 2026, in Richland, MS and authority to issue check and pay any travel related expenses
- B. Authority to pay Membership Dues for the Mississippi Association of Governmental Purchasing/Property Agents (MAGPPA) in the amount of \$50.00 for Amy Grantham and authority to issue check
- C. Authority to pay registration fees in the amount of \$200.00 each for Carla Carter and Amy Grantham to attend the MAGPPA Annual Conference on October 25 – 28, 2026, in Tupelo, MS and authority to issue check and pay any travel related expenses
- D. Authority to pay registration fees in the amount of \$650.00 for Keith Hicks to attend the True South Basic Economic Development Course on September 21 – 24, 2026, in Hattiesburg, MS and authority to issue check and pay any travel related expenses
- E. Authority to pay FY27 Membership Dues for the Mississippi Prosecutors Association in the amount of \$100.00 each for Trey Spillman and Blake Cauthen and authority to issue check

### **ADVERTISING COUNTY RESOURCES**

- F. Authority to advertise county resources in the amount of \$250.00 to be listed as a sponsor on banner and program ad for Brandon Middle

School Dog Jam on September 24, 2026

- G. Authority to advertise county resources in the amount of \$250.00 for sponsorship of the Town of Pelahatchie's Muscadine Jubilee and authority to issue check

**OTHER**

- H. Authority to pay for a Complete Notary Kit, Seal and Bond for Isabel Maddox, Tax Assessor's Office, in the amount of \$116.95 and authority to issue check
- I. Authority to issue check in the amount of \$86,000.00 to Star Volunteer Fire Department for Additional Support for the construction of new volunteer fire station, to be paid from Bond Funds
- J. Authority to reimburse Brad Calhoun in the amount of \$40.01 for fuel purchased on 7/30/2026 and authority to issue check
- K. Adoption of Board Order authorizing County Administrator to issue check in the amount of \$500 for creation and placement of a historical marker/sign on public right of way within the City of Richland, Mississippi. A specific finding is made that the purpose of the sign is, in part, to promote county resources by celebrating the rich historical significance of the area of Rankin County formerly known as "Plains, Mississippi" and now known as the City of Richland, Mississippi

**3. Inventory Changes**

- A. Approval of the following Inventory Changes to remove items from the county inventory that are broken or being reallocated, to surplus items, and to transfer items interdepartmental (see attached list)

**4. Authority to approve the following Personnel Recommendations:**

**Sheriff's Office:** Kameron Flood (New Hire, Uncertified Adult Detention Officer) at Step 354; Hailey Kelly (New Hire, Uncertified Dispatcher) at Step 364; Kimberly Manning (New Hire, Uncertified Dispatcher) at Step 364; **Road Department:** Keith Brown (New Hire, Laborer) at Step 359; **Tax Collector's Office:** Leigh Davis (Salary Increase) at Step 415;

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

**VI. STACI MCNINCH, TAX ASSESSOR**

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

**B. Acknowledge Receipt of Objections for 2026 Tax Assessments:**

1. 43 RV LLC (formerly Sunset Marina at 43, LLC)  
– Real Property Parcel K16-42
2. 43 RV LLC (formerly TWK Properties, LLC) –  
Real Property Parcel K16-44-10
3. International Paper Company – Personal  
Property PPIN 442
4. Spirit Realty, L.P. - Real Property Parcel F7-11-  
10 - Represented by Colton Pace/Ownwell, Inc.
5. Welltower Pegasus Landlord LLC - Real Property  
Parcel H11H-4-30 - Represented by Chad  
Kugler/Slate Property Tax Solutions
6. Calvert Company - Real Property Parcel D6N-  
29-10 - Represented by Pivotal Tax Solutions,  
LLC/Chaz Standage
7. Aztec Acquisition Co - Real Property Parcel  
D6N-30 - Represented by Pivotal Tax Solutions,  
LLC/Chaz Standage
8. Helmerich & Payne Offshore, LLC/Merit Advisors  
– Personal Property PPIN 615
9. Wal-Mart Supercenter - Personal Property PPIN  
429, PPIN 5027, & PPIN 5776
10. Sam's Club - Personal Property PPIN 10525
11. Laxmi Pearl Enterprises - Real Property Parcel  
E8E-23-80 - Represented by O'Connor &  
Associates
12. Yogi Flowood LLC - Real Property Parcel G11-8-

52 - Represented by O'Connor & Associates

13. Akshar Purushottam LLC - Real Property Parcel E8B-7-11 - Represented by O'Connor & Associates
14. Pearl Days Enterprises Inc. - Real Property Parcel E8E-12 - Represented by O'Connor & Associates
15. Riverwind Lodging LLC - Real Property Parcel D8H-30-34 - Represented by O'Connor & Associates
16. Shriji Flowood LLC - Real Property Parcel G11-8-51 - Represented by O'Connor & Associates
17. Pingree 2000 Real Estate Holding LLC - Real Property Parcel F10P-4-40 - Represented by O'Connor & Associates

**RESULT:** Passed

**MOVER:** Sid Scarbrough

**SECONDER:** Phil Schoggen

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

## **VII. MIKE HARRISON, ROAD MANAGER**

- A. Road Work Accomplished for July 2026 and Road Work Scheduled for August 2026

**RESULT:** Passed

**MOVER:** Brad Calhoun

**SECONDER:** Steve Gaines

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

## **VIII. TIM PARKER, COUNTY ENGINEER**

- A. Authority of Board President to execute documentation required by MDOT in order for property owner to enter upon the right of way adjacent to Mississippi Highway 25 that is titled in the name of Rankin County but controlled by MDOT for access purposes. The developer of the property that will access the right of way and tie into Highway 25 has met all Rankin County requirements with respect to the construction of the required right of way access. The county will not incur any costs associated with this action or activities of the developer (District 4)

**RESULT:** Passed

**MOVER:** Steve Gaines  
**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 August 14, 2026, at 9:00 a.m. for Brooke Maner Conditional Use Permit, 4085 HWY 18 (District 3)

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

- B. Set Public Hearing for August 14, 2026, at 9:00 a.m. for Christopher Hartfield Conditional Use Permit, 187 W Petros Road (District 1)

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

- C. Set Public Hearing for August 14, 2026, at 9:00 a.m. for Tony Sistrunk Conditional Use Permit, 961 N Sandhill Road (District 4)

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

- Set Public Hearing for August 14, 2026, at 9:00 a.m. for Jack's Family Restaurant Conditional Use Permit, HWY 468 (District 3)

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

- E. Set Public Hearing for August 14, 2026, at 9:00 a.m. for Southern Charm Homes Rezoning Request, Jerusalem Church Road (District 3)

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

### **Public Hearings:**

- F. Public Hearing for Rhonda Spearman Conditional Use Permit, 101 Lakeview Road (District 4)

#### **1. Action on Rhonda Spearman**

Board Attorney, Craig Slay, opened the public hearing.  
The following spoke in opposition:

Mark McConnell, residing at 107 Lakeview Rd

Kathy Hogue, residing at 466 Baker Ln

James Sinyard, residing at 113 Lakeview Rd

Teresa Jones, residing at 129 Lakeview Rd

The applicant, Rhonda Spearman, addressed the board regarding the issues brought forth during the hearing. Hearing no further comment, Mr. Slay closed the public hearing.

Approval to grant a conditional use permit for the existing shop to be converted to an accessory dwelling unit with the following conditions:

1. The accessory dwelling is to remain a single-family residential context where it is occupied preferably by family members, with none of the structures located on the 5-acre property available as rental property.

2. Community Development will proceed with all required inspections of an accessory dwelling to the best of their ability, with an indemnity document to be executed by the current owner.

3. Requirement of proper permit fee for an accessory dwelling be paid, as well as a doubling of that fee as a penalty for the failure to disclose accurately what the dwelling unit would be.

**RESULT:** Passed

**MOVER:** Steve Gaines

**SECONDER:** Jay Bishop

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

B. Motion to add the following to the agenda:

Authority for legal counsel to secure all escaped taxes associated with what the particular dwelling located at 101 Lakeview Rd would have been assessed at had it been assessed properly for the past seven (7) years

**RESULT:** Passed

**MOVER:** Phil Schoggen

**SECONDER:** Jay Bishop

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

C. Authority for legal counsel to secure all escaped taxes associated with what the particular dwelling located at 101 Lakeview Rd would have been assessed at had it been assessed properly for the past seven (7) years

**RESULT:** Passed

**MOVER:** Phil Schoggen

**SECONDER:** Jay Bishop

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

**Other:**

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

1. Curtis & Gregory & Eugene Carter Jr., 292 Coleman Road (District 2)

Board Attorney, Craig Slay, opened the public hearing. Property owners, Curtis Carter, residing at 291 Coleman Rd, and Gregory Carter, residing at 209 Coleman Rd, addressed the board regarding the condition of the property. Approval to declare the property unfit for human habitation and continue to monitor the removal of the structure for the next 30 days.

**RESULT:** Passed

**MOVER:** Brad Calhoun

**SECONDER:** Phil Schoggen

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

- H. Authority of county coroner to handle cremation of an unclaimed body (Timothy Womack) pursuant to the county's Indigent Cremation Policy and authority to issue check to Ott & Lee Funeral Home in the amount of \$450.00

**RESULT:** Passed

**MOVER:** Sid Scarbrough

**SECONDER:** Steve Gaines

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

- C. Discussion and potential action regarding Vector Control Agreement

Authority to move forward with Vector Control for an additional year at a 2.5% increase.

**RESULT:** Passed

**MOVER:** Brad Calhoun

**SECONDER:** Steve Gaines

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

## **X. KEITH HICKS, COUNTY ADMINISTRATOR**

- A. Discussion of FY27 Budget
- B. Authorization for County Administrator to publish all required newspaper advertisements advising date of public hearing for discussion of, and potential action to adopt, Fiscal Year 2027 Rankin County Budget and associated millage rates applicable thereto

**RESULT:** Passed

**MOVER:** Sid Scarbrough

**SECONDER:** Steve Gaines

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

## **XI. ADDITIONAL BUSINESS TO BE DISCUSSED**

- A. Discussion regarding the November mid-month meeting being moved from November 15th, 2026 to November 12th, 2026

## **XII. EXECUTIVE SESSION**

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

**RESULT:** Passed

**MOVER:** Phil Schoggen

**SECONDER:** Brad Calhoun

- AYES:** Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- B. Motion to go into Executive Session to discuss personnel and property acquisition
- RESULT:** Passed  
**MOVER:** Phil Schoggen  
**SECONDER:** Brad Calhoun  
**AYES:** Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- C. Motion to come out of Executive Session  
Record reflects no action taken during Executive Session
- RESULT:** Passed  
**MOVER:** Brad Calhoun  
**SECONDER:** Phil Schoggen  
**AYES:** Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

### **XIII. ADDED ITEMS**

- A. Motion to add the following to the agenda:  
Authority to establish just compensation on five (5) pieces of property that are associated with the east loop element of the Rankin County I-20 Connector Loop Project
- RESULT:** Passed  
**MOVER:** Brad Calhoun  
**SECONDER:** Steve Gaines  
**AYES:** Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen
- B. Authority to establish just compensation on the following five (5) pieces of property that are associated with the east loop element of the Rankin County I-20 Connector Loop Project: J8-68, 20-00, 20-01-W, 20-01-X, 21-00-W, and authorize the extension of the initial offer
- RESULT:** Passed  
**MOVER:** Brad Calhoun  
**SECONDER:** Jay Bishop  
**AYES:** Jay Bishop, Steve Gaines, Brad Calhoun, Sid Scarbrough, Phil Schoggen

### **XIV. RECESS UNTIL AUGUST 14, 2026, AT 9:00 A.M.**

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

On this day, Monday, August 3, 2026,



Sid Scarbrough

SID SCARBROUGH, PRESIDENT  
RANKIN COUNTY BOARD OF SUPERVISORS

Mark S. Scarbrough

MARK S. SCARBOROUGH, CLERK OF THE BOARD